

**EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN**

TOWNSHIP LAND DIVISION ORDINANCE AMENDMENT

Ordinance No. 01-2024

At a duly scheduled meeting of the Township Board of Eagle Township, Michigan, held at the Eagle Township Hall on February 15, 2024, at 6:00 p.m., Trustee M. Hoppes moved to adopt the following Ordinance, which motion was seconded by Supervisor Stroud:

An Ordinance to amend the Eagle Township Land Division Ordinance 1-98 to clarify the establishment of a fee schedule and to amend the standards for approval of land divisions.

EAGLE TOWNSHIP, CLINTON COUNTY, MICHIGAN ORDAINS:

SECTION 1: AMENDMENT TO SECTION V: APPLICATION FOR LAND DIVISION APPROVAL: The Eagle Township Land Division Ordinance, Section V: Application for Land Division Approval shall be amended to state as follows:

An applicant shall file all of the following with the Township assessor or other official designated by the governing body for review and approval of a proposed land division before taking any division either by deed, land contract, lease for more than one year, or for building development:

- A. A completed application form on such form as may be approved by the Township Board.
- B. Proof of fee ownership of the land proposed to be divided.
- C. A tentative parcel map drawn to scale including an accurate legal description of each proposed division, and showing the boundary lines, approximate dimensions, and the accessibility of each division for automobile traffic and public utilities.
- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
- F. A fee in an amount approved by the Township Board to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

SECTION 2: AMENDMENT TO SECTION VII: STANDARDS FOR APPROVAL OF LAND DIVISIONS: The Eagle Township Land Division Ordinance, Section VII: Standards for Approval of Land Divisions shall be amended to state as follows:

A proposed land division reviewable by the Township shall be approved if the following criteria are met:

- A. All parcels created by the proposed division(s) have a minimum width of three-hundred and thirty (330) feet as measured at the road frontage unless otherwise provided for in an applicable zoning ordinance.
- B. All such parcels shall contain a minimum area of 10 acres unless otherwise provided for in an applicable zoning ordinance.
- C. The ratio of depth to width of any parcel created by the division does not exceed a four to one (4:1) ratio exclusive of access roads, easements, or non-development sites. The depth of a parcel created by a land division shall be measured within the boundaries of each parcel from the abutting road right-of-way to the most remote boundary line point of the parcel from the point of commencement of the measurement.
- D. The proposed land division(s) comply with all requirements of this Ordinance and the State Land Division Act.
- E. All parcels created and remaining have existing adequate accessibility, or an area available therefore, for public utilities and emergency and other vehicles.

SECTION 3: SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect the remainder of such Ordinance which shall continue in full force and effect.

SECTION 4: REPEAL: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective immediate upon publication as required by law.

YEAS: Trustee Strahle, Treasurer C. Hoppes, Clerk Briggs-Dudley, Trustee M. Hoppes, Supervisor Stroud

NAYS: None

ABSENT: None


ORDINANCE DECLARED ADOPTED



Troy Stroud, Supervisor

CERTIFICATION

I, Laurie Briggs-Dudley, Clerk of Eagle Township, do hereby certify that the foregoing is a true and accurate copy of Ordinance No. 01-2024 adopted by Township Board of Eagle Township on February 15, 2024. A summary of the Ordinance was duly published in the Lansing State Journal newspaper, a newspaper that circulates within Eagle Township, on February 22, 2024. Within 1 week after such publication, I recorded the Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the Township Board voting, and how each member voted. I filed an attested copy of the Ordinance with the Clinton County Clerk on February 22, 2024.



Laurie Briggs-Dudley, Eagle Township Clerk