

LYON TOWNSHIP
ROSCOMMON COUNTY, MICHIGAN

ORDINANCE NUMBER 12

ADOPTED: September 2, 1971

EFFECTIVE: September 2, 1971

LOT DIVISION

An ordinance to secure the public health, safety, and welfare of the residents and property owners of Lyon Township, Roscommon County, Michigan and prescribe the sanctions for violation of the ordinance.

PURPOSE AND INTENT

Division of recorded plat is prohibited unless approved by proper authorities of Lyon Township

TOWNSHIP OF LYON
ROSCOMMON COUNTY, MICHIGAN

ORDAINS:

SECTION 1

TITLE

This ordinance shall be known and cited as Lyon Township Lot Division.

SECTION 2

DEFINITIONS

SECTION 3

REGULATIONS

Ordinance relating to the division of lots in recorded plats. THE TOWNSHIP BOARD OF LYON TOWNSHIP, ROSCOMMON COUNTY, MICHIGAN ORDAINS:

STANDARDS FOR DIVIDED LOTS; APPLICATION; APPROVAL

SEC. 1 The division of a lot in a recorded plat is prohibited, unless approved following application to the Township Board. The application to the Township Clerk and shall state the reasons for the proposed subdivision. No lot in a recorded plat shall be divided into more than four (4) parts and the resulting lots shall be not less in areas than permitted by the Township Zoning Ordinance. No building permit shall be issued, or any building construction commenced unless the division has been approved by the County or

District Health Department. The division of a lot resulting in a smaller area than prescribed herein may be permitted, but only for the purpose of adding to the existing building site or sites. The application shall so state and shall be in affidavit form and shall contain a drawing showing the dimensions and description of each part of the lot as proposed for dividing.

PROCEDURE FOR APPROVAL

SEC. 2 Any sales contract, deed or any other document presented for recording at the office of the County Register of Deeds shall be accompanied by a copy of the written approval of the Township Board and a copy of the drawing of the lot as approved for dividing.

RECORDATION OF ORDINANCE: OFFICE OF THE REGISTER OF DEEDS

SEC. 3 A certified copy of this Ordinance shall be recorded in the Office of the Register of Deeds for Roscommon County, Michigan and the Register of deeds shall not record the division of a lot in a recorded plat unless approved by the Township Board in compliance with the provisions of this ordinance.

SECTION 4

VIOLATIONS AND PENALTIES

Any person who violates any of the provisions of this ordinance shall be deemed to be responsible for a Municipal Civil Infraction as defined by Michigan statute, punishable by a civil fine determined in accordance with the schedule:

	<u>Minimum Fine</u>	
1 st offense within a 3-year period*		\$ 50.00
2 nd offense within a 3-year period*		\$125.00
3 rd offense within a 3-year period*		\$250.00
4 th or subsequent offense in a three-year period*		\$400.00

*Determined on the basis of the date of commission of the offense(s).

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which Lyon Township has been put in connection with the Municipal Civic Infraction.

In addition, any violation of this ordinance is hereby declared to be a public nuisance per se which may be abated in Circuit Court in lieu of or in addition to other civil infractions.

Each day that a violation exists shall constitute a separate offense for enforcement purposes.

SECTION 5

SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any other portion of this ordinance.

SECTION 6

REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7

EFFECTIVE DATE

This ordinance shall take effect immediately after publication in The Roscommon Herald-News.