

Hartford Township, Van Buren County, Michigan  
Ordinance Number 9

Regarding the Partitioning or Division of any Lot, Outlot or Parcel of Land in a Recorded Plat

An ordinance pursuant to the Michigan Subdivision Control Act of 1967 regarding the partitioning or division of any lot, outlot or parcel of land in a recorded plat.

The Township of Hartford Ordains:

**Section 1. Division Restrictions.** Any lot, outlot or other parcel of land in a recorded plat may be further partitioned or divided into not more than four (4) part, when said partition or division is approved by the Hartford Township Board.

**Section 2. Application.** Application for the partition or division of a lot, outlot or other parcel of land in a recorded plat shall be made by the owner thereof and filed with the Hartford Township Clerk and shall state the reasons for said proposed partition or division.

**Section 3. Request for Suitability Review and Approval.** The Hartford Township Board may request the review and comment by the Van Buren Planning Commission in regard to said application and if the resulting lots, outlots or other parcels of land resulting from said application or division are to be used as building sites, said application shall not be approved by said Hartford Township Board until the suitability of said land for building purposes has been approved by the Van Buren County Health Department.

**Section 4. Roadway and Utility Access; Lot Size Requirements.** The resulting lots, outlots or other parcels of land shall each have direct access to a public roadway and public utilities necessary or required to serve such lots and same shall have a minimum width of 75 feet and a minimum area of 12,000 square feet; provided, however, that said width and area requirements may be waived by said Hartford Township Board where connection to a public water and public sewer system is available and accessible.

**Section 5. Enforcing Agency.** ~~The provisions of this ordinance shall be enforced by the Township Zoning Administrator and any person, firm or corporation who violates or fails to comply with any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall upon conviction, be punished by a fine of not to exceed \$100.00 and costs of prosecution or by imprisonment in the County Jail for a term not to exceed 90 days or by both such fine and imprisonment in the discretion of the Court.~~ \*Amended June 17, 2013 with Ordinance 38a

The provision of this ordinance shall be enforced by the Township Zoning Administrator.

Any person, firm, association, partnership, corporation or governmental entity who violates any of the provisions of this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
1 <sup>st</sup> Offense within 3-year period*	\$ 75.00	\$500.00
2 <sup>nd</sup> Offense within 3-year period*	\$150.00	\$500.00
3 <sup>rd</sup> Offense within 3-year period*	\$300.00	\$500.00
4 <sup>th</sup> or More offense within 3-year period*	\$500.00	\$500.00

\*Determined on the basis of the date of commission of the offense(s).

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which Hartford Township has been put in connection with the municipal civil infraction. In no case, however, shall costs of less than \$9.00 or more than \$500.00 be ordered. In addition, the Township shall have the right to proceed in any court of competent Jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that a violation exists shall constitute a separate offense.

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**Section 6. Effective Date.** This ordinance shall take effect on the 30<sup>th</sup> day of January, 1974.

*Adopted by the Township Board of the Township of Hartford, Michigan on December 12, 1973  
Effective January 30, 1974*