



ATLAS TOWNSHIP, MI

LAND DIVISION

AGENDA • SEPTEMBER 25, 2017

Regular Meeting

Township Hall

4:00 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

I. CALL TO ORDER

II. STAFF PRESENT

III. PUBLIC COMMENTS

IV. NEW BUSINESS

1. LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD, PETITIONER

V. PUBLIC COMMENTS

VI. ADJOURMENT

Note: 1) Each person addressing the board is asked to voluntarily state their name and address for the record.
2) Three (3) minutes will be allowed for an individual addressing the board. Each individual present will be allowed an opportunity to address the board.
3) Please refrain from being redundant.
4) All comments are to be directed to the chair.

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC HEARING.

#17-04

TOTAL FEE PAID \$ _____

APPLICATION FOR
ATLAS TOWNSHIP PROPERTY DIVISION
ORDINANCE # 97-001

Parcel ID # 30226200-002

Date Received 9/11/17

Applicant Nicholas Bice

Plat Act Status _____

Address 9018 Henderson Rd.

Zoning _____

Goodrich MI, 48438

Road Access _____

Phone 810 577-6665

Road Profile Submitted _____

Approved _____ Denied _____

1. Name of every owner of every legal or equitable interest in the land and their signatures. Attach additional signatures if necessary.

Signature Nicholas Bice

Signature _____

Address 9018 Henderson Rd

Address _____

Goodrich MI, 48438

2. Attach Warranty Deed: Liber _____ Page _____ Date _____ or Land Contract, or other (divorce decree, probate, Quit Claim, etc.)

3. Legal Description of parcel (prior to division requested).

4. Subdivision name (if applicable) _____

5. Status of Current Taxes: attach a copy of most recent bill. Paid Unpaid _____

6. Legal Description of each new parcel resulting from proposed division:

7. Intended use after division: Sale

8. Attach a copy of all restrictions and/or covenants which apply to, or run with the land (whether recorded or not.)

9. Prior divisions and dates: _____

10. Attach names, property addresses (if known) and mailing address for each parcel to be created as authorized to appear on the assessment roll. Include proof of ownership.

I, (we) the undersigned do hereby petition the Township of Atlas for the division of land hereinafter requested.

I, (we) understand that certified surveys are required for final approval.

Date: 9-11-17

Applicant: Nicholas Bice

Attachment: LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD, PETITIONER (2348 : LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD,

ATLAS TOWNSHIP LAND DIVISION APPROVAL REQUIREMENTS

Before a split will be approved Atlas Township needs the following:

1. Split application completed
2. Pay fee
3. Paid tax bill
4. Warranty deed
5. Certified engineering survey
6. Driveway permits from Genesee County Road Commission
7. Public utility easement (usually 12" across front)
8. Road accessibility
9. Width to Depth Ratio of 4 to 1
10. Compliance with Zoning Ordinances for width and area requirements.
11. Split must not create more division than allowed by Land Division Act
12. Public water availability & Health Dept. approval recommended. In any case this would have to be done before building permit is issued.
13. Public sewer availability or Health Dept. approval with state mandated Perk test recommended. In any case this would have to be done before Building Permit is issued.
14. Complies with all State and Local Ordinances. Including: Health Dept., DEQ, Road Commission, Drain Commission, Police Dept., Fire Dept., and any other agencies that may apply.

The following items should be shown on survey; all buildings and distance from lot lines and setbacks. All ponds, wetlands and flood plains should be shown. (Ponds cannot be split). All public utility easements (railroads, power lines, oil lines, drains, tiles, etc.) must also be shown.

Once all the above items are complete, the Township has 45 days to grant approval. If at any time more information is required, the 45 day clock starts over. This is based on PA 591 and PA 87 and Atlas Township Ordinances.

Land Division Application fees are as follows:

- 1 to 4 Divisions- \$200.00
- 5 to 10 Divisions- \$400.00
- 11 to 14 Divisions- \$600.00
- Above 14 Divisions- \$800.00

LAND DIVISION ORDINANCE

TOWNSHIP OF ATLAS

**COUNTY OF GENESEE,
STATE OF MICHIGAN**

ORDINANCE NO. 97-001

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance.

The Township of Atlas, County of Genesee, State of Michigan ordains:

SECTION I -- TITLE

This ordinance shall be known and cited as the Township of Atlas Land Division Ordinance.

SECTION II -- PURPOSE

The purpose of this ordinance is to carry out the provisions of the State Land Division Act (1967 PA 288), as amended, formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety and welfare of the residents and property owners of the municipality by establishing reasonable standards for prior review and approval of land divisions within the municipality.

SECTION III -- DEFINITIONS

For the purpose of this ordinance certain terms and words used herein shall have the following meaning:

A. "Applicant" - a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.

B. "Divided" or "Division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors,

as amended, (MCL 54.211) by a land surveyor licensed by the State of Michigan, and showing the dimensions, area, and accurate legal descriptions of the existing parcel and the parcels proposed to be created by the division(s), the location of all existing structures and other land improvements, natural features, including wetlands and flood plains, and the accessibility of the parcels for vehicular traffic and easements for public utilities from each proposed parcel to existing public utilities.

- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. The history and specifications of any previous divisions of land of which the proposed division was a part sufficient to establish the parcel to be divided was lawfully in existence as of March 31, 1997, the effective date of the State Land Division Act.
- F. Proof that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.
- G. If transfer of division rights are proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
- H. A land division fee is required pursuant to the township planning and zoning fee schedule.
- I. An affidavit stating there is no pending or anticipated litigation on the parcel(s).

**SECTION VI -- PROCEDURE FOR LAND REVIEW OF APPLICATIONS
FOR LAND DIVISION APPROVAL**

- A. A complete application for a land division shall be filed with the township clerk, and forwarded to the Township Land Division Board ("land board"). The board shall consist of the township supervisor, township assessor and township planning commission chairman. A majority of the land board shall approve or deny the land division applied for within 45 days after receipt of a complete application, and shall promptly notify the applicant of the decision and, if denied, the reasons for denial.
- B. Any person or entity aggrieved by the decision of the township land division board may, within 15 days of said decision appeal the

- B. Where the proposed land division involves only the minor adjustment of a common boundary line or involves a conveyance between adjoining properties which does not result in either parcel violating this Ordinance, any applicable zoning ordinance, or the State Land Division Act.
- C. Approved site plans may not be modified by this ordinance or it's amendments.

SECTION IX -- CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as special land use approval or site plan approval, and shall not be recognized as a separate parcel.

Prior to the issuance of any building permit for construction on a parcel of land divided after the effective date of this Ordinance, the following items must be provided to the Township building inspector:

- A. Evidence of the Township Assessor's approval of the land division.
- B. A recorded copy of a certified survey of the property.
- C. A recorded copy of a document showing the applicant's ownership interest in the property (warranty deed, quit-claim deed, land contract, etc.)

SECTION X -- PENALTIES AND ENFORCEMENT

Violation of this ordinance shall be considered a misdemeanor punishable by up to a \$500.00 fine, and/or up to 90 days in jail.

A violation of this ordinance shall be deemed a nuisance which may be abated by a court of competent jurisdiction.

SECTION XI -- SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

SECTION XII -- REPEAL

Amended April 19, 2017

300.604 - Area.

Sec. 6.04.

A.

Minimum lot area shall be 20,000 square feet; except as otherwise provided herein, and provided further that the depth of the lots shall not be more than four times longer than their width.

B.

If developed under cluster subdivision provisions the minimum density may be 25,000 square feet per dwelling unit of the total land area; provided further that if public sewers are not to be utilized, no lot shall be less than 14,000 square feet.

(Amend. No. 2, 8-16-93)

300.605 - Front yard.

Sec. 6.05. The provisions of Section 3.14 [Section 300.314] shall apply.

300.606 - Side yard.

Sec. 6.06. The provisions of Section 3.14 [Section 300.314] shall apply. If there is no right-of-way adjacent to the side yard no residential structure shall be located closer than 15 feet to the side property line.

300.607 - Rear yard.

Sec. 6.07. No dwelling or appurtenance thereto, shall be located less than 50 feet from the rear property line.

(Amend. No. 5, 8-16-93)

300.608 - Height of structures.

Sec. 6.08. No structure, or part thereof, other than an apartment or townhouse structure, farm buildings, or essential service structures, shall exceed a height of two and one-half stories or 25 feet.

300.609 - Minimum floor area per dwelling unit.

Sec. 6.09.

A.

Each dwelling unit that includes a basement shall have a minimum finished living area of 1,100 square feet of floor area per dwelling unit with a minimum of 800 square feet on the ground floor for units of more than one story. Dwelling units without a basement shall have a minimum finished floor area of 1,250 square feet with a minimum of 800 square feet on the ground floor for units of more than one story.

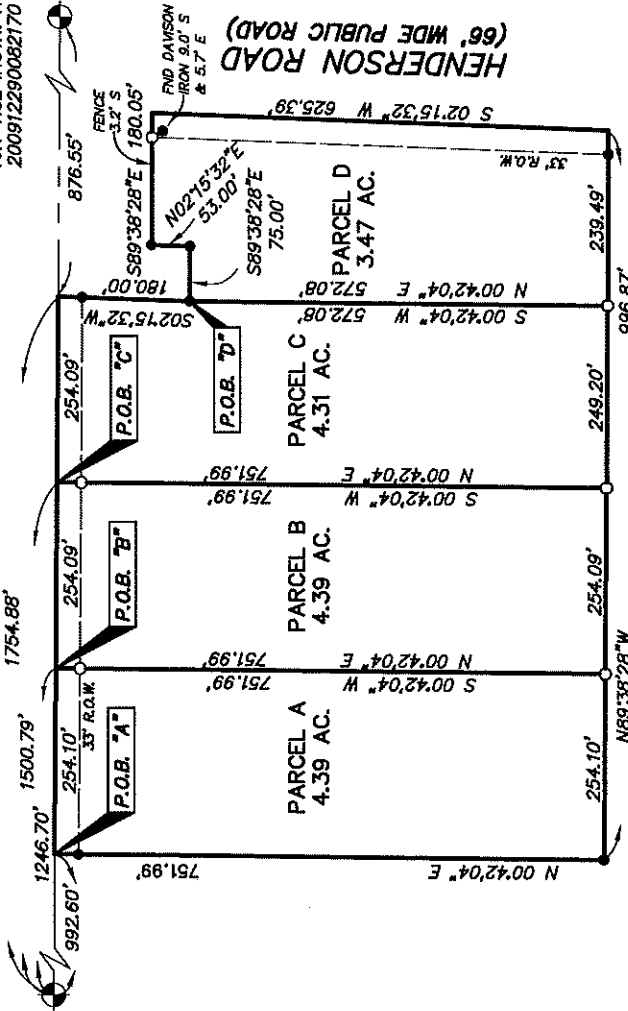
CERTIFICATE OF SURVEY

NORTHEAST 1/4 OF SECTION 26, T06N-R08E
ATLAS TOWNSHIP, GENESEE COUNTY, MICHIGAN

N 1/4 CORNER
SECTION 26
T6N-R8E INSTR. No.
2009122900082167

N.E. CORNER
SECTION 26
T6N-R8E INSTR. No.
2009122900082170

GREEN ROAD (66' WDE PUBLIC ROAD)
2631.43' TOTAL



LEGAL DESCRIPTION: PARCEL A
Part of the Northeast 1/4 of Section 26, T6N-R8E, Atlas township, Genesee County, Michigan, being more particularly described as: Commencing at the North 1/4 Corner of Section 26; thence S 89°38'28" E, 992.60 feet to the POINT OF BEGINNING; thence continuing S 89°38'28" W, 254.10 feet; thence S 00°42'04" W, 751.99 feet; thence N 89°38'28" W, 254.10 feet; thence N 00°42'04" E, 751.99 feet to the POINT OF BEGINNING. Containing 4.39 acres of land and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION: PARCEL B
Part of the Northeast 1/4 of Section 26, T6N-R8E, Atlas township, Genesee County, Michigan, being more particularly described as: Commencing at the North 1/4 Corner of Section 26; thence S 89°38'28" E, 1246.70 feet to the POINT OF BEGINNING; thence continuing S 89°38'28" E, 254.09 feet; thence S 00°42'04" W, 751.99 feet; thence N 89°38'28" W, 254.09 feet; thence N 00°42'04" E, 751.99 feet to the POINT OF BEGINNING. Containing 4.39 acres of land and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION: PARCEL C
Part of the Northeast 1/4 of Section 26, T6N-R8E, Atlas township, Genesee County, Michigan, being more particularly described as: Commencing at the North 1/4 Corner of Section 26; thence S 89°38'28" E, 1500.79 feet to the POINT OF BEGINNING; thence continuing S 89°38'28" E, 254.09 feet; thence S 02°15'32" W, 180.00 feet; thence S 00°42'04" W, 572.08 feet; thence N 89°38'28" W, 249.20 feet; thence N 00°42'04" E, 751.99 feet to the POINT OF BEGINNING. Containing 4.31 acres of land and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION: PARCEL D (REMAINDER PARCEL)
Part of the Northeast 1/4 of Section 26, T6N-R8E, Atlas township, Genesee County, Michigan, being more particularly described as: Commencing at the North 1/4 Corner of Section 26; thence S 89°38'28" E, 1754.88 feet; thence S 02°15'32" W, 180.00 feet to the POINT OF BEGINNING; thence S 89°38'28" E, 75.00 feet; thence N 02°15'32" E, 53.00 feet; thence S 89°38'28" E, 180.05 feet to the centerline of Henderson Road; thence S 02°15'32" W, 625.39 feet; thence N 89°38'28" W, 239.49 feet; thence N 00°42'04" E, 572.08 feet to the POINT OF BEGINNING. Containing 3.47 acres of land and subject to easements and restrictions of record, if any.

PREPARED FOR:
NICHOLAS BICE
9018 HENDERSON ROAD
GOODRICH, MI

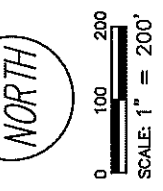
- NOTES:
1. EXISTING PARENT PARCEL, TAX I.D. No. 02-26-200-002
 2. EXISTING PARENT PARCEL ACREAGE IS 16.66 ACRES
 3. BASIS OF BEARING IS NORTH SECTION LINE OF SURVEY LIBER 2458 PAGE 526, GENESEE COUNTY, MICHIGAN RECORDS.
 4. PARENT PARCEL ADDRESS IS 9018 HENDERSON RD., GOODRICH MI 48438
 5. NO TITLE WORK AVAILABLE AT THE TIME OF SURVEY.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS HEREIN DESCRIBED, THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS LESS THAN 1 PART IN 5000 AND THIS SURVEY COMPLIES WITH PUBLIC ACT 132 OF 1970, AS AMENDED.

Greg M. McCardie
GREG M. McCARDIE - MI P.S. #46678
DATE 09-01-17

LEGEND
O - IRON SET
● - IRON FOUND
(M) - MEASURED
(R) - RECORDED



300 E. FIRST ST. - STE 200
FLINT, MI 48602
TEL: 810-339-6605
gmcardie@meridianis.com

MERIDIAN

LAND SURVEYING

DATE: 09-01-2017	FLD/OFFICE: GMM/DSS
JOB No. 2017074	SHEET: 1 of 2

Print Date: 09/11/2017
Recpt Date: 08/21/2017

2017
Official Summer Tax Receipt
atlas
02-26-200-002

Recpt No: 00001036

4.1.a

ATLAS TOWNSHIP
PO BOX 277
GOODRICH MI 48438

Received of:
LAKE MICHIGAN CREDIT UNION

ANN MARIE MOORE, TREASURER

TAXABLE: 79,100 SEV: 79,100 SCHL: 25050
PRE/MBT: 100.0000 CLASS: 401

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
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** CURRENT PAYMENT **

Date	Chk #	Amount
08/21/2017	0002562970	919.31

Total Recvd: 919.31

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 02-26-200-002

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
SE TAX	6.0000	474.60	474.60	0.00
COUNTY OP	5.5072	435.61	435.61	0.00

Admin Fee		9.10	9.10	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	11.50720	919.31	919.31	0.00

CNTY: 10/01/2016 - 09/30/2017 Tw: 04/01/2017 - 03/31/2018
SCHL: 07/01/2017 - 06/30/2018 ST : 10/01/2016 - 09/30/2017

Property Description

ALL THAT PART OF N 752 FT OF E 100 A OF NE 1/4 LYING W
OF HENDERSON RD EXCEPT A PARCEL OF LAND BEG N 89 DEG
30 MIN W 621.55 FT FROM NE COR OF SEC TH S 2 DEG 24
MIN E 100 FT TH N 00 DEG 30 MIN W 100 FT TH S 00 DEG 04

Addr: 9018 HENDERSON RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

To: BICE, NICHOLAS
9018 HENDERSON RD
GOODRICH MI 48438-9053

TREASURER
Cashier ANN MARIE

Attachment: LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD, PETITIONER (2348 : LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD,

Parcel Number:

02-26-200-002

OWNERS ADDRESS:

BICE, NICHOLAS

9018 HENDERSON RD
GOODRICH, MI 48438-9053

PROPERTY ADDRESS:

9018 HENDERSON RD
GOODRICH, MI 48438

DATE PRINTED: 09/11/2017**2017 LEGAL DESCRIPTION:**

ALL THAT PART OF N 752 FT OF E 100 A OF NE 1/4 LYING W OF HENDERSON RD
EXCEPT A PARCEL OF LAND BEG N 89 DEG 30 MIN W 621.55 FT FROM NE COR OF SEC
TH S 2 DEG 24 MIN W 127 FT TH N 89 DEG 30 MIN W 180 FT TH S 2 DEG 24 MIN W
53 FT TH N 89 DEG 30 MIN W 75 FT TH N 2 DEG 24 MIN E 180 FT TH S 89 DEG 30
MIN E 255 FT TO PL OF BEG SEC 26 T6N R8E (87) FR 0200019852

2016 Summer/Winter Tax Bill Information
atlas
02-26-200-002

CURRENT OWNER: BICE, NICHOLAS

CURRENT PROPERTY ADDRESS
9018 HENDERSON RD

** 2016 SUMMER HISTORY INFO **

OWNER: BICE, NICHOLAS

TAXABLE: 52,729
ASSESSMENT: 75,200
PRE/MBT %: 100
SCHOOL DIST: 25050

TAXING UNIT	TAX
SE TAX	316.37
COUNTY OP	290.38
ADMIN FEE	6.06
AMT DUE	612.81
INT/PENALTIES	0.00
TOTAL DUE	612.81
TOTAL PAID	612.81
DATE PAID	09/14/2016

*** PA I D I N F U L L ***

CURRENT OWNER & ADDRESS INFO

BICE, NICHOLAS
9018 HENDERSON RD
GOODRICH, MI 48433-9053

** 2016 WINTER HISTORY INFO **

OWNER: BICE, NICHOLAS

TAXABLE: 52,729
ASSESSMENT: 75,200
PRE/MBT %: 100
SCHOOL DIST: 25050

TAXING UNIT	TAX
SO TAX	0.00
HEALTH SERVICES	52.72
SENIOR CITIZENS	36.91
PARKS	39.54
PARA MED	25.55
AIRPORT	25.55
MTA	64.59
LIBRARY	52.60
MSU EXT	2.10
SCH DT	408.64
ISD OP	21.79
VOC ED	50.74
SPEC ED	126.90
MOTT OP	104.90
MOTT DT	43.23
UNIT OP	39.83
POLICE	108.86
FIRE	51.83
VETERANS	5.27
SCHOOL OPER FC	0.00
ANIMALC	10.54
PATHWAY	6.50
GARBAGE	108.00
ADMIN FEE	12.78
AMT DUE	1,399.37
INT/PENALTIES	0.00
TOTAL DUE	1,399.37
TOTAL PAID	1,399.37
DATE PAID	12/31/2016

*** PA I D I N F U L L ***

Attachment: LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD, PETITIONER (2348 : LD #17-04 NICHOLAS BICE, 9018 HENDERSON RD,