



ATLAS TOWNSHIP, MI

LAND DIVISION

DRAFT MINUTES • DECEMBER 18, 2018

Regular Meeting

Township Hall

5:30 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

1 **I. CALL TO ORDER**

2 Supervisor Onica called the meeting to order at 5:30 p.m.

Attendee Name	Title	Status	Arrived
Tere Onica	Supervisor/Land Division	Present	
Rick Misek	Land Division Member	Present	
Bill Thompson	Assessor/Land Division Member	Present	

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4 Minutes were taken by Supervisor Onica in excused absence of the Clerk.

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6 **II. APPROVAL OF MINUTES**

7 1. Land Division - Regular Meeting - Nov 16, 2018 10:00 AM

RESULT:	ACCEPTED [2 TO 0]
MOVER:	Tere Onica, Supervisor/Land Division
SECONDER:	Bill Thompson, Assessor/Land Division Member
AYES:	Onica, Thompson
ABSTAIN:	Misek

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13 Motion to approve the November 16, 2018 meeting minutes as presented.

14 **III. PUBLIC COMMENTS**

15 None.

16 **IV. UNFINISHED BUSINESS**

17 None.

18 **V. NEW BUSINESS**

19 1. MOTION TO APPROVE LD 18-09, TRAVIS & KERI BECHETL #02-400-007

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Thompson, Assessor/Land Division Member
SECONDER:	Tere Onica, Supervisor/Land Division
AYES:	Onica, Misek, Thompson

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24 Based on the findings that the dimensions of the proposed land division meets all the
25 requirements of the land division ordinance. Mr. Misek noted for the record that this is
26 the second time a proposed land division has been requested for Fleming Parkway,
27 Thread River Estates East.
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29 In 1968 Atlas Township made private roads illegal. On March 22, 1972 the Township
30 Board granted a variance for Thread River Estates East for a private road with
31 restrictions that there would be no public funds used on road maintenance, and no land
32 divisions on the ten-acre lots for a period of 10-years. As property was sold, building
33 restrictions were drafted sale by sale, but the restrictions on parcel size were never
34 recorded with the deed. Item K filed with the deeds stated in the event property can be
35 split, it was agreed and understood by the buyer that there would be no land divisions
36 granted for a period of 10-years. Since the restriction on land divisions ended in 1982,
37 there are no valid restrictions.

38 **VI. BOARD COMMENTS**

39 It was pointed out that the land division is compliant and does not create more division that
40 the last known division. There will be two homes on twenty acres of land keeping with the
41 spirit and intent of the development of Thread River Estates East.

42 **VII. ADJOURNMENT**

43 1. Motion to adjourn at 5:44 p.m.

44	RESULT:	ADOPTED [UNANIMOUS]
45	MOVER:	Rick Misek, Land Division Member
46	SECONDER:	Tere Onica, Supervisor/Land Division
47	AYES:	Onica, Misek, Thompson