

**CITY OF THE VILLAGE OF DOUGLAS
COUNTY OF ALLEGAN
STATE OF MICHIGAN**

RESOLUTION NO. 16-2022

**RESOLUTION APPROVING LOT SPLIT
PPN: 03-59-450-006-00, 295 McVea Street, Douglas Michigan**

At a regular meeting of the City Council for the City of the Village of Douglas, Michigan, held at the City of the Village of Douglas City Hall, Douglas, Michigan, on the 16th day of May, 2022, at 7:00 p.m.

PRESENT: Miller, Naumann, North, Seabert, Toepper, Van Loon, Donovan

ABSENT: None

The following Resolution was offered by Councilperson North and supported by Councilperson Van Loon.

RESOLUTION

WHEREAS, Article 17 of the Zoning Ordinance of the City of the Village of Douglas (“Douglas”) regulates the land division and combination of platted lots and unplatted land in Douglas; and

WHEREAS, Douglas has received a Land Division Application (Exhibit “A”) from Michael S. Way (“Applicant”) for a Lot Split of PPN: 03-59-450-006-00, located at 295 McVea Street in Douglas, Michigan which an official survey of has been attached (Exhibit “B”); and

WHEREAS, the split of the lot shall not have a lot width-to-depth ratio greater than 1:3; and

WHEREAS, the lot split constitutes three (3) conforming lots meeting the requirements of the R-2 Residential District zoning district; and

WHEREAS, newly created lot has access to a public road and is not a flag lot; and

WHEREAS, the lots resulting in the split may be occupied by residential structures consistent with Section 3.11 Table of Land Uses, to be constructed in conformance with the City of the Village of Douglas Zoning Ordinance, as approved.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Council of the City of Douglas approves the lot split of 295 McVea Street (PPN: 03-59-450-006-00) in Douglas, Michigan, for the creation of PPN: 03-59-450-006-10 and PPN: 03-59-450-006-20; and
2. The split is effective upon approval by Council, and shall be recorded by the Applicant with copy provided to the City within 120 days of certification of this resolution; and
3. The owner shall have any existing structures (fence, accessory, etc.), non-conforming with the R-2 District standards and Zoning Ordinance and encroaching on the lot lines of the newly created parcel(s) resultant of the split, demolished:
 - a. prior to any sale, transfer, or improvement of the site;
 - b. no later than 180 days from the certification of this resolution; and
4. A new survey shall be ordered and recorded prior to any future development and/or permitting; and
5. That any resolutions in conflict with this Resolution are deemed rescinded and revoked by the adoption of this Resolution.

YEAS: Council Members: Miller, Naumann, North, Seabert, Toepper, Van Loon, Donovan

NAYS: Council Members: None

ABSTAIN: Council Members: None

ABSENT: Council Members: None

ADOPTED this 16th day of May, 2022.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Jerome Donovan, Mayor

BY: _____
Pamela Aalderink, CMC, City Clerk

CERTIFICATION

I, Pamela Aalderink, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held May 16th 2022 in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Pamela Aalderink, CMC, City Clerk