

Bessemer Township, Gogebic County, Michigan

MINIMUM REQUIREMENTS OF PARCELS ACCORDING TO SECTIONS 108 AND 109 OF PUBLIC ACT 87 OF 1997 (I.E., THE LAND DIVISION ACT OF 1996, AS AMENDED)

- ◇ A division of land is a parcel of land created after March 31, 1997 that contains less than 40 acres [Section 102(d)].
- ◇ Section 108 of the Land Division Act allows four (4) divisions for the first ten acres or fraction thereof contained in the parent parcel or tract [Section 108(1)(a)], and one additional division for each whole ten acres in excess of the first ten [Section 108(1)(b)]. In most cases, a parent parcel or tract is allowed no more than eleven (11) divisions no matter how large the parent parcel or tract is [Section 108(1)(b)].
- ◇ A land division application showing the proposed split must be completed and submitted to the Assessor's Office for review. The application should include a parcel map drawn to scale showing the proposed parcels, including existing and proposed parcels, including existing and proposed easements. The map should be annotated with dimensions and acreage [Section 109(1)(a)].
- ◇ Each parcel resulting from a division may have a dept of no greater than four (4) times its width [Section 109(1)(b)]. The Exception to this rule may be a case where the parcel exceeding the 1:4 rule contains over ten (10) acres of land or is the remainder of a parent parcel or tract retained by the proprietor.
- ◇ All parcels must meet minimum frontage and area requirements set by the local zoning ordinance [Section 109(1)(d) & (d)]. Contact the Township's Zoning Administrator at 906-667-0423 to determine the minimum requirements for your proposal.
- ◇ All parcels must have access for ingress, egress and public utilities if they do not front on a public road [Section 109(1)(e) & (g)]. Access for ingress and egress shall comply with the current standard as published by the Gogebic County Road Commission. Permits are required for driveway and culvert and must be obtained from the Gogebic County Road Commission. The Road Commission may be reached by calling 906-667-0233.