



# 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	

3

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

5

6 **II. APPROVAL OF MINUTES**

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

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

8

9

10

11

12

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

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

20

21

22

23

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.  
28

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