

50-6.4 Lot splits

The following shall apply to lot splits.

- A. The developer or petitioner shall submit the following to the city clerk:
 1. Twenty-one copies of an application and drawing for the lot split shall be submitted at least 30 days prior to the public hearing to be held by the city council.
 2. The drawing of the proposed lot split shall be prepared by a registered civil engineer or surveyor and drawn to a reasonable and legible scale.
 3. The lot split drawing shall contain the following information:
 - a. Names and addresses of the owner, subdivider or petitioner, and engineer or surveyor.
 - b. Date, north arrow and scale, written and graphic.
 - c. Street names, right-of-way and roadway widths of all existing and proposed streets within and adjacent to the proposed lot split.
 - d. Proposed and existing storm and sanitary sewers and water mains, including location and size.
 - e. All existing structures and other physical features that would influence the layout and design of the lot split.
 - f. Location, width and purpose of easements.
 - g. Lot lines and lot numbers.
- B. The city clerk shall transmit a copy of the proposed lot split to the city engineer, department of public services, building inspector and city assessor for review and recommendation.
- C. The city planning commission shall review the proposed lot split for conformance with all ordinances, administrative rules and regulations and the land use plan for the city, and shall prepare recommendations to be submitted to the city council prior to the council public hearing.
- D. The petitioner or developer shall pay to the city a hearing notice fee as currently established or as hereafter adopted by resolution of the city council from time to time for the notice of public hearing. Payment shall be made at the time the application for council hearing is made.
- E. The city clerk shall notify all property owners within 300 feet of the proposed lot split, as found in the records of the city assessor, of the council public hearing to be held. A notice of hearing and drawing of the proposed lot split shall be sent to the county drain commission, Michigan Bell Telephone Company, Detroit Edison Company and Michigan Consolidated Gas Company. All notices shall be sent at least 15 days prior to the public hearing date as established by the city clerk.
- F. On receipt of the recommendation of the city planning commission, the city clerk shall establish a date for a public hearing before the city council for consideration of the proposed lot split. If the city council approves the lot split, it shall adopt a resolution effectuating the lot split and shall transmit the resolution to the city clerk for recording.