

17.050

LOT DIVISION
VILLAGE OF MANCELONA, MICHIGAN
ord. no. 56 eff. Aug. 19, 1969

THE VILLAGE OF MANCELONA, ANTRIM COUNTY, MICHIGAN ORDAINS AS FOLLOWS:

17.051 Section 1. **APPLICATION; REGULATIONS; EXCEPTIONS; VALIDITY.**

The division of a lot in a recorded plat is prohibited unless approved following application to the Village Clerk of the Village of Mancelona, Antrim County, Michigan. The application shall state the reasons for the proposed division.

No lot in a record plat shall be divided into more than four (4) lots and the resulting lots shall not be less in area than permitted by the village, township, or county zoning ordinances. In no event shall the resulting lot or lots be less than 65 feet at the front line nor less than 12,000 square feet in area. No building permit shall be issued nor building construction commenced until the division has been approved by the Village Council and the suitability of the land for building sites has been approved by the county or district health department.

The division of a lot or lots resulting in a smaller area than prescribed herein may be permitted for the purpose of adding to the existing building site or sites but the resulting lot or lots shall not be later divided and must be conveyed as one parcel of land. The application shall so state, and shall be in affidavit form.

This ordinance shall not apply to those parts of a lot or lots in a recorded plat, conveyed prior to the first day of January A.D. 1968 and the remaining portion of the lot or lots now owned by the grantor, his heirs or assigns may be conveyed by providing the Village Council with satisfactory evidence that said lot had been divided prior to the 1st day of January A.D. 1968.

In the event that the within ordinance should be found to be in conflict with Act 288 of the Public Acts of 1967, commonly called the Subdivision Control Act, in any party or portion there of, it shall not effect the validity of the remainder of said ordinance.

A certified copy of this ordinance shall be recorded in the office of the Register of Deeds for Antrim Count, Michigan and shall be printed in the Antrim County News, a newspaper printed and circulating in the said county of Antrim, once each week for three (3) weeks.

(ord. no. 56 eff. Aug. 19, 1969)

Adopted: July 15, 1969

Finally Approved: August 19, 1969