

TOWNSHIP OF PENINSULA
Grand Traverse County, Michigan
SUBDIVISION CONTROL ORDINANCE

ORDINANCE NO. 3

An Ordinance to permit the partitioning or dividing of lots, outlots or other parcels of land in a recorded plat into not more than four (4) parts, subject to certain minimum limitations, and to permit the waiver of minimum width and area requirements for residential lots subject to certain limitations, and to provide penalties for violation thereof.

THE TOWNSHIP OF PENINSULA ORDAINS:

I.

PARTITIONING AND DIVIDING OF PLATTED LOTS

Section 1:

Any lot, outlot or other parcel of land in a recorded plat within this Township may be further partitioned or divided into not more than four (4) parts; HOWEVER, any lot, outlot or other parcel of land not served by public sewer and public water systems shall not be further partitioned or divided if the resulting lots, outlots or other parcels are less than the minimum width and area provided for in the Subdivision Control Act of 1967, being Act No. 288 of the Public Acts of the State of Michigan for 1967, as the same may be amended from time to time.

Section 2:

This article is adopted pursuant to Section 263 of the Subdivision Control Act of 1967 as amended.

II.

WAIVER OF MINIMUM WIDTH AND AREA
REQUIREMENTS FOR RESIDENTIAL LOTS

Section 1:

The Township Board may waive the minimum width and area requirements for residential lots as otherwise required by Section 186 of the Subdivision Control Act of 1967 as amended, provided that connection to a public water and a public sewer system is available and accessible and provided that full compliance is otherwise had with the Peninsula Township Zoning Ordinance, including when required an appropriate order of the Board of Appeals established under said Zoning Ordinance.

Section 2:

This article is adopted pursuant to Section 186(d) of the Subdivision Control Act of 1967 as amended.

III.

VIOLATIONS

Any person who violates the provisions hereof shall be guilty of a misdemeanor and upon conviction shall be fined not more than ONE HUNDRED (\$100.00) DOLLARS, or shall be imprisoned in the county jail for not more than ninety (90) days, or both such fine and imprisonment, in the discretion of the court. The duly authorized Township officials shall be empowered to prosecute such violations.

IV.

EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days from the date of its publication.

RAYMOND W. CARROLL, Supervisor
HARRY E. HELLER, Clerk
Passed by Township Board on Oct. 4, 1971