



# ATLAS TOWNSHIP, MI

## LAND DIVISION

**DRAFT MINUTES • JANUARY 22, 2018**

**Regular Meeting**

**Township Hall**

**4:00 PM**

**7386 S. Gale Rd, Grand Blanc, MI 48439**

1 **I. CALL TO ORDER**

Attendee Name	Title	Status	Arrived
Tere Onica	Clerk	Present	
Rick Misek	PC Chairman	Present	
Bill Thompson	Member	Present	

2

3 **II. MEMBERS PRESENT**

4 **III. STAFF PRESENT**

5 Recording Secretary - Clerk Katie Vick

6 **IV. PUBLIC COMMENTS**

7 None

8 **V. NEW BUSINESS**

9 **A. Land Division 18-01 Gerald Coon- 8463 Flemming Parkway**

10 1. LD-18-01, GERALD COON, PETITIONER, 8463 FLEMMING PARKWAY

11 Applicant Gerald Coon Jr. has withdrawn his petition for LD of 8463 Flemming  
12 Parkway.

13 **B. Land Division 18-02 Chris Poulos-Hegel Rd. Vacant Residential**

14 LD 18-02 Parcel ID#02-16-300-021

15

16 155 Acre Parcel requesting a land division of 3.45 acres.

17 Corrections to Atlas Township Land Division Approval Requirements on the application as  
18 follows:

19 #6 & 8 - Correct wording - from "these parcels" to "this parcel";

20 #9 - Correct width to depth from "600 x 251.19 feet" to "300.56 ft. x 500 ft."

21

22 Misek: The application certainly appears to be in order.

23

24 Documents provided include warranty deed, and taxes paid receipt along with a drawing  
25 dated January 17, 2018.

26

27 The remainder parcel being retained by the proprietor has a depth to width ratio of 5.16.

28 Subsection 560.103(1) of the Michigan Land Division Act tells us this particular division

29 is not subject to the platting requirements but is subject to 560.108 & 109 of the Land

30 Division Act 288 of 1967 as amended.

31

32 560.108 Sec.(4)A parcel of 40 acres or more created by the division of a parent parcel  
 33 or parent tract shall not be counted toward the number of parcels permitted under  
 34 subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.

35  
 36 This parcel is accessible and larger than 40 acres.  
 37

38 The requirements under the statutes, and by inference local ordinance, for depth:width ratio,  
 39 frontage, and lot area are not applicable in this instance.

40 1. Motion to approve Land Division #18-02 for the Poulos family for a single lot land  
 41 division as presented on the survey map revision dated January 17, 2018

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tere Onica, Rick Misek
<b>SECONDER:</b>	Bill Thompson, Member
<b>AYES:</b>	Onica, Misek, Thompson

46 **VI. OLD BUSINESS**

47 None

48 **VII. PUBLIC COMMENTS**

49 None

50 **VIII. BOARD COMMENTS**

51 Have Clerk send a copy of the minutes to the applicant for notification.

52 **IX. ADJOURNMENT**

53 Motion by Onica to adjourn, Seconded by R. Misek.

54 Meeting adjourned at 4:35pm.