

Gaines Township  
**Land Division / Combination  
Application**

**Approval of a split/combination request may be granted with the following requirements:**

1. Application filled out in full and signed.
2. Road Accessibility approvals from Genesee County Road Commission (Permit).
3. All information requested on the sheet attached to this application must be provided to the assessor before final approval.
4. Proof of ownership and right to divide (copy of Warranty Deed).
5. If lot is a platted lot, township board approval is also required.
6. PA23 of 2019 requires **certification from the Genesee County Treasurer's Office** that there are no delinquent taxes from the preceding 5 years on parcels included in an application for division/combination. This certification must accompany this division/combination application prior to submitting to the township.
7. A fee of **\$75.00 per split** is required. There is no fee for combinations.

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Property Information

Parcel ID number(s) of parent parcel(s) \_\_\_\_\_

\_\_\_\_\_ Division      or      \_\_\_\_\_ Combination

Are the new divisions to be used as development sites? \_\_\_\_\_

If not, please explain the use for the site/s:

\_\_\_\_\_

Property address/es of all resulting parcels: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Property Owner Information

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

I declare, under penalty of perjury, that I am the owner, or have the consent of authority of the owner of the above mentioned properties to act on the owners behalf in asking for land division or combination. I declare that the foregoing statements and all provided information are true to the best of my knowledge and belief. Requested by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

# Land Division Act of 1996

## Requirement for Land Division Approval

Verification that the following requirements of Section 109 of PA 591 have been complied with must be submitted **before a municipality can approve any land division.**

1. **Accurate legal description.** The township requires a survey with legal description for all parcels.
2. **Tentative parcel map, to scale, showing:**
  - A. **Area of each parcel**
  - B. **Proposed parcel lines**
  - C. **Public utility easements to each parcel**
  - D. **Minimum lot width of 125 feet** (measured between the two (2) points where the front setback line intersects the side lot lines)
  - E. **Minimum lot area of 1 acre** (1 acre = 43,560 square feet of area), **UNLESS water OR sewer is available, then a minimum lot width of 110 feet and 24,000 square feet of area; If BOTH water and sewer are available, a minimum lot width of 80 feet and 10,000 square feet of area is required**

**NOTE:** In the determination of a lot area where a structure is to be erected, altered, or used, no right of way shall be included in the computation of the required minimum area.

3. **Depth to width ratio of no more than 4 to 1, with exception for the parcel retained by the proprietor, or if zoning ordinance provides for a different ratio; Not applicable if resulting parcels are over 10 acres**
4. Compliance with zoning ordinance width and area requirements
5. Parcel must be accessible by:
  - A. **Public road frontage which meets Road Commission driveway location standards, for which the township requires a letter confirming compliance, or**
  - B. **Private road frontage, or**
  - C. **Driveway easement, or**
  - D. **Other easement that provides vehicular access if parcel is not going to be a “development site”**
6. Parcel does not create more divisions than allowed by the Land Division Act. See attached computation of allowable land divisions sheet

# Land Division Act of 1996

## Computation of Allowable Land Divisions

- A. Number of divisions allowed for parent parcels which existed on March 31, 1997
1. For parcels under 10 acres in size, 4 divisions
  2. For parcels over 10 acres in size:
    - a. 4 divisions are allowed for the first 10 acres in the parcel
    - b. 1 division is allowed for each full additional 10 acres in the parcel up to 120 acres
    - c. 1 division is allowed for each full 40 acres above 120 acres
  3. Divisions that are at least 40 acres in size don't count against the number of divisions allowed
  4. Transfers between parcels do not count as divisions as long as they are not intended to be separate building sites
  5. Two bonus divisions are allowed on parent parcels of at least 20 acres in size if:
    - a. Private roads are utilized so that no new driveways enter onto a public road, or
    - b. The land is divided so that, after the bonus splits, at least 60% of the parcel area is left as a single division
- B. After 10 years, and no sooner, the divisions allowed under (A) above can be further divided
1. At least 10 years must have elapsed since the date the division was recorded with the Register of Deeds
  2. Allowable divisions are:
    - a. For parcels under 10 acres in size, 2 divisions
    - b. For parcels over 10 acres in size:
      - i. 2 divisions are allowed for the first 10 acres
      - ii. 1 division is allowed for each full additional 10 acres but not more than 7 total divisions. 60 acres and larger parcels qualify for all 7 divisions
  3. Bonus divisions – if one of the new divisions exceeds 60% of the area, up to 3 additional divisions are allowed (70, 80, 90 acre parcels benefit)

**NOTE: All divisions must comply with local zoning ordinance**