

Land Division Application

Name

Phone

Address

Property Number to be Divided

City, State, Zip

Email

Number of resulting parcels after division(s) requested: _____

An application shall contain the following:

- A) A completed application form
- B) Proof of fee ownership of the land proposed to be developed.
- C) A survey or map/drawing of parent parcel drawn to a scale of 1"=20', 1"=50', 1"=100', 1"=400', or 1"=1000'. The scale used shall best represent the property and improvements. An insufficient map or drawing may cause the application to be refused or denied. The survey or map will include the following:
 - 1) Parent parcel boundaries as of March 31, 1997.
 - 2) All previous divisions made after March 31, 1997.
 - 3) The labeled proposed divisions.
 - 4) Dimension and acreage of the proposed divisions.
 - 5) Scaled locations of any improvements (buildings, wells, septic systems, etc.)
 - 6) Existing and proposed road right of ways.
- D) A legal description for the entire parent tract, the newly created remaining parent tract, and all other newly created parcels. All the descriptions for the newly created parcels will be labeled to correspond with the survey or map/drawing.
- E) Tax certification ensuring the past five years property taxes have been paid. The certificate can be obtained from the County Treasurer's office - a sample is included with this application.

Cass County Treasurer's phone: (269) 445-4468

The fee must be included with the application (see fee schedule for amounts owed). Fee is non-refundable for void or denied applications. Fee is payable to Kevin Harris.

I hereby certify the information supplied with this application is true to the best of my knowledge.

Applicant Signature

Date

COMPLETED APPLICATIONS - INCLUDING FEES & COUNTY TAX CERTIFICATES- RECEIVED AFTER DECEMBER 1ST, MAY NOT BE PROCESSED FOR THE FOLLOWING YEAR'S ASSESSMENT ROLL.

LOCAL GOVERNMENT USE ONLY (do not write below this line)	
_____ Approved:	Conditions, if any: _____
_____ Denied:	Reasons: _____

Township Assessor

Date

Township Supervisor/Zoning Adminisrtator

Date

Land Division Fee Schedule

Effective 09/26/2019

Initial Split:	\$200
Each Additional Split:	\$100
Amendments:	\$100

A land division which splits a property into 2 pieces is \$200.

Each additional split included in the same Land Division Application is an additional \$100.

If a Land Division has been approved and is then changed, a fee of \$100 could be charged.

Make Checks Payable to:

Kevin Harris

Send Application & fee to :

**Kevin Harris
67482 Coyote Trail
Edwardsburg, MI 49112**

Schedule of Regulations for “Uses Permitted by Right”

Zoning District	Minimum Area	Lot	Minimum Width & Frontage (in feet)	Lot & (in	Maximum Building Height		Minimum Yard Setback (Feet)			Maximum Lot Coverage (%)
					Stories	Feet	Front Yard	Side Yard	Rear Yard	
A-1: Agricultural	10		330' b		2 1/2	35 c	35	30	50	20 d
A-2: Rural Residential	2 acres		150 to 235' c		2 1/2	35 c	35	30	50	25
R-1: Low Density Residential	30,000 sq. ft.		100-150 f		2 1/2	35	35	15	40	35
R-2: Medium Density Residential	10,000 to 18,000 sq. ft. g		60-80 h,j,k		2 1/2	35	30	10 j	25	35
R-3: Lake Residential	12,000 to 30,000 sq. ft. o		100 to 150 p		2 1/2	35	30	10 j	30	35
C-1: General Commercial	2 acres		300		---	35	50	20 j	20 l	50
1-1: Light Industrial	2 acres l		300		---	35	50	25 m	20 n	50
R-4 Mobile Home Park	10 acres		330		Conformance to Michigan Mobile Home Commission Rules					

FOOTNOTES for Schedule of Regulations

- a) This schedule summarizes basic site development standards. The specific district regulations and other regulations should be consulted to identify additional standards and regulations, and clarifications of the above standards, and all other applicable site development provisions. Where this schedule contradicts the text of the ordinance, the ordinance text shall rule. See Article 16 for additional site development standards regarding special land uses, and Article 17 for the site development standards regarding planned unit developments.
- b) 330 feet for all dwelling units
- c) Maximum height for farm buildings is 100 feet.
- d) Twenty percent (20%) maximum lot coverage for all lots.
- e) 150 feet if lot gains direct access to a public or private road in a platted or condominium subdivision, other wise 235 feet required.
- f) Where public sewer is present, 10,000 sq. ft. for single family dwellings and 13,000 sq. ft. for two family dwellings. Where public sewer is no present, 15,000 sq. ft. for single family dwellings and 18,000 sq. ft. for two family dwellings.
- g) 60 feet if public sewer is available, otherwise 80 feet.
- h) 10 feet, except in the case of a corner lot, which shall have a minimum 30 foot side yard on the street and 10 foot side yard on the remaining side yard.
- i) 60 feet where side yard abuts a Residential or Agricultural District.
- j) 60 feet where side yard abuts a Residential or Agricultural District.
- k) 1 acre within an industrial park.
- l) 60 feet where side yard abuts a Residential or Agricultural District.
- m) 60 feet where side yard abuts a Residential or Agricultural District.
- n) 12,000 sq. ft. where public sewer is present, 30,000 sq. ft. where public sewer is not present.
- o) 100 feet where public sewer is provided, otherwise 150 feet.

MASON TOWNSHIP ZONING MAP

Adopted on June 10, 1997
Effective July 21, 1997

ZONING LEGEND

[White Box]	A-1 Agriculture
[Light Green Box]	A-2 Rural Residential
[Yellow-Green Box]	R-1 Residential Low Density
[Yellow Box]	R-2 Residential Medium Density
[Light Green Box]	R-3 Lake Residential
[Pink Box]	R-4 Mobile Home Park
[Light Purple Box]	C-1 General Commercial
[Grey Box]	I-1 Light Industrial

Information contained herein is provided for reference purposes only and should be confirmed with the appropriate local agency. Cass County assumes no responsibility for errors and/or omissions.



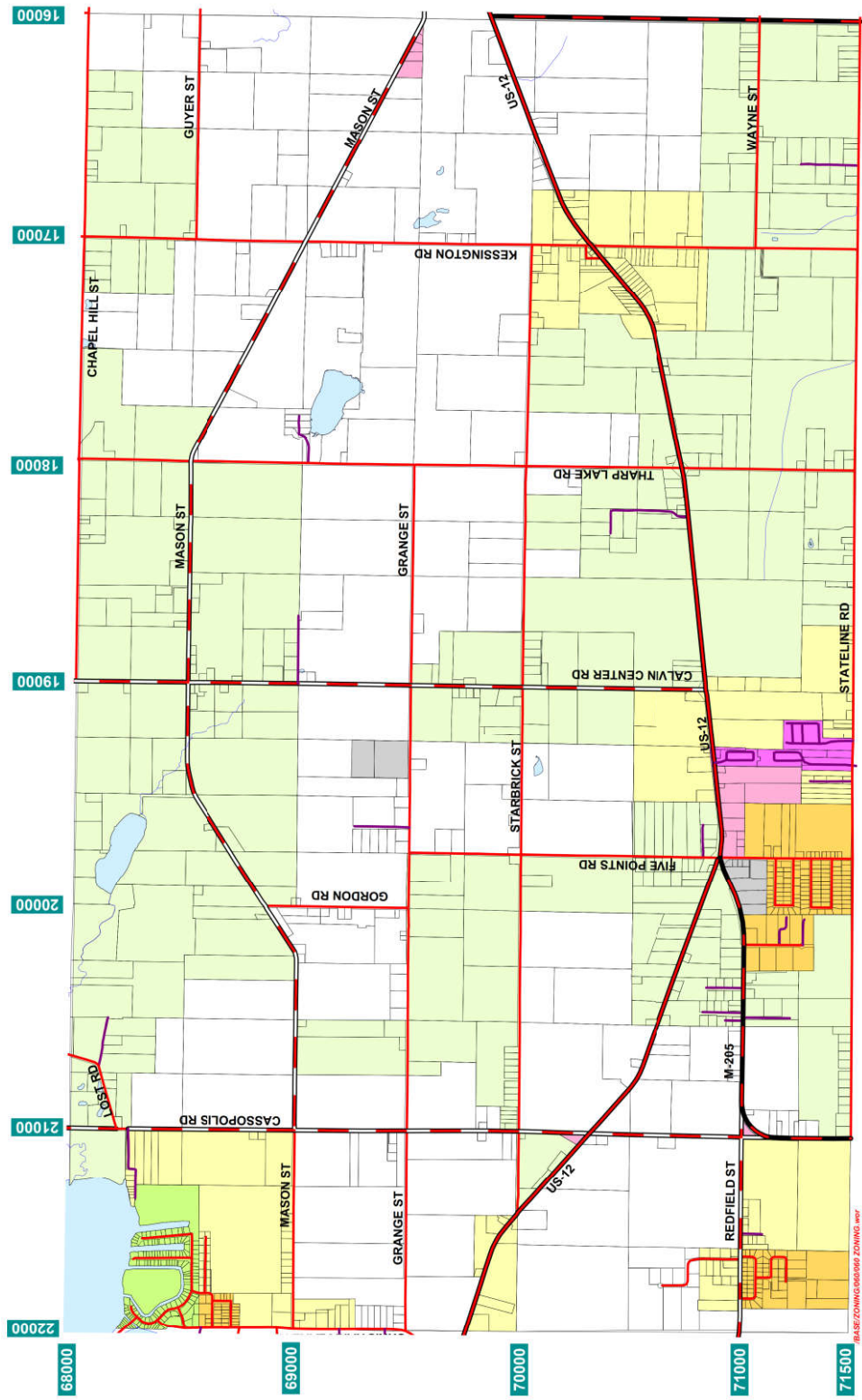
Scale: 1 inch equals 2,640 feet

Road/Rail Legend

[Red Line]	U.S. Highways
[Black Line]	State Highways
[Red Line with Dashed Center]	County Primary Roads
[Red Line with Dashed Center]	County Local Roads
[Red Line with Dashed Center]	City/Village Major Roads
[Red Line with Dashed Center]	City/Village Local Roads
[Purple Line]	Not Defined
[Red Line with Cross-Ticks]	Railroads

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Cass County
Information Systems
Kerry Collins, Director
(269) 445-4432



BASE ZONING DISTRICT ZONING.MXD

Frequently Asked Questions

Definitions:

- "Exempt splits" are defined as splits *not* resulting in 1 or more parcels of less than 40 acres. That is, if after the cutting up of the original parcel, every piece is 40 acres or more, the "split" is "exempt." Exempt splits do not require any municipal approvals (so long as the parcels are accessible).
- "Division" is defined as a split such that 1 or more parcels of less than 40 acres results. That is, if after the cutting up of the tract or parcel, there is one piece of less than 40 acres, there is a "division."

How may parcels can I divide my property into?

- I. For divisions of parent parcels (i.e., those in existence on March 31, 1997), and remember, prior divisions subsequent to that date are counted, the following limits the number of parcels that may result:
 - a. If all resulting parcels are at least 40 acres and accessible, the statute is satisfied.
 - b. If any parcel is less than 40 acres, the following must be satisfied, subject to **bolded "c" and "d"** below:
 - i. Is the parent parcel 10 acres or less?
 1. If so, 4 parcels may be created, unless, under local ordinance, any parcel is too small, or has the wrong shape.
 2. Ratio of depth to road frontage cannot exceed 4:1 (4 feet of depth for every 1 foot of road frontage).
 - a. Local zoning does supersede this ratio.
 3. If not, go on below.
 - ii. Is the parent parcel more than 10 acres but not greater than 120 acres?
 1. If so, divide the acreage by 10.
 - a. How many whole parcels and fractional parcels result?
 - b. That number, plus 3, is the allowable number of parcels; unless, under local ordinance, any parcel is too small, or has the wrong shape.
 2. Is the parent parcel over 120 acres?
 - a. If so, 12 parcels are allowed for the first 120 acres.
 - b. If so, 1 parcel is allowed for each whole 40 acres over 120; unless, under local ordinance, any parcel is too small or has the wrong shape.
 - c. **Parcels of 40 acres or more do not count.**
 - d. **Additional ("bonus") parcels are added under certain circumstances:**
 - i. If the parent tract is at least 20 acres, and
 - ii. If no new driveway accesses to an existing public road result; and
 - iii. One of the resulting parcels is at least 60% of the size of the parent parcel.
- II. Resulting parcels, whether by exempt split or by division, may be further divided as specified in the act, but not until 10 years after the recordation of the split or division, provided that not more than 2 parcels for the first 10 acres or fraction thereof, plus 1 for each whole 10 acres in excess of the first 10, result, and further that not more than 7 parcels result (10, if one is more than 60% of the area of the parcel or tract being partitioned or split), result.



Hope Anderson

CASS COUNTY TREASURER

Telephone: (269) 445-4494
Email: HOPEA@CASS.ORG

120 N. Broadway
Suite 113
Cassopolis, MI 49031

CERTIFICATE OF PAID TAXES

Pursuant to the Land Division Act 288 of 1967, MCL 560.109(1) (i). This certificate is indicating the preceding 5 years of taxes on this date have been paid for the following parcel:

DATE PRINTED: 09/18/2019

Parcel Number:
14-160-110-042-70

OWNERS ADDRESS:
SUPERIOR AMERIHOTEL HOTEL LLC

29291 AMERIHOTEL DR
DOWAGIAC, MI 49047

PROPERTY ADDRESS:
POKAGON & AMERIHOTEL
DOWAGIAC, MI 49047

2019 LEGAL DESCRIPTION:

P42G COM N 87 DEG 15'37"W 1658.2 FT, N 2 DEG 44'23"E 68.29 FT, N 51 DEG 52'30"W 53.51 FT, N 46 DEG 10'2"W 203.78 FT, N 22 DEG 19'45"W 458.31 FT & N 1 DEG 30'33"E 74.96 FT FRM E 1/4 COR, TH N 1 DEG 30'33"E 260 FT, S 88 DEG 7'E 180 FT, S 1 DEG 30' 33"W 260 FT, N 88 DEG 7'W 180 FT TO BEG. SEC 2 1.07 A. UNPLATTED POKAGON TWP CITY OF DOWAGIAC SUBJECT TO 425 AGREEMENT WITH POKAGON TOWNSHIP EXPIRES 31 MARCH 2050

SEC. 135 ACT 206,1893 as Amended -(Sec C.L. 1929)Date 09/18/2019

I hereby certify that there are no tax liens of titles held by the state on lands described below, and that there are no tax liens or titles held by individuals on said lands for five years proceeding 1st day September and that the taxes for said period of five years are paid.

This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

Cass County Treasurer _____

Certification Fee of \$5 collected: Check___ Cash___