

Cannon Township
6878 Belding Rd NE
Rockford MI 49341
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www.cannontwp.org

Land Division Application

The Michigan Land Division Act 591 of 1996 permits land division if the following criteria are satisfied

- 1) The land division shall meet the minimum land area for the zoning district.
- 2) The land division shall meet the parcel width (road frontage minimum) for the zoning district.
- 3) The width-to-depth ratio shall not exceed three-to-one for all residential parcels (excluding cul-de-sacs). All other districts (and cul-de-sacs) width-to-depth ratio is four-to-one.
- 4) Remainder parcels shall meet minimum road frontage requirements for the zoning district.
- 5) The survey for the land division shall include all existing buildings with designated setbacks from lot lines.
- 6) All accessory structures shall remain with the parent parcel. No land division shall be created where an accessory structure becomes the principal building on the property.
- 7) No zoning or building permits shall be issued for parcels that do not comply with all other applicable zoning ordinances. This includes parcels on existing roads; parcels with roads in the middle of the parcel; parcels that do not satisfy Kent County Health Department requirements for septic systems and wells; and parcels that have wetlands, creeks, or other water bodies.

Land Division:

Date _____

Property owner _____

Mailing address _____

City _____ State _____ Zip _____

Phone _____ E-mail _____

Parent parcel number 41-11 - _____

Common address _____

Zoning district _____ # acres of parent parcel _____

Total number of parcels _____

1) How will new parcel be assessed? _____

2) Public road Private road Easement Shared easement

PROVIDE DOCUMENTATION

2) Will the parent parcel retain all future land division rights?

Yes No

3) Attach legal descriptions for all parcels. Attach survey for all parcels. Show all buildings on survey (house, pole barn, detached garage, sheds).

4)

Property Owner Signature

Township Assessor Approved date _____

Zoning Administrator Approved date _____

Date denied _____

Denied for the following reasons:

_____ 1) Does not meet the minimum lot size for zoning district

_____ 2) Does not meet lot width for zoning district

_____ 3) Does not meet width-to-depth

** All permits subject to ordinance regulations

This land division has been approved subject to state law requirements.

The following violations of the zoning ordinance shall be corrected before any zoning and building permits are issued.

1) _____

2) _____

3) _____

4) _____

Zoning Administrator