REYNOLDS TOWNSHIP
LAND DIVISION APPLICATION
Land Divisions created throughout the year will be activated in March.

Tax Bills for the created divisions will be issued beginning with the July billing cycle.

NOTE: RELEASE FROM MORTGAGE/LIEN HOLDER REQUIRED

THE MICHIGAN LAND DIVISION ACT 591 OF 1996 PERMITS LAND DIVISION
IF THE FOLLOWING CRITERIA ARE SATISFIED:

1) The Land Division Shall Meet the Minimum Land Area for the Zoning District.

2) The Land Division Shall Meet the Parcel Width (road frontage minimum) for the Zoning District. (Widest point of the parcel may be used to meet the minimum width.)

3) The Width-to-Depth Ratio Shall Not Exceed Four-to-one for all parcels.

4) Remainder Parcels Shall Meet Minimum Road Frontage Requirements for the Zoning District. (Widest point of the parcel may be used to meet the minimum width.)

5) Survey Required for Land Division Shall Include All Existing Buildings with Designated Setbacks from Lot Lines.

6) Certificate of Paid Taxes from Montcalm County Treasurer's Office

DATE: ________________________

NAME: ____________________________________________

MAILING ADDRESS: __________________________________________________________________________

CITY: _____________________________ STATE: _____________ ZIP: ___________________________

PHONE NUMBER: _____________________________ FAX NUMBER: _____________________________

PARENT PARCEL NUMBER: _________________________________________________________________

COMMON ADDRESS: _______________________________________________________________________

ZONING DISTRICT: ___________________ # ACRES OF PARENT PARCEL: __________________________

TOTAL # OF PARCELS: __________________________________________________________

1) How Will New Parcel Be Accessed? _______________________________________________________

   PUBLIC ROAD    PRIVATE ROAD    EASEMENT    SHARED EASEMENT

PROVIDE DOCUMENTATION

2) Will Parent Parcel Retain All Future Land Division Rights?        YES        NO

3) ATTACH LEGAL DESCRIPTIONS & SURVEY FOR ALL NEW PARCELS AND PARENT PARCEL. Show All Buildings on Survey (House, Pole Barn, Detached Garage, Sheds.)
THIS LAND DIVISION HAS BEEN APPROVED SUBJECT TO STATE LAW REQUIREMENTS.

DENIED FOR THE FOLLOWING REASONS:

1) DOES NOT MEET MINIMUM LOT SIZE FOR ZONING DISTRICT
2) DOES NOT MEET LOT WIDTH FOR ZONING DISTRICT
3) DOES NOT MEET FOUR-TO-ONE WIDTH TO DEPTH RATIO

THE FOLLOWING VIOLATIONS OF THE ZONING ORDINANCE SHALL BE CORRECTED BEFORE ANY ZONING AND BUILDING PERMITS ARE ISSUED:

1)
2)

ALL PERMITS SUBJECT TO ORDINANCE REGULATIONS

Rev. 10/10/2019