

LAND DIVISION ACT

Act 288 of 1967

AN ACT to regulate the division of land; to promote the public health, safety, and general welfare; to further the orderly layout and use of land; to require that the land be suitable for building sites and public improvements and that there be adequate drainage of the land; to provide for proper ingress and egress to lots and parcels; to promote proper surveying and monumenting of land subdivided and conveyed by accurate legal descriptions; to provide for the approvals to be obtained prior to the recording and filing of plats and other land divisions; to provide for the establishment of special assessment districts and for the imposition of special assessments to defray the cost of the operation and maintenance of retention basins for land within a final plat; to establish the procedure for vacating, correcting, and revising plats; to control residential building development within floodplain areas; to provide for reserving easements for utilities in vacated streets and alleys; to provide for the filing of amended plats; to provide for the making of assessors plats; to provide penalties for the violation of the provisions of this act; to repeal certain parts of this act on specific dates; and to repeal acts and parts of acts.

History: 1967, Act 288, Eff. Jan. 1, 1968 ;-- Am. 1982, Act 529, Eff. Mar. 30, 1983 ;-- Am. 1991, Act 59, Imd. Eff. June 27, 1991 ;-- Am. 1996, Act 591, Eff. Mar. 31, 1997

Popular Name: Plat Act

Popular Name: Subdivision Control

Questions or comments concerning Land Splits should be directed to the Permits Department of the Saginaw County Road Commission (989) 399-3765



Land Divisions not subject to “Plat Act” and or “Subdivision Control Act”



~Road Commission Leadership~

Commissioners

John D. Sangster, Chairperson

Richard F. Mallette, Vice Chairperson

Wallace J. Warner, Member

Richard H. Crannell, P.E., Member

Todd M. Hare, Member

Brian J. Wendling, Managing Director

Saginaw County Road Commission

3020 Sheridan Ave.
Saginaw, Michigan 48601
Phone (989) 752-6140
Fax (989) 752-8934



In accordance with “PUBLIC ACT 288” of 1967 as modified & “PUBLIC ACT 200” of 1969 as modified. The Saginaw County Road Commission has adopted various rules, regulations, & standards for property accessibility as set forth by MCL 560.109 (e)

The Commissioners of the Saginaw County Road Commission adopted by resolution on March 1st, 1999 standards which apply to all Land Divisions throughout Saginaw County, which are located on roads and right-of-ways under the jurisdiction of the Saginaw County Road Commission. These rules are very simple and are as follows.

1. There shall be no trees located within the road right-of-way.
2. There shall be proof of positive drainage for all parcels affected by this division.

The Saginaw County Road Commission applies these rules to the entire parent parcel prior to the split, as the remainder must also meet these standards as it is part of the split. The Saginaw County Road Commission has established the

following fees to cover our cost in reviewing these splits. They are as follows:

1. Land Division First Lot \$75.00
2. Land Division Each Additional \$25.00 per parcel after first lot.

The applicant for each split must compete the “**LAND SPLIT ACCESS APPLICATION**”

Information needed to complete this form are as follows:

1. Township where located
2. Property Tax Code ID # of parent parcel.
3. Name of current owner.
4. Mailing address of current owner
5. Telephone number of current owner
6. Applicant name if different than owner
7. Mailing address of applicant
8. Telephone number of applicant

9. Sketch or survey which shows all new parcels and entire parent parcel

10. Total fees paid at time of submission

After receiving the completed application the Saginaw County Road Commission will do the following:

1. Confirm current owner information.
2. Create an aerial photograph using the GIS mapping system showing the current lot lines along with all proposed lot lines.
3. Road commission will then perform a site visit prior to response to the application.
4. Within 7 business days of receipt of application, the Road Commission will issue a written response to the applicant as well as the property owner of record if different. This letter will indicate 1 of 2 things, an approval of the land split or requirements necessary for approval of the requested split.