

# DANBY TOWNSHIP

13122 Charlotte Hwy, Sunfield, MI 48890

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## LAND COMBINATION APPLICATION

The Land Division Act – Act 288 of 1967 Section 108 and 109 provides provisions as outlined in this application.

You **MUST** answer all questions and include all attachments, or ***this will be considered an incomplete application and will be returned to you.***

The Administrator has **45 DAYS** by law after receiving a COMPLETE application to make a decision on the application. The number of splits allowed depends upon the amount of the land of the **Parent Parcel** (ORIGINAL PARCEL) as it looked **MARCH 31, 1997**. The owner of the parent parcel retains all division rights unless they were conveyed on a deed to another parcel.

All conveying deeds for parcels of unplatted land within the State of Michigan after the effective date of this act shall contain the following Statement:

***"The grantor grants to the grantee the right to make [insert "zero", a number, or "all"] division(s) under section 108 of the land division act, 1967 PA 288, MCL 560.108."***

*Approval of division/boundary line adjustment or combination is NOT a determination that the resulting parcel(s) comply with other ordinances or regulations; examples include, but are not limited to the following; private road construction, easement construction, health department and/or road commission requirements.*

**NON-REFUNDABLE FEE is \$70.00 for the combination of two parcels. Additional parcels to be combined will be \$20 each if part of this application. Please make the check out to Danby Township.**

**The Application and all Questions should be directed to:** Heather L. Hoffman  
Danby Township Assessor/Split Administrator  
PO Box 175  
Lowell, MI 49331  
616-987-0067  
assessorhoffman@gmail.com

**DANBY TOWNSHIP**  
**LAND COMBINATION APPLICATION**

TODAY'S DATE: \_\_\_\_\_

PARCELS TO BE COMBINED:

Parcel#: \_\_\_\_\_ # OF ACRES \_\_\_\_\_

Parcel#: \_\_\_\_\_ # OF ACRES \_\_\_\_\_

Parcel#: \_\_\_\_\_ # OF ACRES \_\_\_\_\_

Please describe what the NEW resulting parcel will be- INCLUDING total acreage:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

All **OWNER(S)** of the properties being COMBINED **must sign** the application before it is given to the administrator.

**SIGNATURE(S) OF ALL OWNERS:-** (owners of all affected parcels must approve the combination)

Parcel #: \_\_\_\_\_ Owner's name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel #: \_\_\_\_\_ Owner's name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel #: \_\_\_\_\_ Owner's name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

IS THIS PARCEL OR ANY PORTION OF THE PARCEL IN **PA 116** or **THE FARMLAND PRESERVATION PROGRAM?** YES or NO

**DANBY TOWNSHIP**  
**LAND COMBINATION APPLICATION**  
**ITEMS REQUIRED for APPLICATION**

**PLEASE INITIAL AND ANSWER EVERY LINE SIGNIFYING THAT YOU UNDERSTAND AND COMPLY WITH THE FOLLOWING:**

\_\_\_\_\_ **NON-REFUNDABLE FEE\* ATTACHED (\$70.00 for the combination-Check made out to Danby Township)**

\_\_\_\_\_ Attach a copy of a legal survey(s) prepared by a licensed land surveyor or an accurate, to-scale drawing which includes the following:

1. \_\_\_\_\_ **Adequate and accurate legal descriptions for every new parcel(s)**
2. \_\_\_\_\_ **Adequate and accurate legal description for the remainder of the original parcel.**
3. \_\_\_\_\_ **All lot line dimensions and buildings noted on survey or drawing**
4. \_\_\_\_\_ **Any known easements for public utilities noted on survey or drawing**
5. \_\_\_\_\_ **Any driveway easement or proposed private road noted**
6. \_\_\_\_\_ **Acreage of each resulting parcel noted**

\_\_\_\_\_ Each resulting parcel be at least **1 acre** in size.

\_\_\_\_\_ Each parcel must meet the required building setback.

\_\_\_\_\_ Each resulting parcel is accessible (cannot be land locked without proper deeded ingress/egress easement) Attach a legal description of any proposed new road, easement or shared driveway, if applicable & attach any and all parcels numbers that may use the easement.

\_\_\_\_\_ Each resulting parcel has adequate easements for public utilities from the parcel to existing public utility facilities

\_\_\_\_\_ All buildings and improvements (sheds etc.) need to be outlined on survey or drawing.

\_\_\_\_\_ This split cannot land lock a cemetery.

\_\_\_\_\_ Current property taxes have been paid.

# ITEMS REQUIRED for APPLICATION CONTINUED...

## **One of the following must be satisfied and provided as part of the application:**

\_\_\_\_\_ (i) All property taxes and special assessments due on the parcel or tract subject to the proposed division for the 5 years preceding the date of the application have been paid, as established by a certificate from the county treasurer of the county in which the parcel or tract is located. If the date of the application is on or after March 1 and before the local treasurer of the local tax collecting unit in which the parcel or tract is located has made his or her return of current delinquent taxes, the county treasurer shall include with his or her certification a notation that the return of current delinquent taxes was not available for examination. The official having authority to approve or disapprove the application shall not disapprove the application because the county treasurer's certification includes such a notation. The county treasurer shall collect a fee for a certification under this subdivision in an amount equal to the fee payable under section 1(2) of 1895 PA 161, MCL 48.101, for a certificate relating to the payment of taxes under section 135 of the general property tax act, 1893 PA 206, MCL 211.135.

\_\_\_\_\_ (ii) If property taxes or special assessments due on the parcel or tract subject to the proposed division have not been paid, the unpaid property taxes or special assessments have been apportioned by the township or city assessing officer as provided by section 53 of the general property tax act, 1893 PA 206, MCL 211.53. Any apportioned property taxes or special assessments are a lien against the parcels or tracts as apportioned by the assessing officer and shall be treated in the same manner as property taxes and special assessments of the year of the original assessment for the purpose of collection and sale for delinquent taxes under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

\_\_\_\_\_The newly created parcel (s) will not be on the tax roll until NEXT year (example: approval given 2021, new parcels will not be created until 2022- The township WILL NOT prorate taxes based on this land division application-current year SUMMER and WINTER tax bills will sent to the parent parcel's address.)

\_\_\_\_\_The township does NOT record any new deeds or survey documents.

\_\_\_\_\_Approval of division/combination/boundary line adjustment is NOT a determination that the resulting parcel(s) comply with other ordinances or regulations; examples include, but are not limited to the following; private road construction, easement construction, health department and/or road commission requirements. (it is suggested applicants contact the IONIA COUNTY ROAD COMMISSION with intended split plans if the intent is to obtain a driveway permit for a newly created parcel)

PARCEL NUMBER AS OF MARCH 31, 1997: \_\_\_\_\_

CHILD PARCEL NUMBER AS OF TODAY: \_\_\_\_\_

NEW SPLIT PARCEL NUMBER(S): \_\_\_\_\_  
\_\_\_\_\_

NEW REMAINDER PARCEL NUMBER: \_\_\_\_\_

\_\_\_\_ CLASSIFICATION OF PARCEL(S)

\_\_\_\_ COMPLETE PROPOSED LOT SPLIT APPLICATION

\_\_\_\_ FEES PAID

\_\_\_\_ TAXES PAID UP TO DATE- county certificate attached

\_\_\_\_ TAXES PAID, DATE PARCELS BEING CREATED

\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

Heather Hoffman

APPROVAL OF DIVISION IS **NOT** A DETERMINATION THAT THE RESULTING PARCEL(S) COMPLY WITH OTHER REGULATIONS.

\_\_\_\_ DENIED\* \_\_\_\_\_ DATE \_\_\_\_\_

Heather Hoffman

\*attached is a letter explaining why the application was denied  
Once split descriptions have been approved, no changes can be made without a new application.

## SPLIT RIGHTS UNDER PUBLIC ACTS OF 1996 AND 1997

Listed below are the maximum split rights for a parent parcel, or parent tract by total size in acres. A Tract of land is figured by adding up all acres of abutting land owned by the same owner. Example: three, 8 acre parcels next to each other is considered a 24 acre tract of land and eligible for 5 splits TOTAL.

Bonus splits are received by doing one of two following items:

1: all new parcels have access from one or more new roads with no new driveway access to an existing public road.

2: any resulting parcels have at least 60 % or more of the original amount of parent parcel acres remaining after all splits have been made including the two bonus splits.

PARENT PARCEL PARENT TRACT SIZE IN ACRES	NUMBER OF ALLOWABLE DIVISIONS	BONUS DIVISIONS
*1 to 19.9	4	0
20 to 29.9	5	2
30 to 39.9	6	2
40 to 49.9	7	2
50 to 59.9	8	2
60 to 69.9	9	2
70 to 79.9	10	2
80 to 89.9	11	2
90 to 99.9	12	2
100 to 109.9	13	2
110 to 119.9	14	2
120 to 159.9	15	2
160 to 199.9	16	2
200 to 239.9	17	2
240 to 279.9	18	2
280 to 319.9	19	2
320 to 359.9	20	2
360 to 399.9	21	2
400 to 439.9	22	2

\*1 acre not applicable