

*Subdivision Regulations  
Ordinance Number 21  
As Amended Through February 6, 1995*

*Lenox Township, Michigan*

MASTER

SEP 01 2003

LENOX TOWNSHIP  
SUBDIVISION REGULATIONS

ORDINANCE NUMBER 21, AS AMENDED

Includes amendments through February 6, 1995

LENOX TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
SUBDIVISION REGULATIONS  
ORDINANCE NO. 21, AS AMENDED

An Ordinance enacted under Act 288, Public Acts of 1967, as amended and Act 168, Public Acts of 1959, as amended, of the State of Michigan, establishing regulations governing the subdivision of land: providing standards, procedures and rules for the preparation and filing of plats, and to provide for preliminary and final approval or rejection of such plats by the Township of Lenox, Macomb County, Michigan.

The Township of Lenox ordains:

ARTICLE 1. GENERAL

SECTION 100. Short Title

This Ordinance shall be known and may be designated as the "Lenox Township Subdivision Regulations Ordinance."

SECTION 101. Purpose

The purposes of this Ordinance are to provide for the orderly growth and harmonious circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions and public facilities; to achieve individual property lots of maximum utility and livability; to secure adequate provisions for water supply, drainage and sanitary sewerage, and other health requirements; to secure adequate provisions for recreational areas, school sites and other public facilities; to provide a reasonable and proper basis for the design and construction of residential, commercial or industrial projects having site improvements including sanitary sewer, storm drainage, water main, site grading and paving; to provide logical procedures for the achievement of these purposes.

SECTION 102. Legal Basis

This Ordinance is enacted pursuant to the statutory authority granted by the Subdivision Control Act of 1967, Act 288, P.A. 1967, as amended; and act 168, P.A. 1959, as amended.

SECTION 103. Scope

This Ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this Ordinance except for the further dividing of lots. Nor is it intended by this Ordinance to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, ordinances or regulations or with private restrictions placed upon property by deed, covenant, or other private agreements, or with restrictive covenants, or other private agreements, or with restrictive covenants running with the land to which the Township is a party. Where this Ordinance imposes a greater restriction upon land than is imposed or required by such existing provision of

any other ordinance of this Township, the provisions of this Ordinance shall control.

SECTION 104. Further Division Of Lots

The division of a lot or outlot in a recorded plat is prohibited unless approved by the Township Board. An application for approval shall be filed with the Township Clerk, shall state reasons for the proposed division, and shall comply with the following standards:

1. A true and accurate survey shall be submitted, including both a drawing and full legal description, of the parcel of property which would result from the proposed division of the lot or outlot; and
2. A full and complete legal description and accurate drawing (in the shortest possible form), which fully describe the parcel, or parcels, of land which would be left remaining after the division of the proposed parcel, or parcels, from the lot or outlot; and
3. Written verification and proof of ownership, by Warranty Deed, Quit Claim Deed, Land Contract or other legal document of conveyance, which identifies the owner, or owners, of both the parcel of property proposed for division and the original lot or outlot.
4. Where any proposed division for the purpose of sale, lease of more than one year, or for building development will result in parcels, tracts, lots, or outlots, that are less than the minimum area or size required by Act 288, Michigan Public Acts of 1967, as amended, or the Lenox Township Zoning Ordinance, the applicant shall also file with the Township Clerk a copy of a legal or equitable interest in said parcels, tracts, lots, or outlots, stating that the property shall not thereafter be developed or used separately, but only in conjunction with adjoining parcels, tracts, lots, or outlots, which, when joined together, shall satisfy the minimum area and size requirements of Act 288 of 1967, as amended and the then applicable Lenox Township Zoning Ordinance.
5. Any such division of a platted lot or outlot, shall be permitted only after a resolution permitting such has been passed by the Township Board. The Board may hold a public hearing where they determine a hearing would be desirable or necessary.
6. Any division of lots shall comply with the requirements of Section 105, if applicable.

SECTION 105. Existing Private Roads, Policies, and Standards

The development of new private roads is prohibited within Lenox Township. There are, however, several existing private roads in

Lenox Township which afford the only means of ingress and egress to residential homes and vacant properties. It is the intent of this section to inventory the Township's existing private roads, establish a policy for further development of properties served by the roads included in that inventory, and establish standards for the improvement and maintenance of those private roads designed to insure public access for emergency service vehicles and the like.

1. Inventory - The following are recognized by Lenox Township as existing private roads:

| <u>ROAD NAME</u> | <u>SECTION LOCATION</u> | <u>EASEMENT LENGTH IN FEET</u> | <u>EASEMENT WIDTH IN FEET</u> |
|------------------|-------------------------|--------------------------------|-------------------------------|
| Donovan          | Sec. 9                  | 1,087.36                       | 60                            |
| Daldenhar        | Sec. 10                 | 548.48                         | 50                            |
| Cranston         | Sec. 18                 | 1,904.38                       | 30                            |
| Victoria         | Sec. 18                 | 885.68                         | 60                            |
| Avendt           | Sec. 30                 | 380                            | 60                            |
| Rogan            | Sec. 32                 | 1,362                          | 66                            |

2. Policies For Existing Private Roads - Lenox Township hereby establishes the following policies regarding the existing private roads identified in the foregoing subsection 1:

- A. Owners of properties served by existing private roads are encouraged to develop a maintenance agreement for the private road and record the agreement in the chain of title of each parcel served by the private road.
- B. The extension of private roads will be regulated according to the table below:

| Private Roads Not To Be Extended |                |                                    | Private Roads That May Be Extended |                |                              |
|----------------------------------|----------------|------------------------------------|------------------------------------|----------------|------------------------------|
| <u>Road</u>                      | <u>Section</u> | <u>Easement Length &amp; Width</u> | <u>Road</u>                        | <u>Section</u> | <u>Easement Length/Width</u> |
| Donovan                          | 9              | 1,087.36/60                        | Cranston                           | 18             | 1,904.38/30                  |
| Rogan                            | 32             | 1,362/66                           | Victoria*                          | 18             | 885.68/60                    |
| Avendt                           | 30             | 380/60                             |                                    |                |                              |
| Daldenhar                        | 10             | 548.48/50                          |                                    |                |                              |

\* May be extended to -Detroit Edison Easement only.

- C. The following shall apply to all existing private roads:
  - (1) Prior to any parcel or lot split or building permit approvals, the following requirements shall be met:
    - That portion of the existing private road abutting the subject property shall be improved to the Township's standards.

- The subject property owner must enter into a private road maintenance agreement with the abutting property owners along the private road (see subsection 3,D below).
- New land divisions must comply with the minimum lot width for the applicable zoning district.

(2) For those private roads that may be extended, extensions are permitted provided that the extended portion is constructed to meet Township standards and that the new land division parcel or unit being constructed has access to the private roadway.

D. Victoria and Cranston may be extended to serve landlocked parcels, according to the table above, provided the road construction complies with the standards in subsection 3 below.

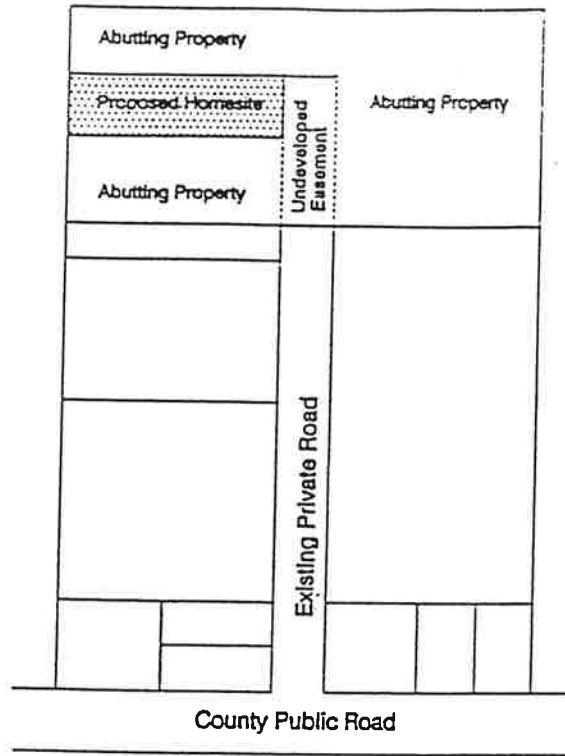
3. Standards For Private Road Improvement - In those cases where the applicant wishes to extend an existing private road, such extension shall be granted only if the extension of the existing private road is brought up to the following standards:

A. Conveyance of Interest in Land Abutting Private Road

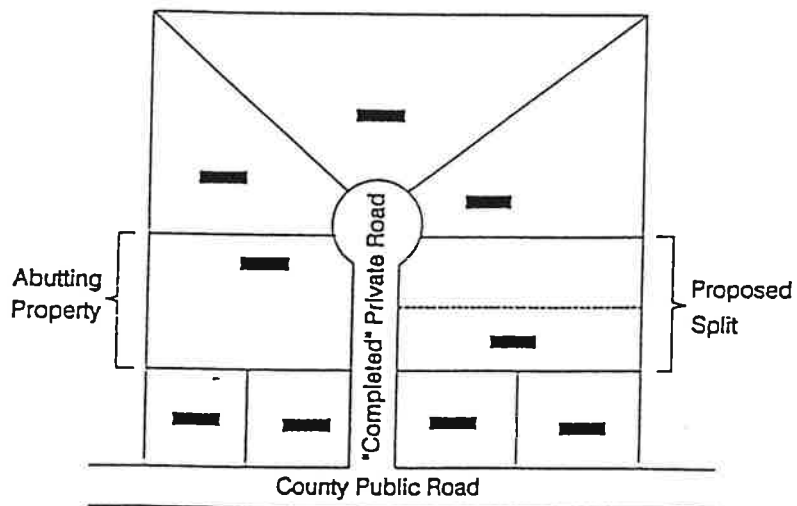
At the time of the conveyance of any interest in any parcel, which abuts a private road as herein set forth, which conveyance shall be deemed to include the acceptance of an offer to purchase, the grantor of such interest shall advise the grantee that said parcel abuts a private road, and that the maintenance, care, and other responsibilities concerning said private road rest solely with the abutting land owners and are not the responsibility of the Township of Lenox, the County of Macomb, or the State of Michigan.

B. Permit Required

No construction shall begin on land abutting a private road nor on any extension or expansion of any private road until a permit has been requested and issued, on forms provided for that purpose by Lenox Township, and following compliance with such requirements as set forth in this Ordinance.



PRIVATE ROAD EXTENSIONS



SPLITS ON  
"COMPLETED" PRIVATE ROADS

C. Application Requirements

- 1) A completed Private Road Application form.
- 2) A complete legal description of the private road easement for ingress, egress, roadway and public utility purposes and land upon which the construction is to take place.
- 3) Engineering plans of the proposed roadway construction.
- 4) A copy of the private road maintenance agreement that will be recorded in the chain of title for each lot or parcel to be served by the private road.
- 5) Application fee and engineering review fee, as established by resolution of the Township Board.

D. Roadway Description and Maintenance Agreement

- 1) All private roads shall have a minimum right-of-way easement of sixty-six (66) feet in width and shall include an easement granted to Lenox Township for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits and other installations of a similar character (hereinafter collectively called "Public Structures") for the purpose of providing public utilities, including conveyance of sewage, water and storm water runoff across, through and under the property subject to said easement, and excavating and refilling ditches and trenches necessary for the location of said structures.
- 2) The legal description of the roadway easement, including the legal description of each abutting property, shall be recorded in the chain of title for every parcel of property to which it provides access.
- 3) A Private Road Maintenance Agreement, in a form approved by resolution of the Lenox Township Board, shall be recorded in the chain of title for every parcel of property to which the road provides access. The Maintenance Agreement shall be binding on all parties and shall guarantee a financial mechanism for periodic and regular maintenance of the private road by all benefitting property owners. Neither Lenox Township nor the Macomb County Road Commission shall have any responsibility to maintain private roads.



E. Standards For Construction

Engineering plans, drawn to a minimum scale of 1"=100' and prepared by a Registered Civil Engineer or Registered Land Surveyor shall be submitted to the Township for approval after review and recommendation by the Township Engineer and Planner. The plans shall include the following:

- 1) A legal description of the road easement
- 2) A minimum easement width of sixty-six (66) feet
- 3) All dead-end roads shall terminate in a cul-de-sac turn-around with a minimum diameter of one hundred twenty (120) feet. Plans for a dead-end road in excess of one thousand (1,000) feet long must be reviewed and approved by the Township Board.
- 4) Soil borings shall be taken by an independent testing laboratory at intervals not to exceed 500 feet. Additional borings may be required where the USDA Soil Survey of Macomb County or on-site inspection indicates unstable soil may be present.
- 5) The applicant shall remove all unsuitable soil including muck, peat and marl, as well as brush, trees, tree stumps, and similar materials from the full width of the roadway, including the shoulders. These areas shall then be backfilled with MDOT Class II Granular Material to provide a stable subgrade for the roadway construction, as per the Lenox Township Minimum Private Road Cross Section Standards.
- 6) A cross-section of the roadway showing the proposed aggregate surfacing, granular subbase, and the shoulder and ditch profile in conformance with the Lenox Township Minimum Private Road Cross-Section Standards . The road surfacing material shall be compacted in the excavated area for the full length and width so that a uniform surface results. The required 8 inch surface material shall be laid and compacted in two separate courses.
- 7) The plans shall show existing and proposed grades and the location of all existing and proposed drainage facilities and structures. Elevations shall be based on USGS data.
- 8) The intersection of roads shall be as close to 90 degrees as possible with a variation of no more than 10 degrees.

- 9) Road grades in excess of six percent (6%) shall be approved by the Township Board upon the recommendation of the Township's consulting Engineers. At the intersection of two roadways, however, the maximum grade shall be three percent (3%) for a distance of one hundred (100) feet from the point of intersection.
- 10) Sight distances on horizontal and vertical curves and at intersections shall be a minimum of two hundred (200) feet measured at a point ten (10) feet from the edge of the travelled way at a height of forty-two (42) inches to an object height of forty-two (42) inches.
- 11) The applicant shall obtain a soil erosion control permit from the Macomb County Drain Commissioner and shall install and maintain all erosion control devices throughout the construction period.
- 12) The Township's consulting Civil Engineer will inspect the plans and the construction of all private roads. The cost of the plan review and construction inspections by the Township Engineer shall be paid for by the applicant/developer.
- 13) Construction permits from the Macomb County Road Commission are required for connections to county roads and from the Michigan Department of Transportation for connection to State Highways.
- 14) There shall be a minimum of fifty (50) feet of road frontage for all parcels of property to be located on a private road cul-de-sac.

F. Inspections and Approval

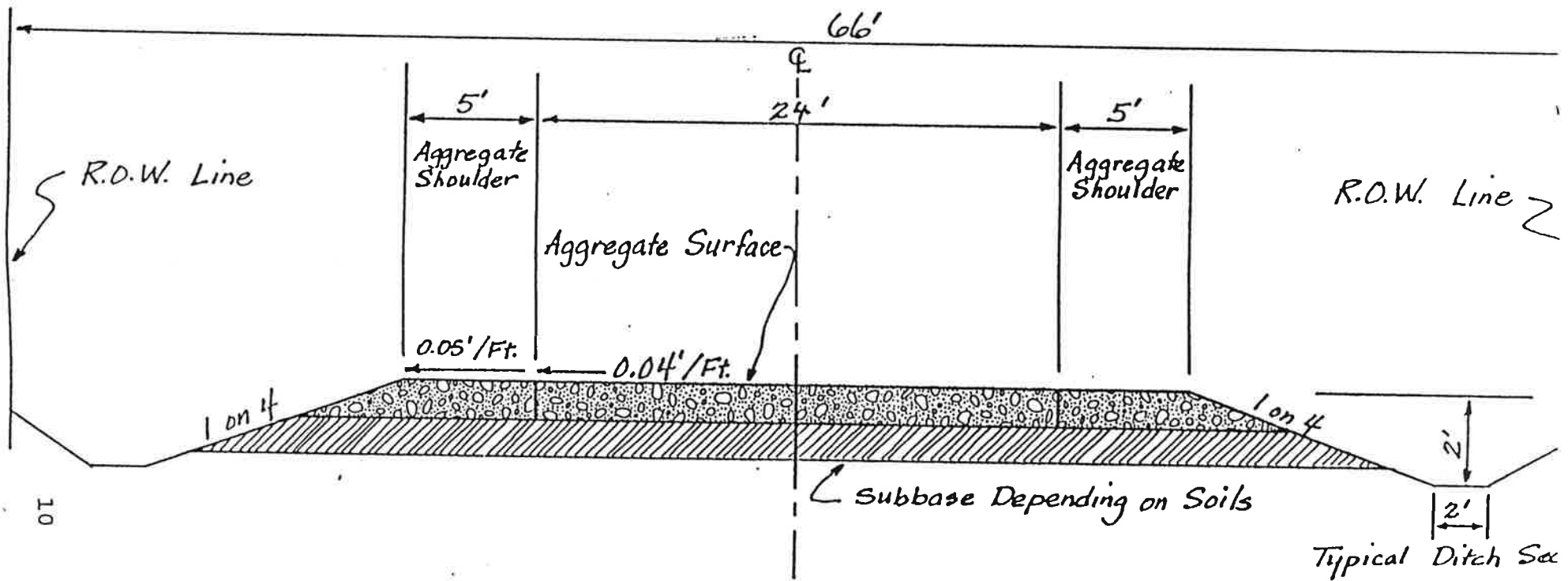
- 1) All construction shall conform to the plans approved by the Township. All inspections will be based upon the approved plan. Construction not according to the approved plan and/or not inspected according to the Township's requirements may not be approved.
- 2) At least one week prior to the start of construction, a pre job meeting will be scheduled between the applicant and the Township Engineer to discuss the conduct of the work.
- 3) Inspections will be made prior to the installation of the subbase, after the installation of the subbase, after the installation of each course of the surface, and after final grading and drainage is complete. The contractor shall notify the Township Engineer 48 hours before the conclusion of

each step in the roadway construction so that the required inspections can be completed without delay to the contractor.

- 4) The applicant shall provide weigh slips which certify the weight and class of material used for subbase and aggregate used for the road and shoulder surfaces.
- 5) Inspections will be certified by the Township Engineer so that a complete record of the private road construction can be made available to the Macomb County Road Commission in the event that the private road owners choose to upgrade the road to County specifications and dedicate it to the County for acceptance as a public road.

G. Performance Bond

The applicant shall file with the Township Clerk a cash deposit, certified check, irrevocable bank letter of credit or surety bond acceptable to the Township sufficient to cover the total cost of the required improvements. When the work is completed, inspected, and approved by the Township, the entire bond will be released to the applicant.



MINIMUM PRIVATE ROAD CROSS-SECTION STANDARDS

LENOX TOWNSHIP

| TYPE OF NATIVE SOILS | MDOT CLASS II SUBBASE | MDOT 22A AGGREGATE SURFACING |
|----------------------|-----------------------|------------------------------|
| SAND                 | ---                   | 8"                           |
| CLAY                 | 6"                    | 8"                           |
| SILT                 | 9"                    | 8"                           |

## ARTICLE II - DEFINITIONS

### SECTION 200. Definitions

For the purpose of this Ordinance, certain words, terms and phrases shall be defined as follows:

1. All terms as defined in the Subdivision Control Act of 1967 shall control in this Ordinance unless specifically defined hereinafter in this ARTICLE II.
2. Block: Property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development.
3. Building Line or Setback Line: A line parallel to a street right-of-way line, established on a parcel of land or on a lot for the purpose of prohibiting construction of a building between such line and a right-of-way, other public area or the edge of a stream or river bank.
4. Clerk: The Clerk of Lenox Township.
5. Commission: The Planning Commission of Lenox Township.
6. Comprehensive Development Plan, Master or Basic Plan: The comprehensive land use plan for the Township, including graphic and written proposals indicating the general locations recommended for the streets, parks, schools, public buildings, zoning districts, and all physical developments of the Township, and includes any unit or part of such plan and any amendments to such plan or parts thereof accepted and/or adopted by the Planning Commission.
7. Easement: A grant by the owner of the use of land by the public, a corporation or persons, for specific uses and purposes, to be designated as a "public" or private" easement depending on the nature of the use.
8. Governing Body: The Township Board of Lenox Township.
9. Improvements: Grading, street surfacing, curb and gutter, sidewalks, crosswalks, water mains and lines, sanitary sewers, culverts, bridges, utilities, and other additions to the natural state of land which increases its value, utility or habitability.
10. Major Streets or Thorofare Plan: That part of the Comprehensive, Master, or Basic Plan which sets forth the location, alignment and dimensions of existing and proposed streets and thorofares.

11. Performance Guarantee: Any security including performance bonds, escrow agreements, and other similar collateral or surety agreements, which may be accepted by the Township Board as a guarantee that required subdivision improvements will be made by the developer.
12. Plat: A map or chart of a subdivision of land.
  - A. Preliminary Plat - A map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration prepared in conformance with the Subdivision Control Act.
  - B. Final Plat - A map of all or part of a subdivision providing substantial conformance to the Preliminary Plat of the Subdivision prepared in conformance with the requirements of the Subdivision Control Act and this Ordinance, and suitable for recording by the County Register of Deeds.
13. Parcel (or Tract): A continuous area or acreage of land which can be described as provided for in the Subdivision Control Act.
14. Proprietor: A natural person, firm, association, partnership, corporation, or combination of any of them which may hold any ownership interest in land, whether recorded or not.
15. Secretary: The secretary of the Lenox Township Planning Commission.
16. Shall and May: The word "shall" is mandatory, and the word "may" is permissive.
17. Street: Any avenue, boulevard, road, lane, parkway, viaduct or other way which is an existing state, county, or municipal roadway or any road or way shown in a plat heretofore approved pursuant to law. A street, as defined above, includes the land between the right-of-way lines, whether improved or unimproved and may comprise pavement, shoulders, gutters, sidewalks, parking area and lawns.
  - A. Major Thorofare - An arterial street of great continuity which is intended to serve as a large volume trafficway for both the immediate municipality area and the region beyond and may be designated in the Township Thorofare Plan as a major thorofare, parkway, expressway, or equivalent term to identify those streets comprising the basis structure of the street plan.
  - B. Collector Street - A street intended to serve as a major means of access from local streets to major thorofares, including principal entrance streets to large scale developments.

- C. Local Streets - A street of limited continuity is primarily for access to abutting residential properties.
  - D. Marginal Access Street - A local street parallel to and adjacent to a major thorofare which provides access to abutting properties and protection from through traffic.
  - E. Boulevard Street - A street developed in two one-way pavements separated by a median.
  - F. Turn-Around - A short boulevard street permanently terminated by a vehicular turn-around.
  - G. Cul-de-Sac Street - A short minor street having one end permanently terminated by a vehicular turn-around.
18. Subdivision Control Act: The Subdivision Control Act, Michigan Public Act No. 288 of 1967, as amended.
  19. Subdivision or subdividing: The partitioning or dividing of a parcel or tract of land by the proprietor thereof or by his heirs, executors, administrators, legal representatives, successors or assigns for the purposes of sale, or lease of more than one year, or building development, where the act of division creates five or more parcels of land, each of which is ten acres or less in area; or five or more parcels of land, each if which is ten acres or less in area, are created by successive divisions within a period of ten years.
  20. Township: Lenox Township, Macomb County, Michigan.
  21. Township Board: Township Board of Lenox Township.
  22. Township Engineer or Engineer: The staff engineer or professional engineer employed by the Township.
  23. Township Planner or Planner: The staff planner or community planner employed by the Township.
  24. Words: Singular words shall include the plural, and masculine words shall include the feminine and neuter.
  25. Zoning Ordinance: The Lenox Township Zoning Ordinance, as amended.

ARTICLE III  
INITIAL INVESTIGATION  
(SKETCH PLAN)

Prior to the preparation of a preliminary plat, it is suggested that the proprietor meet informally with the Township Planning Commission to investigate the procedures and standards of the Township with reference to subdivision requirements.

SECTION 300. Initial Investigation

1. The Proprietor should obtain copies of and/or be thoroughly familiar with:
  - A. Availability of copies of the Township Zoning Ordinance, Comprehensive Development Plan, Subdivision Regulations, engineering specifications, and other similar ordinances or controls relative to the subdivision and improvement of land.
  - B. The relationship of the proposed subdivision with respect to adjacent land uses and to Major Thorofares and plans for widening of thorofares.
  - C. Adequacy and standards for schools and public open spaces including parks and playgrounds to serve the proposed subdivision.
  - D. Availability, standards and adequacy of sewage disposal, water supply and drainage within the Township.
2. The Proprietor may submit a sketch plan showing the proposed development of the subdivision in schematic form, including the area proposed for ultimate development. Such a sketch plan may include: general layout of streets and lots; existing characteristics and conditions of the site, and general area set aside for schools, parks and other community facilities.
3. Nothing in this section, however, shall be so construed as to require approval of the sketch plan. The sketch plan shall serve only as a general guide to the Proprietor and the Township.



ARTICLE IV - PRELIMINARY PLAT - TENTATIVE APPROVAL

The preparation of a Preliminary Plat shall be carried out through two phases: Tentative and Final Preliminary Plat approval, all in accordance with the procedure in Article IV and Article V.

SECTION 400. Filing

1. The proprietor shall submit nine (9) copies of the preliminary plat and other data concerning the proposed subdivision, together with a copy of proof of ownership to the Township Clerk at least ten (10) days before a meeting of the Planning Commission. The Clerk shall forward such data to the Planning Commission Secretary and shall request that the preliminary plat be placed on the next agenda of the Planning Commission.
2. The proprietor shall submit to the Macomb County Plat Coordinating Committee seven (7) copies for their preliminary review and present evidence of having done so with the copies deposited with the Township as required above.
3. The School District having jurisdiction in the area concerned shall be informed and made aware of the proposed preliminary plat by the proprietor. The Proprietor shall submit evidence that a copy of the preliminary plat has been delivered to the appropriate School District for its information.
4. The preliminary plat shall be prepared in accordance with Section 111 and 112 of the Subdivision Control Act and in accordance with the requirements of this Ordinance. The Planning Commission shall act on the preliminary plat within 60 days after the first meeting of the Planning Commission after the proposed preliminary plat has been deposited with the Township Clerk.
5. The Clerk shall check the proposed plat and other data for completeness. Should any of the data required in the Subdivision Control Act or in this Ordinance be omitted from the proposed plat, the Clerk shall inform the proprietor of the data required and suggest that the application not be filed until the required data is received.
6. The proprietor shall deposit the sum required in Article XII to cover costs of reviewing all engineering plans and layout, said deposit to be made at the time the preliminary plat is submitted to the Clerk.

SECTION 401. Identification And Description

1. Proposed name of subdivision.
2. Location by Section, Town, and Range, or by other legal description.

3. Names and addresses of the proprietor, owner and planner, landscape architect, designer, engineer or surveyor who designed the subdivision layout. The proprietor shall also indicate his interest in the land.
4. Date, northpoint and scale of plat, 1" = 100' as minimum acceptable scale.

SECTION 402. Existing Conditions

1. An over-all area map at a scale of not less than 1" = 2,000' showing the relationship of the subdivision to its surroundings such as section lines and/or major streets or collector streets shall be provided.
2. Boundary line of proposed subdivision, section or Township lines within or adjacent to the tract and over-all property dimensions.
3. Property lines of contiguous adjacent tracts of subdivided and unsubdivided land within 1/2 mile of the site are to be shown in relation to the tract being proposed for subdivision, including those located across abutting roads.
4. Location, widths, and names of existing or prior platted streets and private streets, public areas and public easements, within or adjacent to the tract being proposed for subdivision, including those located across abutting roads.
5. Drainage patterns shall be graphically displayed on an accompanying sketch and include the following information:
  - A. River, stream or open (ditch) drainageways and the direction of their flow.
  - B. The direction of surface drainage over the site.
  - C. Ridgelines or watersheds boundaries, if any are on or within 1/2 mile of the site.
  - D. Soil drainage characteristics:
    - 1) Well drained
    - 2) Subject to ponding
    - 3) Susceptible to flooding
6. Topography drawn to contours with an interval of at most two (2) feet in elevation. Topography shall be based on United States Geological Survey Datum. Benchmarks for the work shall be indicated on the drawing. If slope gradients of two (2) percent or greater exist on the site, then a sketch shall be presented with shadings for the first two (2) to four (4) percent change; the four (4) to ten (10) percent change; the ten (10) to twenty (20) percent change and the twenty (20) percent and greater change. The topographic map and slope

- gradient sketch shall include the area of the proposed subdivision as well as an area at least 200 feet beyond it.
7. Soil types and characteristics as made available by the United States Department of Agriculture Soil Conservation Service shall be sketched and submitted at the same scale as the subdivision site indicating the suitability of the proposed site for the proposed development. (See current Soil Survey, Macomb County, Michigan).
  8. Vegetation on the site shall be carefully inventoried and sketched as to type and location on a map at the same scale as the preliminary plat. In particular, existing trees by type and size shall be recorded as well as the ground elevation at the base of each tree of significant size, and of clusters of trees having the same base or average base elevation.

SECTION 403. Proposed Conditions

1. A design concept sketch at 1" = 100' shall be submitted with the plat that shows the features proposed for development (i.e., lots, streets, drains, open space, parks, schools, etc.) related to the site's natural characteristics (drainage, topography, slope, soil types, vegetation, trees, etc.). The reason this scheme was chosen over others shall be noted.
2. A refined illustration showing the information indicated below shall be submitted as the preliminary plat drawing:
  - A. Layout of streets, indicating proposed street names, right-of-way widths and connections with adjoining platted streets and also the widths and location of alleys, existing easements and public walkways.
  - B. Layout, number and dimensions of lots, including setback lines showing setback depth and width of lot at setback line.
  - C. Indication of parcels of land intended to be dedicated or set aside for public use and/or for the use of property owners in the subdivision.
  - D. An indication of the status of the petitioner's ownership, and existing and proposed use of any parcels identified as "excepted" on the preliminary plat. If the proprietor has an interest or owns any parcel so identified as "excepted", the preliminary plat shall indicate how this property could be developed in accordance with the requirements of the existing zoning district in which it is located and with an acceptable relationship to the layout of the proposed preliminary plat.
  - E. Statement of intended use of the proposed plat such as residential single-family, two-family and multiple

housing; commercial; industrial; recreational; or agricultural. Also proposed sites, if any, for multi-family dwellings, shopping centers, churches, industry and other nonpublic uses exclusive of single-family dwellings. Also, any site proposed for parks, playground, schools, or other public uses.

- F. If the subdivision is proposed to be developed under the cluster or planned unit development, said subdivision shall meet the requirements of Section 708 of this Ordinance.
- G. In the case where the proprietor wishes to subdivide a given area but wishes to begin with only a portion of the total area, the preliminary plat shall include the proposed general layout for the entire area. The part which is proposed to be subdivided first shall be clearly superimposed upon the overall plan in order to illustrate clearly the method of development which the proprietor intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the proprietor is subdivided.

#### SECTION 404. Review By Planning Commission

- 1. Two copies of the preliminary plat shall be transmitted to the Township Engineer and one to the Township Planner for their technical review and recommendation.
- 2. The Township Planner shall check the proposed plat for completeness. Should any of the data required in the State Subdivision Control Act, or SECTION 401 through SECTION 403 of this Ordinance, be omitted, the Township Planner shall inform the Planning Commission of the data required, and that the application will be delayed until the required data is received.
- 3. The Township Engineer and Planner within 30 days of receipt of the preliminary plat shall notify the Planning Commission of their recommendations for either approval or rejection of the preliminary plat.
- 4. Upon receipt of the recommendations of the Engineer and Planner, the Secretary shall place the preliminary plat on the next regular Planning Commission agenda, at which meeting the proprietor will be scheduled to appear. The Planning Commission shall act on the preliminary plat as provided in SECTION 400.4 unless the proprietor agrees in writing, to an extension at this time.
- 5. The Commission shall review the preliminary plat for compliance with the following:
  - A. Applicable ordinances and regulations.

- B. Availability and adequacy of utilities.
  - C. Availability of school and recreation facilities.
  - D. Master Plan.
6. The Commission shall recommend conditional approval, disapproval or approval of the preliminary plat.
- A. Should the approval be a conditional approval, the preliminary plat shall not be forwarded to the Township Board, until said conditions have been satisfied by the proprietor.
  - B. Should the Commission disapprove the preliminary plat, it shall record the reasons in the minutes of the meeting. The proprietor shall be notified of the action of the Commission in writing. He may request copies of the recommendations for the purposes of revision and resubmittal. A copy of this action shall also be submitted to the Township Board.
  - C. Should the Commission find that all conditions have been satisfactorily met, it shall give tentative approval to the preliminary plat. The Secretary shall make a notation to that effect on each copy of the preliminary plat and distribute copies of same as follows:
    - 1) Retain one (1) copy with comments which shall become a matter of permanent record in the Commission files.
    - 2) Forward one (1) copy to the School Board or School Superintendent of the district having jurisdiction in the area concerned.
    - 3) Forward the remaining copies to the Township Board via the Township Clerk with recommendations for approval.

SECTION 405. Review By the Township Board

- 1. The Township Board will not review the preliminary plat before compliance with SECTION 404, and then shall consider the preliminary plat and shall take action thereon within ninety (90) days of the date of filing, as defined in Section 112 of the Subdivision Control Act.
- 2. Should the Township Board give tentative approval of the preliminary plat, it shall be deemed to confer upon the proprietor the right to proceed with the preparation of the preliminary plat for final approval.
- 3. The approval of the preliminary plat by the Township Board is effective for a period of one (1) year. Should the

preliminary plat in whole or in part not be submitted for final approval within this time limit, the preliminary plat must again be submitted to the Planning Commission for recommendation and approval to the Township Board. The one (1) year period may be extended if applied for by the proprietor and granted by the Township Board in writing.

4. No installation or construction of any improvements shall be made or begun at this time.

## ARTICLE V PRELIMINARY PLAT - FINAL APPROVAL

Within one year after having received tentative approval of the preliminary plat as prescribed in ARTICLE IV of this ordinance, the proprietor shall submit the preliminary plat for final approval.

### SECTION 500. Filing

1. The proprietor shall submit to the Township Clerk nine (9) copies of the preliminary plat and other data concerning the proposed subdivision for the purpose of review by the Township together with copies of the preliminary plat bearing the approval of the authorities as required in SECTIONS 113 to 119 of the Subdivision Control Act. At this filing, he shall include a certified list of all authorities to which he has submitted preliminary plats for review.
2. The proprietor shall deposit the sum required in ARTICLE XII to cover costs of reviewing all engineering plans and layout, said deposit to be made at the time the preliminary plat is submitted for final approval to the Clerk.
3. The Clerk shall check the proposed plat and other data for completeness. Should any of the data required in the Subdivision Control Act or in this ordinance be omitted from the proposed plat, the Clerk shall inform the proprietor of the data required and suggest that the application not be filed until the required data is received.
4. The proprietor shall submit as evidence of title a policy of title insurance, or a legal opinion with reference to ownership, for examination in order to ascertain as to whether or not the proper names appear on the plat.
5. The Clerk shall forward the preliminary plat and all other data to the Planning Commission Secretary and shall request that the preliminary plat be placed on the next agenda of the Planning Commission.
6. The preliminary plat shall be prepared in accordance with Section 120 of the Subdivision Control Act and in accordance with the requirements of this ordinance. The Planning Commission shall act on the preliminary plat within 30 days after the proposed preliminary plat has been deposited with the Township Clerk.

### SECTION 501. Identification And Description

1. Same as Section 401.

### SECTION 502. Existing Conditions

1. Same as Section 402.

SECTION 503. Proposed Conditions

1. Same as Section 403.
2. Proposed utility installations
  - A. Sewage disposal, if proposed by individual systems: preliminary plat submittal shall include a tabulated record and a keyed map of soil percolation or other tests certified by a registered civil engineer or registered land surveyor, at the rate of one test per acre of usable land; also a letter indicating general appraisal of soil data for septic tank operation from the County Health Department.
  - B. Sewage disposal, if proposed by a sewage collection and treatment system: Preliminary layout of proposed system location and anticipated treatment capacity, location of treatment facilities and outlet; subject to approval of Michigan Department of Natural Resources, County Health Department, Township Engineer, the Commission and the Township Board.
  - C. Water supply, if proposed by community well system: Preliminary layout of proposed system, location and anticipated capacity of wells; subject to approval of Michigan Department of Public Health, County Health Department, Township Engineer, the Commission and Township Board.
  - D. Storm water disposal: Preliminary layout of proposed system location and invert elevation of outlets; subject to approval of Township Engineer, the Commission and the Township Board, and the Macomb County Drain Commissioner.
  - E. Subsoil drainage: Whenever there is reason to expect that any part of the tract has high water table or unstable subsoil conditions, the preliminary plat submittal shall include a tabulated record and a keyed map of soil borings made by and certified by a registered civil engineer, or registered land surveyor.
3. Water areas: Plan of any proposed water areas indicating depths, normal water levels, slopes and type of bank retention; methods of controlling insects, water growths and vegetation.
4. Proposed topography: superimposed on the preliminary plat shall be the proposed contours (at a maximum contour interval of two feet) of the area including the area at least 100 feet outside of the project.



SECTION 504. Review By the Planning Commission

1. Two copies of the preliminary plat shall be transmitted to the Township Engineer and one to the Township Planner for their technical review and recommendation.
2. The Township Planner shall check the proposed plat for completeness. Should any of the data required in the State Subdivision Control Act, or this Ordinance, be omitted, the Township Planner shall inform the Planning Commission of the data required, and that the application will be delayed until the required data is received.
3. The Township Engineer shall check all drawings and information for technical competence and compliance with the Subdivision Control Act and the requirements of the ordinance.
4. The Township Engineer and Planner shall notify the Planning Commission of their recommendation for either approval or rejection of the preliminary plat in ample time for the Planning Commission to place it on its agenda before the end of the thirty-day review period.
5. Upon receipt of the recommendations of the Planner and the Engineer, the Secretary shall place the preliminary plat on the next regular Planning Commission agenda, at which meeting the proprietor will be scheduled to appear.
6. The preliminary plat documents shall be reviewed by the Planning Commission as to compliance with the previous tentatively approved preliminary plat.
  - A. Should the Planning Commission find that the submitted plat documents are in close agreement with the tentatively approved preliminary plat, it shall recommend approval and notify the Township Board of this action in its official minutes and forward same together with all accompanying data to the Township Board for their action.
  - B. Should the Planning Commission find that the submitted plat documents do not conform substantially to the tentatively approved preliminary plat and that it is not acceptable, they shall record the reasons in their official minutes and forward same together with all accompanying data to the Township Board for their review and action.

SECTION 505. Review By The Township Board

1. The Township Board will not review the preliminary plat until all of the requirements of the Subdivision Control Act and this ordinance have been complied with. The Township Board shall consider the preliminary plat and shall take action thereon at its next regular meeting or within twenty (20) days of the date of filing.

2. Should the Township Board give approval to the preliminary plat, it shall be deemed to confer upon the proprietor the right to proceed with the preparation of the final plat.
3. The approval of the preliminary plat by the Township Board is effective for a period of two (2) years. Should the final plat in whole or in part not be submitted for approval within this time limit, the preliminary plat must again be submitted to the Planning Commission for recommendation and approval to the Township Board. The two (2) year period may be extended if applied for by the proprietor and granted by the Township Board in writing.
4. The Township Board shall instruct the Township Clerk to promptly notify the proprietor of approval or rejection in writing and if rejected to give the reasons.
5. No installation or construction of any improvements shall be made before the preliminary plat has received final approval of the Township Board, engineering plans have been approved by the Township Engineer, and any deposits required under ARTICLE VIII - IMPROVEMENTS, of this ordinance, have been received by the Township.

## ARTICLE VI - FINAL PLAT

### SECTION 600. Preparation

1. The final plat shall comply with the provisions of the State Subdivision Control Act.
2. The final plat shall conform substantially to the preliminary plat as approved and it may constitute only that portion of the approved preliminary plat which the proprietor proposes to record and develop at the time; provided, however, that such portion conforms to this Subdivision Ordinance.

### SECTION 601. Final Plat Review

1. Five (5) mylar or similar approved materials and three (3) paper prints of the final plat shall be filed by the proprietor with the Clerk together with the deposit of such sums of money as required herein and/or by other ordinances. If the proprietor prefers, he may submit only one mylar copy of the final plat plus the required paper prints. In this instance, the other needed mylar copies will be made by the State Treasurer's Office with the cost directly charged to the proprietor.
2. The final plat shall be reviewed by the Township Engineer and Township Planner as to compliance with the approved preliminary plat and plans for utilities and other improvements.
3. The Township Engineer and Township Planner shall notify the Township Board of their recommendation for either approval or rejection of the final plat within ten (10) days of its date of filing.
4. The Township Board shall review the recommendations of the Engineer and Planner and take appropriate action to approve or disapprove the final plat within twenty (20) days after its date of submission.
5. Upon approval of the final plat by the Township Board, the subsequent approvals shall follow the procedure set forth in the Subdivision Control Act. The three (3) prints of the final plat shall be forwarded: one (1) to the Clerk, one (1) to the Planning Commission and one (1) to the Building Inspector. The five (5) mylar copies shall be forwarded to the Clerk of the County Plat Coordinating Committee.
6. Placing of required monuments and lot corner markers may be waived by the Township Board for a period of one year from the date of approval of the final plat by the Township Board provided:

- A. That monuments or other markers adequately witnessed, shall be in place at all angles and at all ends of curves in the boundaries of the subdivision; and
- B. That the proprietor shall have delivered to the Clerk cash or a certified check or irrevocable bank letter of credit running to the Township, whichever the proprietor selects in an amount as established, or as from time to time may be established by the Township Board equal to \$35.00 per monument remaining to be placed, plus \$15.00 per lot corner marker remaining to be placed; however, a minimum deposit of \$200.00 shall be necessary regardless of the number of monuments and/or markers to be placed.

Such cash, certified check or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a surveyor that the monuments and markers have been placed as required within the time specified. If the proprietor defaults, the Township Clerk shall engage a surveyor to locate the monuments and markers called for on the plat and on completion of the work shall return any unexpected balance of the deposit to the party from whom it was received.

7. The Township Clerk shall require of the proprietor as a condition of final plat approval, a deposit in the form of cash, certified check, irrevocable bank letter of credit running to the Township or a surety bond for the full cost, as estimated by the Township Engineer, of all proposed improvements not completed as of that time including roads and streets, improvements to 'open lands' (as defined in SECTION 708 herein) and the installation of any required facilities, to insure the completion of said improvements and facilities within a length of item agreed upon from the date of approval of the final plat by the Township Board. The Township shall rebate to the proprietor as work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project provided, however, that no amount shall be reimbursed until the Township Engineer approves the same and at least ten percent (10%) shall be retained pro-rata from the entire project for each payment until one (1) year after completion of the improvements to insure against any repairs that may be necessary.
8. Two (2) copies of the proposed Subdivision Deed Restrictions or protective covenants or a statement in writing that none are proposed shall be furnished to the Township Board to be filed with the Township's copy of the final plat.
9. One complete set of 'as built' mylar drawings shall be provided by the proprietor to the Township Engineer at the time of final acceptance of the public improvements.

SECTION 602. Assessor's Plats

If it established that conditions exist whereby an assessor's plat is necessary, said assessor's plat shall comply with Sections 201 through 213 of the Subdivision Control Act.

ARTICLE VII - SUBDIVISION  
DESIGN STANDARDS

The subdivision design layout standards set forth under this section are development guides. All final plats must be reviewed and approved by the Township Board in accordance with the Subdivision Regulations Ordinance.

SECTION 700. Streets

1. LOCATION AND ARRANGEMENT:

- A. The proposed subdivision shall conform to the various elements of the Township' Comprehensive Development Plan and shall be considered in relation to the existing and planned major thorofares and collector streets and such part shall be platted in the general location and width indicated on such plan. The proposed subdivision shall also conform to any state, county, or local right-of-way plan which may be applicable to that location.
- B. The street layout shall provide for continuation of local or collector streets in the adjoining subdivisions or where the adjoining areas are not subdivisions shall be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent area.
- C. The street layout shall include local streets so laid out that their use by through traffic shall be discouraged.
- D. Should a proposed subdivision border on or contain an existing or proposed major thorofare, the Commission may require marginal access streets, reverse frontage, or such other treatment regarding acceleration, deceleration and passing lanes as may be necessary for adequate protection of residential properties and to afford separation and reduction of traffic hazards.
- E. Should a proposed subdivision border on or contain a railroad, expressway or other limited access highway right-of-way, the Commission may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of an appropriate use of the intervening land such as for parks and residential districts. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separation.
- F. Half streets shall be prohibited, except where absolutely essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations. Wherever there exists adjacent to the

tract to be subdivided, a dedicated or platted and recorded half street the other half shall be platted.

- G. Streets shall be arranged in proper relation to topography so as to result in desirable and usable lots and safe streets with reasonable gradients.
- H. Except where justified by extreme conditions, alleys and private streets will not be permitted in areas of detached single or two-family residences.

2. RIGHT-OF-WAY WIDTHS:

Street right-of-way widths shall conform to the requirements of the County Road Commission or at least the following requirements, whichever is greater:

- A. Major and Secondary Thorofares - In conformance with the Thorofare Plan section of the Lenox Township Master Plan.
- B. Collector Streets - 86'
- C. Industrial Service Streets - 70'
- D. Multiple-Family Residential Streets Where Platted - 60'
- E. Local Street (Single-Family Residential) - 60'
- F. Marginal Access Streets - 60'
- G. Boulevard Streets - 80' or more
- H. Turn-around (Loop or "U") Streets - 120'
- I. Alleys - 20'
- J. Cul-de-sac Streets - Turn Around
  - 1) Industrial - 70' terminating with 120' diameter
  - 2) Residential and Others - 60' terminating with 100' diameter
- K. Maximum length for cul-de-sac streets shall generally be 600'. This may be exceeded subject to the approval of the Commission.

3. STREET GRADES:

- A. Maximum - All streets, 5%, provided that where essential for reasonable development 6% may be permitted for collector and minor streets.
- B. Minimum - Shall meet the standards of the County Road Commission.

4. VERTICAL ALIGNMENT: Per the specifications of the County Road Commission.
5. HORIZONTAL ALIGNMENT:
  - A. When tangent centerlines deflect from each other they shall be connected by a curve with a minimum centerline radius of:
    - 1) Major and secondary thorofares: 800'
    - 2) Collector Street: 500'
    - 3) Local Streets: 200'
  - B. Between reverse curves there shall be minimum tangent distance of 100 feet.
  - C. In no case less than the specifications of the County Road Commission.
6. STREET INTERSECTIONS: Streets shall be laid out so as to intersect as nearly as possible at ninety (90) degrees. Curved streets of at least 400' radius, intersecting with major, secondary and collector thorofares shall do so with a tangent section of centerline fifty (50) feet in length, measured from the right-of-way line of the major, secondary or collector thorofare. The tangent is not required at 90 degree intersections.
7. STREET JOGS: Local street jogs with centerline offsets of less than 150 feet shall be avoided.
8. All driveway locations shall be subject to regulations, recommendations and review of the County Road Commission.

#### SECTION 701. BLOCKS

Blocks within subdivisions should conform to the following standards.

##### 1. SIZES:

Blocks within subdivisions shall conform to the following standards except where, in the opinion of the Planning Commission, physical conditions may justify a variation:



Maximum Block Length  
(in feet) measured  
Between Right-of-way  
Lines

- A. Blocks containing lots averaging 85 ft. or less in width 1,275
- B. Blocks containing lots averaging more than 85 feet and not more than 110 feet in width. 1,650
- C. Blocks containing lots exceeding 110 feet in width. 2,250

Large lot subdivisions of one-half acre or greater shall not be restricted by the above dimensions of the block length. All other patterns, which cannot be described as having blocks shall be reviewed and approved by the Commission, and shall be subject to adjustment by the Commission.

- D. Maximum length for blocks shall not exceed 1,400 feet in length, except where conditions such as topography, water bodies and drainage ways may justify a greater distance.
- E. Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.

2. PUBLIC WALKWAYS:

- A. Location of public walkways or crosswalks may be required by the Commission to obtain satisfactory pedestrian access to public or private facilities such as, but not limited to, schools and parks.
- B. Widths of public walkways shall be at least five (5) feet and shall be in the nature of an easement for this purpose, and shall be improved with a full width concrete walk.

3. EASEMENTS:

- A. Location of utility line easements shall be provided along the rear or side lot lines as necessary for utility lines.

Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than twelve (12) feet wide.

- B. Recommendations on the proposed layout of telephone and electric company easements should be sought from all of utility companies serving the area. It shall be the responsibility of the proprietor to submit copies of the

preliminary plat to all appropriate public utility agencies.

- C. Easements three (3) feet in width shall be provided where needed along side lot lines so as to provide for street light dropouts. Prior to the approval of the final plat for a proposed subdivision, a statement shall be obtained from the appropriate public utility indicating that easements have been provide along specific lots. A notation shall be made on the final plat indicating: "The side lot lines between lots (indicating lot numbers) are subject to street lights dropout rights granted to the Detroit Edison Company".
- D. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width or construction or both as will be adequate for the purpose. Such easements shall meet the approval of the County Drain Commissioner and/or County Road Commission.
- E. The Township may require an easement for emergency vehicle access through properties adjacent to bodies of water.

#### SECTION 702. Lots

Lots within subdivisions shall conform to the following standards:

##### 1. SIZES AND SHAPES:

- A. The lot size, width, depth and shape in any subdivision proposed for residential uses shall be appropriate for the location and the type of development contemplated.
- B. Lot areas and widths shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.
- C. Building setback lines shall conform to at least the minimum requirements of the Zoning Ordinance.
- D. Excessive lot dept in relation to width shall be avoided. A depth-to-width ratio of not more than 3 to 1 shall be desirable.
- E. Corner lots in residential subdivisions shall be platted at least fifteen (15) feet wider than the minimum width permitted by the Zoning Ordinance.
- F. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provision for off-street parking,

setbacks, and other requirements in accordance with the Zoning Ordinance.

2. ARRANGEMENT:

- A. Every lot shall front or abut on a street except in those instances involving a planned development for multiple dwellings, business centers or industrial tracts where, in the judgement of the Commission, such requirements would not serve the best interests of the Township.
- B. Side lot lines shall be at right angles or radial to the street lines, except where in the judgement of the Commission, physical conditions may justify a variation.
- C. Residential lots abutting major thorofares or collector streets, where marginal access streets are not desirable or possible to attain, shall be platted with reverse frontage lots, or with side lot lines parallel to the major traffic streets, or shall be platted with extra depth to permit generous distances between buildings and such trafficway.
- D. Lots shall have a front-to-front relationship across all streets where possible.
- E. Where lots border upon bodies of water, the front yard shall be designated as that side fronting on the street.
- F. Lands subject to flooding or otherwise deemed by the Commission to be uninhabitable shall not be platted for residential purposes, or for uses that may in the judgement of the Planning Commission increase the danger to health, life, or property or increase the floor hazard. Such land within a subdivision shall be set aside for other uses, such as parks or other open space.
- G. Where parcels of land are subdivided into unusually large lots the parcels may be divided, where feasible so as to allow for resubdividing into smaller parcels in a logical fashion. Lot arrangements shall allow for the ultimate extension of adjacent streets through the middle of wide blocks.

SECTION 703. Public Reservations And Dedications

The proprietor shall allocate areas suitably located and of adequate size for playgrounds, school sites, parks and recreation facilities, as indicated in the Master Plan and/or as set forth in standards recommended by the Commission.

- 1. Park and Recreation areas shall be provided by one of the following methods.

- A. By providing an area within the subdivision for use for recreational purposes, which recreational area so provided shall have an area equal to a minimum of two and one half (2.5) percent of the entire area platted or four hundred (400) square feet per lot platted or one platted lot, whichever shall be the greater, and which area shall be developed and maintained by the proprietor or by the lot owners in the subdivision under a legal arrangement adequate to secure such end; or
- B. By conveying by warranty deed to the Township an amount of land within the subdivision equal to a minimum of two and one half (2.5) percent of the entire area platted or four hundred (400) square feet per lot platted or one platted lot, whichever shall be the greater, which land or the proceeds thereof shall be held by the Township to be used for the acquisition improvement of land for one or more park or recreational areas in the neighborhood of said subdivision; or
- C. By contributing to the Township such sum of money as shall be equivalent to the reasonable market value of two and one half (2.5) percent of the entire area of the subdivisions after the same shall have been improved or four hundred (400) square feet per platted lot after the same shall have been improved, whichever shall be the greater, which reasonable market value shall be computed at six (6) times the equalized assessed value of land prior to subdividing in lieu of which such contribution shall be made. Such contributions shall be made in cash and all sums so contributed shall be held by the Township to be used for the acquisition or improvement of land for one or more parks or recreational areas in the neighborhood of said subdivision.

When invoking one of the above methods, the proprietor may reduce the minimum lot area as prescribed in the Township's Zoning Ordinance in an amount equal to the percentage reduction in total land of the public dedication or equivalent cash contribution up to a total of ten percent. (For example, in a 40 acre subdivision, the proprietor may dedicate 2 acres or its value to the Township thus entitling him to reduce his minimum lot by 2/40 or 5%).

2. Reservations shall be made for acquisition by the School Board within a period of two (2) years after development is completed. Said reservation shall be made in such a manner as to provide for a release of the land to the proprietor in the event that the School Board does not proceed with the purchase.

#### SECTION 704. Natural Features

The natural features and character of lands must be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural groves, water courses and similar community assets that will add attractiveness and value to the property if preserved. The preservation of drainage and natural stream channels must be considered by the proprietor and the dedication and provision of adequate barriers (dams, bulkheads, retaining walls, etc.) where appropriate, shall be required.

#### SECTION 705. Planting Strips

Planting strips may be required to be placed next to incompatible features such as highways, railroads, commercial or industrial uses to screen the view from residential properties. Such screens or greenbelts shall be a minimum of ten (10) feet wide and shall not be a part of the normal roadway right-of-way or utility easement. (Reference shall be made to Greenbelts in the Lenox Township Zoning Ordinance).

#### SECTION 706. Flood Plains

Any areas of land within the proposed subdivision which lie either wholly or in part within the flood plain of a river, stream, creek or lake, or any other areas which are subject to flooding or inundation by storm water shall require specific compliance with the Subdivision Control Act and its review by the County Drain Commission and the Water Resources Commission of the Department of Natural Resources.

#### SECTION 707. Topsoil

Removal of topsoil from areas to be subdivided shall be prohibited except in those areas to be occupied by buildings, roads or parking areas. A plan for storage or stockpiling of topsoil shall be submitted by the proprietor with the final plat and shall be approved prior to receiving approval of the final plat. Such plan shall meet the requirements of the Zoning Ordinance.

#### SECTION 708. Cluster Or Planned Unit Development

The following requirements apply in addition to all other requirements of this Ordinance where a preliminary plat is filed for approval under the Cluster or Planned Unit Development section of the Zoning Ordinance.

##### 1. STATEMENT OF PRINCIPALS

Consideration by the Commission and the Township Board of proposed optional use of Cluster or Planned Unit Development shall reflect the following basic principles:

- A. The Zoning Ordinance provides an optional method of subdividing property, and approval of any such

subdivision is subject to the concurrence of the Planning Commission.

B. Particular attention shall be given to the effect a Cluster or Planned Unit Development shall have upon the immediate area where the character of that area has been established by previous development. Consideration shall be given by the Commission to the benefits to be derived by the residents of the proposed subdivision and the Township because of the Cluster or Planned Unit Development with reasonable consideration to be given to the proprietor.

C. The following objectives shall govern the approval or disapproval of the proposed Cluster or Planned Unit Development:

- 1) To provide a more desirable living environment by preserving the natural character of the terrain features.
- 2) To encourage developers to use a more creative approach in the development of residential areas.
- 3) To encourage a more efficient aesthetic and desirable use of the land while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles.
- 4) To encourage the provision of open space so benefits may accrue directly to residents of the subdivision and to further encourage the development of recreational facilities.

2. The Cluster or Planned Unit Development shall contain the following in addition to the information required by other Sections in this Ordinance.

A. A complete description of the land proposed to be dedicated to the Township or to the common use of lot owners (herein called open land) shall be provided, including the following as a minimum.

- 1) Legal description of open land.
- 2) Topographical survey of open land.
- 3) Types of soil, as classified in "Soil Survey, Macomb County, Michigan, in open land.
- 4) Description of natural features of open land (stands of trees or other vegetation, streams or other bodies of water, etc.).
- 5) Other relevant factors.

B. The proposed plan of development of the open land shall be submitted with the Preliminary Plat when filed for tentative approval and shall include the following as a minimum:

- 1) The proposed manner in which the title to land and facilities is to be held by the owners of land in the subdivision.
- 2) The proposed manner of collection of maintenance costs, financing costs or assessments so that nonpayment will constitute a lien on the property, thus avoiding Township responsibility in the future.
- 3) The proposed manner of regulating the use of the common facilities and areas so as to eliminate possible nuisance to other property owners and cause for enforcement by the Township.
- 4) The proposed method of notifying the Township when any change is contemplated in plans that would affect the original specifications approved by the Township.
- 5) The proposed method of setting up assessments to cover contingencies, insurance against casualty and liability and payment of taxes relating to these properties.

C. The Cluster or Planned Unit Development shall contain a statement of the benefits to be realized by the residents of the proposed subdivision and the Township by approval of the proposed Cluster or Planned Unit Development with particular reference to the objectives stated in Zoning Ordinance.

3. Before any action is taken upon any Cluster or Planned Unit Development filing, copies of the preliminary plat, application, and supporting data shall be submitted by the Clerk to the Township Planner, the Township Engineer, and the Township Attorney for review and recommendation.

A. The Township Planner shall review and render an opinion upon the proposed Cluster or Planned Unit Development from the materials furnished and from visits to the site or such other information as he may deem necessary and render his opinion with respect to the following:

- 1) The suitability of the proposed open land for purposes proposed.
- 2) The need for the proposed uses in the general area.

- 3) The location and layout of the open spaces with relation to the lots within the subdivision.
  - 4) The effect upon neighboring areas which would result by the Cluster or Planned Unit Development and the appropriateness of the development of the lots sizes proposed under the Cluster or Planned Development in the particular area involved.
  - 5) Any other factor related to the development and proper design of the proposed subdivision.
- B. The Township Engineer shall review and render an opinion upon the proposed Cluster or Planned Unit Development as it relates to the following details:
- 1) The Plan can be suitably provided with utilities as proposed.
  - 2) The Plan would not require undue changing of the natural grade.
  - 3) The Plan can be physically developed, as proposed, without injuring the abutting lands as to the capacity available in existing utility services.
- C. The Township Attorney shall review the proposed Cluster or Planned Unit Development and render his opinion with respect to the following:
- 1) The proposed manner of holding title to the open land.
  - 2) The proposed manner of payment of taxes.
  - 3) The proposed method of regulating the use of the open land.
  - 4) The proposed method of maintenance of property and financing thereof.
  - 5) Any other factor related to the legal or practical problems or ownership, use and maintenance of the open land.
4. If the Commission is satisfied that the proposed Cluster or Planned Unit Development meets the letter and spirit of the Zoning Ordinance and should be approved, it shall recommend such approval to the Township Board with the conditions upon which such approval should be based. Thereafter, the Board shall take action upon such application in accordance with Section 400 of this Ordinance.
  5. If the Commission is not satisfied that the proposed Cluster or Planned Unit Development meets the letter and spirit of the



Zoning Ordinance or finds that the approval of said development will be detrimental to existing development in the general area and should not be approved, it shall communicate such disapproval to the Township Board with the reasons therefore. The proprietor shall be entitled to a hearing upon said proposal before the Township Board upon written request therefore filed with the Township Clerk.

6. If the Township Board gives preliminary approval to the proposed Cluster or Planned Unit Development, it shall instruct the Township Attorney to prepare a contract setting forth the conditions upon which such approval is based, which contract after approval thereof by the Board, shall be entered into between the Township and the proprietor prior to tentative approval of any preliminary plat.

## ARTICLE VIII - IMPROVEMENTS

The improvements set forth under this Article are to be considered as the minimum acceptable standard. All those improvement for which standards are not specifically set forth shall have said standards set by Ordinance or by published rules of the Township. All improvements must meet the approval of the Township Board.

Prior to the undertaking of any improvements, the proprietor shall deposit with the Clerk, cash, a certified check or irrevocable bank letter of credit, whichever the proprietor selects, or a surety bond acceptable to the Township Board to insure faithful completion of all improvements within the time specified by agreement with the Township. The amount of the deposit shall be set by the Township Board based on an estimate by the Township Engineer. The Township Board shall release funds for the payment of work as it is completed and approved by the Township.

### SECTION 800. Streets

All streets and appurtenances thereto shall be constructed in accordance with the specifications established by the County Road Commission and the Township Board. In addition, the following standards shall apply:

1. Street Type and Minimum Pavement Width
  - A. Major and Secondary Thorofare - In conformance with the specifications established by the County Road Commission and Township Board, but in no case shall the minimum pavement width be less than twenty-four (24) feet.
  - B. Local Streets - 28'
  - C. Collector Streets - 40'
  - D. Boulevard Streets - 22'
  - E. Multiple-Family Residential Streets - 22'
  - F. Turn-Around (Loop or "U") Streets - 22'
  - G. Cul-de-Sac Streets - Turn Around
    - 1) Industrial - 36' - 60' radius at centerline
    - 2) Residential and others - 28' - 40' radius at centerline
  - H. Alleys - 20'

#### SECTION 801. Underground Wiring

The proprietor shall make arrangements for all local distribution lines for telephone, electric, television, and other similar services distributed by wire or cable to be placed underground entirely throughout the area subdivided for residential use, except for main supply and perimeter feed distribution lines which serve areas outside the subdivided area, and except for surface facilities related to underground service, such as above ground closures or terminals, and such wires, conduits or cables shall be placed within private easements provided to such service companies by the proprietor or within dedicated publicways. All such facilities placed in dedicated publicways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission. All drainage and underground utility installations which traverse privately owned property shall be protected by easements granted by the proprietor.

#### SECTION 802. Sewage Disposal

A method of sanitary sewage disposal shall be required in all subdivisions for each lot. When a proposed subdivision is located within, adjacent to or reasonably (in the judgement of the Commission) near the service area of a Township Public sewer system, sanitary sewers and other required appurtenances thereto, shall be installed in such a manner as to adequately serve all lots from the municipal system. Public sewer systems shall be approved by the Michigan Department of Natural Resources and the Township Engineer. Septic systems must be approved by the County Health Department.

#### SECTION 803. Water Supply

When a proposed subdivision is located within, adjacent to or reasonably (in judgement of the Commission) near the service area of a Township Water supply system, water mains, fire hydrants and required water system appurtenances shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat, both for domestic use and fire protection. In the event of the non-existence or non-availability of a Township water supply system, a subdivision water supply system, if possible, as determined by the Township Engineer, shall be installed by the proprietor. Private wells shall meet approval of the Township and the County Health Department.

#### SECTION 804. Storm Drainage System

An adequate storm drainage system shall be required in all subdivisions. Adequate provisions shall be made for proper drainage of storm water run-off from each residential lot. If necessary, the Township may require storm sewers, catch basins, manholes, culverts, bridges, and other appurtenances.

#### SECTION 805. Project Grading

Subdivision shall be graded in such a manner as to provide positive drainage of all areas within the boundary of the subdivision. Except where specifically waived by the governing body in the interest of the health, safety and general welfare of the community, each lot shall drain to a street and the grading of lots to direct drainage to and along a rear lot line shall not be permitted.

In order to provide effective erosion and sediment control, practical combinations of the following technical principles shall be applied to the erosion control aspects of the grading plan:

1. The smallest practical area of land should be exposed at any time during development.
2. When land is exposed during development, the exposure should be kept to the shortest practical period of time.
3. Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
4. Sediment basins (debris basins or silt traps) should be installed and maintained in land undergoing development to remove sediment from run-off waters.
5. Provision should be made to effectively accommodate the increased run-off caused by changed soil and surface conditions after development.
6. The permanent final vegetation and structures should be installed as soon as practical in the development.
7. The development plan should be fitted to the topography and soil so as to create the least erosion potential.
8. Wherever possible, natural vegetation should be retained and protected.

#### SECTION 806. Sidewalks

Five (5) feet wide concrete sidewalks, as approved by the Township Engineer, shall be constructed where required. In those instances where no good purpose would be served by the provision of sidewalks, the Planning Commission may waive this requirement.

#### SECTION 807. Street Trees

Street trees shall be provided; at least one (1) per lot or not less than one (1) tree for each sixty (60) feet of street frontage.

SECTION 808.

An appropriate street sign shall be erected at each street intersection within the subdivision. The type of sign and location thereof, shall be subject to the approval and direction of the County Road Commission.

ARTICLE IX - ENGINEERING  
DESIGN STANDARDS

SECTION 900. General Requirements

1. Township standard details and specifications shall be adopted by the Township Board resolution from time to time. All proposed construction shall comply with such adopted standards.
2. Complete project improvement plans shall be submitted prior to review and approval of any portion thereof.
3. All engineering plans submitted shall bear the seal of a Registered Professional Engineer.
4. Plans submitted shall be on 24' x 36' or 22' x 36" white prints having blue or black lines, and shall be neatly and accurately prepared. Judgement should be exercised in the design and layout and presentation of proposed improvements.
5. Elevations shall be on U.S.G.S. datum. Two bench marks for the work shall be indicated on each sheet of the plans.
6. One mylar copy of as-built plans of water, sanitary sewer, roads and storm sewer system and certification from a Registered Professional Engineer that all surface grades, roads, and structures are in conformance with the approved plan shall be provided prior to acceptance of the subdivision improvements by the Township.

SECTION 901. Submittal Procedure

For Township approval of sanitary sewer systems, storm sewers, project grading or water systems, the applicant shall furnish to the Township Clerk a detailed estimate of the cost and two sets of the plans including the general plan, for the system on which he desires approval. The Township Clerk shall collect the review fee and refer the plans to the Township Engineer, who shall check the estimate and review plans for conformity to the standards of the Township to ascertain whether or not they are consistent with the overall utility plans of the Township and return one of the two sets with appropriate comments. The applicant, after making any changes required on the set of plans returned to him, shall then submit the revised plans to the Township Clerk for final approval. If the revisions have been properly made, the Township Engineer will transmit copies to the appropriate County and/or State agencies for their review.

ARTICLE X  
COMPLIANCE STANDARDS

The approvals required under the provisions of this Ordinance shall be obtained prior to the installation of any subdivision or project improvements within the Township. All subdivision or project improvements and/or under the ultimate jurisdiction of the Township, shall comply with all of the provisions and requirements of this and any other related ordinance.

ARTICLE XI  
INTERPRETATION

The provisions of these regulations shall be held to be the minimum requirements adopted for the promotion and preservation of public health, safety and general welfare of the Township. These regulations are not intended to repeal, abrogate, annul or in any manner interfere with existing regulations or laws of the Township, nor conflict with any statutes of the State of Michigan or Macomb County, except that these regulations shall prevail in cases where these regulations impose a greater restriction than is provided by existing statutes, laws or regulations.

ARTICLE XII  
FEES

SECTION 1200. Review and Administrative Fees

Preliminary and final plat review fees shall be paid by the proprietor as follows: Fees for inspection and examination of plats and the land to be subdivided and related expenses shall be paid to the Township by the proprietor, and such fees shall include the Township fee, the Planner's fee and the Engineer's fee. On a Cluster or Planned Unit Development, the Township Attorney's fee will be based upon his arrangement with the Township in effect at said time. The legal fee shall be over and above the following charges:

Planner's Fees

1. Initial Investigation - \$2.00 per lot with \$100.00 minimum charge.
2. Preliminary Plat Review, without previous initial investigation - \$100.00 plus \$2.50 per lot.
3. Preliminary Plat Review, with previous initial investigation - (tentative and final) - \$100.00 plus \$1.00 per lot. Each Review.

4. Final Plat Review - \$.50 per lot with \$50.00 minimum charge.

Engineer's Fees

1. Initial Investigation - \$1.50 per lot with \$100.00 minimum charge.
2. Preliminary Plat Review (Tentative) - \$3.00 per lot with \$300.00 minimum charge.
3. Preliminary Plat Review ((Final) - \$2.00 per lot with \$200.00 minimum charge.
4. Final Plat Review - \$3.00 per lot with \$300.00 minimum charge.

The above fees cover review of subdivision plans and plats only. Township charges for review of construction plans for improvements and for inspection of construction will be provided for under future Water and Sewer Ordinances.

SECTION 1201. Other Fees - Insurance and Bonds

Prior to construction of subdivision and project improvements, the contractor shall procure and maintain during the life of any contract or agreement for such construction, insurance protecting the Township from any claim for damages, real, personal, or otherwise, in the amount of \$1,000,000.00. Prior to the acceptance of improvements by the Township, a two-year maintenance bond in the full amount of the contract shall be posted by the proprietor.

ARTICLE XIII  
VARIANCE

SECTION 1300. Variance for Hardship

The Township Board may authorize a variance from these regulations when undue hardship may result from strict compliance. In granting any variance, the Township Board shall prescribe only conditions that it deems necessary to or desirable for the public interest. In making its findings as required herein below, the Township Board shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon the traffic conditions in the vicinity. No variance shall be granted unless the Township Board finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land.



2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the variance will further the written Objectives and Policies of the Township.

SECTION 1301. Variance For Cluster or Planned Unit Development

1. Conditions. The Township Board may authorize a variance from these regulations in case of a plan for a Cluster or Planned Unit Development where such development is permitted by the Zoning Ordinance and the requirements of Section 708 of this Ordinance are met.
2. Application. Application for any such variance shall be submitted in writing by the proprietor at the time the preliminary plat is filed for tentative approval, stating fully and clearly all facts relied upon by the proprietor and shall be supplemented with maps, plans, or other additional data which may aid in the analysis of the proposed project. The plans for such development shall include such covenants, restrictions, or other legal provisions necessary to guarantee the full achievement of the plan.

ARTICLE XIV  
DIVISION OF RECORDED PLAT AND UNPLATTED PARCELS

SECTION 1400. Lot Division

It shall be unlawful for a proprietor to further divide any lot, outlot, or parcel, pursuant to Section 263 of Act 288, Michigan Public Acts of 1967, as amended, and Section 104 of this Ordinance, or to divide any parcel or tract of land not resulting in a subdivision as defined by Section 102 of said Act, except in accordance with the following procedure:

1. The applicant shall submit two (2) copies of the following documents for review, examination and approval by the Township Clerk and Township Assessor:
  - A. A true and accurate survey, including both a drawing and full legal description, of the parcel of property which would result from the proposed division of the parent parcel (the parent parcel being the original parcel as it existed before the proposed division) including the location and dimensions of all existing buildings; and
  - B. A full and complete legal description (in the shortest possible form) and accurate drawing, which fully describe

the parcel, or parcels, of land which would be left remaining after the division of the proposed parcel or parcels, from the parent parcel; and

- C. Written verification and proof of ownership, by Warranty Deed, Quit Claim Deed, Land Contract or other legal document of conveyance, which identified the owner, or owners, of both the parcel of property proposed for division and the parent parcel of property.
  - D. If the applicant would like an informal review of the proposed division, prior to incurring the expense of a survey, he/she may submit a sketch, drawn to scale and including the location and dimensions of all existing buildings, for review and comment by the Assessor prior to the formal submission in A, B, and C above.
2. The following standards shall be observed when designing any further division of property in Lenox Township.
- A. Minimum lot width shall be measured from the edge of the existing right-of-way or easement of the public or private street, not from the center of the street.
  - B. Minimum lot area shall not include the area of any public or private road easement or road right-of-way.
  - C. Corner lots shall be laid out at least fifteen (15) feet wider in a platted subdivision and at least 20% wider than the minimum required on acreage parcels, in order to provide an appropriate front setback from both streets.
  - D. No lot shall require driveway lengths in excess of 600 feet in order to reach an appropriate building site.
  - E. Adjoining lots shall not have a front yard to rear yard relationship, where houses on the same side of the same street are situated behind one another.
3. Time For Review And Approval of Division

The Township of Lenox shall have at least ten (10) days to complete its review of the proposed division of real property to verify that it complies with the Michigan Subdivision Control Act and Amendments thereto, other applicable Statutes of the State of Michigan and all Ordinances of the Township of Lenox. No property division proposal presented to the Township Lenox after January 1 of any year will appear on the Township tax roll until the subsequent year.

4. Parcels Not Meeting Minimum Standards

Where any proposed division for the purpose of sale, lease of more than one year, or for building development will result in parcels, tracts, lots, or outlots, that are less than the

minimum area or size required by Act 288, Michigan Public Acts of 1967, as amended, or the Lenox Township Zoning Ordinance, the applicant shall also file with the Township Clerk a copy of a deed restriction on the property recorded with the Macomb County Clerk, Register of Deeds, signed by all persons having a legal or equitable interest in said parcels, tracts, lots or outlots, stating that the property shall not thereafter be developed or used separately, but only in conjunction with adjoining parcels, tracts, lots, or outlots, which, when joined together, shall satisfy the minimum area and size requirements of Act 288 of 1967, as amended and then applicable Lenox Township Zoning Ordinance.

5. Division Not Approved By Township

Any real property division, which has not been first approved by the Township of Lenox, will not be considered a valid division of such property under the terms of this Ordinance; and any parcel or real property, which has not received approval by the Township pursuant to the provisions of this Ordinance, will not be placed on the Township tax rolls as a separate and individual parcel of property.

6. Issuance of Building Permit

After the effective date of this Ordinance, prior to the issuance of any Building Permit for construction upon a parcel of real property which has been divided, the person or entity applying for the Building Permit must first provide the following items to the Lenox Township Building Inspector:

- A. Written verification and evidence of the approval of the division of real property by the Township of Lenox;
- B. A recorded copy of the survey, with legal description and drawing of the said parcel, or parcels of property (as heretofore described in this Ordinance); and
- C. A recorded copy of the legal document which establishes the applicant's ownership interest in the property (that is, a Warranty Deed, Quit Claim Deed, Land Contract or other written evidence of ownership and title of the property).

7. Planning Commission Review

Any proposed division of property which requires the construction of a road in order to provide access to the proposed parcels, tracts, lots, or outlots, shall be submitted for review and recommendation by the Planning Commission prior to approval by the Township Board, Township Clerk, and/or Township Assessor.

SECTION 1401. Division Into More Than Four (4) Lots; Planning Commission Review

1. Division of such lot, outlot or parcel into more than four (4) lots, outlots or parcels shall require review and recommendation by the Township Planning Commission. A sketch showing such proposed divisions, accurately drawn to scale, and showing the location of all existing buildings shall be submitted with the application. A copy of the application and the sketch may be forwarded to the Township Planner for recommendation when requested by the Planning Commission. Upon receipt of such recommendation, the matter shall be placed upon the agenda of the next regular meeting of the Planning Commission. Should the Planning Commission recommend approval of the requested division, it shall notify the Township Assessor.
2. No such division shall be permitted unless each of the parts into which such lot, outlot or parcel is to be divided meets the minimum requirements as to width, area, width-to-depth ratio, and open spaces.

ARTICLE XV  
VIOLATIONS AND PENALTIES

An person, persons, firm or corporation or anyone acting in behalf of said person, persons, firm or corporation violating any of the provisions of this Ordinance shall, upon conviction thereof, be subject to a fine of not more than five hundred (\$500.00) dollars, and the costs of prosecution, by imprisonment in the County Jail for a period not be exceed ninety (90) days, or both such fine and imprisonment in the discretion of the Court. Each day that a violation is permitted to exist shall constitute a separate violation.

ARTICLE XVI  
SEVERABILITY

If any section, paragraph, clause, phrase or part of these Subdivision Regulations is for any reason held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of these Regulations; and the application of those provisions to any persons or circumstances shall not be affected thereby.

ARTICLE XVII  
REPEAL

All ordinances and amendments thereto enacted and/or adopted by the Board inconsistent with the provisions of this Ordinance are hereby repealed, as of the effective date of this Ordinance. The repeal of the above Ordinance and its amendments does not affect or impair any act done, offense committed or right accruing, accrued or

acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted.

ARTICLE XVIII  
EFFECTIVE DATE

This Ordinance shall become effective on the 1st day of June, 1977 at 12:01 A.M.

I, Leo F. Sullivan, Clerk of the Township of Lenox, Macomb County, State of Michigan, hereby certify that the foregoing Subdivision Regulations, Ordinance No. 21 was duly approved by the Township Board of Lenox Township, Michigan on May 2, 1977, A.D., by the following vote:

Yeas: Yelencich, Sullivan, Goldenbogen, Kincais, Raska  
Nays: None  
Absent: None

Leo F. Sullivan, Clerk  
Township of Lenox

AMENDMENTS AND CERTIFICATION

This Ordinance was amended by the Lenox Township Board at a regular meeting held on December 5, 1988, followed by publication of a Notice of Adoption in The Voice on December 21, 1988.

This Ordinance was amended by the Lenox Township Board at a regular meeting held on November 4, 1991, followed by publication of a Notice of Adoption in \_\_\_\_\_ on \_\_\_\_\_.

This Ordinance was amended by the Lenox Township Board at a regular meeting held on October 4, 1993, followed by publication of a Notice of Adoption in The Voice on \_\_\_\_\_, 1993.

I, Kathe Maness, Clerk of the Township of Lenox, Macomb County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Lenox Township Subdivision Regulations Ordinance Number 21, as amended.

Kathe Maness, Clerk  
Township of Lenox

