



Sandstone Charter Township

Assessor's Office

7940 County Farm Rd Parma, MI 49269

(517) 784-4712 Ext 6 assessor@sandstonetownship.org

Lot Combination Requirements:

Thank you for your interest in Sandstone Township. Below is a list of requirements intended to assist you in this process.

You must answer all questions and include all attachments or this application will be returned to you. You may mail, email, fax or bring in the application to the Township Office. Once the completed application is received, (with all attachments) the Township has 45 days to notify the applicant of approval or denial. The land division process is a partnership between the Township Building/Zoning Administrator and the Township Assessor.

Approval of a lot combination is required before it is sold (§102(e&f)). This form is designed to comply with applicable local zoning, land division ordinances and § 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996). MCL 560.101 et seq.)

- 1. All taxes for the entire current year must be paid on or before December 31st or the application cannot be approved.**
- 2. This application *MUST* be accompanied by descriptions for EVERY NEW END RESULTING PARCEL before it can be approved.**
- 3. According to PA 23 of 2019 a "Tax Certificate" *MUST* be attached to this application. These certificates are provided by the Jackson County Treasurer's Office. See attached example.**
- 4. Deeds *MUST* be registered for every new end resulting parcel (regardless if there is a transfer of ownership or not) at the Jackson County Register of Deeds Office. This must be done within 90 days of the approval of this application or December 31st, which ever comes first or a new application and application fee will be required.**
- 5. A survey must accompany your application.**
- 6. Keep this cover letter for your reference.**

Please feel free to call the Assessing Office if you have questions. The Assessor is in on Wednesday from 9:00 to 4:00.

SANDSTONE CHARTER TOWNSHIP



7940 County Farm Rd • Parma, Michigan 49269

Phone: (517) 784-4712 Fax: (517) 784-2605

assessor@sandstonetownship.org

Lot - Parcel Combination Application

Date Application Received _____

Combination # _____

Application Fee \$ 100.00

Date Fee Paid _____

I, _____ (please print name) being the legal owner of the properties listed below, request that they all be combined into one lot/parcel. I understand the conditions in the box below.

Note: Application MUST be accompanied by a survey and a new description for the END RESULTING PARCEL.

Parcel Numbers Being Combined

Address/Street of Property

**** By signing this application, I understand that:**

**** No combination will be approved without the current year taxes paid by December 31st of the current year or within 90 days, whichever comes first. I understand that this includes both the summer and winter taxes, regardless of the season this application is filed. I understand that this approval is contingent upon these taxes being paid.**

**** I also understand that REGARDLESS if there is a transfer of ownership or NOT, a deed must be registered (with the end resulting description) at the Jackson County Register of Deeds Office by December 31st of the current year or within 90 days of the application approval, which ever comes first. If a deed is not registered timely, a new application will be required together with an additional application fee.**

**** I also understand that in accordance with PA 23 of 2019, "Tax Certificates" must be attached for every parcel listed. These certificates can be obtained from the Jackson County Treasurer's office. See example of certificate attached.**

Property Owners Signature

Date

Email Address

Phone number

Mail future tax bills to:

Township Use

Current taxes paid? ____ Yes ____ No Were ALL Tax Certificates received? ____ Yes ____ No

School District of Parent Parcels _____

Note: Parcels in more than one school district cannot be combined.

Zoning Administrator's Action

Assessor's Action

____ Approved ____ Denied

____ Approved ____ Denied

Bryan Powers

Julie Pulling

Date

Date

TAX CERTIFICATION

TAX YEAR	TAX. VALUE	BASE TAX	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	LAST PMT
2020	46,119	2,384.62	0.00	0.00	0.00	02/04/21
2019	45,260	2,649.55	0.00	0.00	0.00	07/30/20
2018	44,200	1,796.09	0.00	0.00	0.00	02/05/20
2017	43,329	1,706.50	0.00	0.00	0.00	02/06/18
2016	42,943	2,442.79	0.00	0.00	0.00	02/21/17
0	0		0.00	0.00	0.00	
0	0		0.00	0.00	0.00	
0	0		0.00	0.00	0.00	
0	0		0.00	0.00	0.00	
0	0		0.00	0.00	0.00	
0	0	0.00	0.00	0.00	0.00	
0	0		0.00	0.00	0.00	
TOTAL			0.00	0.00	0.00	

Property Number: VILLAGE OF PARMA-SANDSTONE
 Property Address: PARMA

DESCRIPTION OF PROPERTY:

Example

THE W 72 FT OF LOTS 4, 5 AND 6 BLK 2 MOE'S ADDITION VILLAGE OF PARMA EXC BEG AT NW COR OF LOT 6 TH S 127.6 FT TH E 60 FT TH N TO SLY LN OF TERRITORIAL RD TH NWLY ALG SD SLY LN 60.82 FT TO BEG MOE'S ADDITION VILLAGE OF PARMA

****FEES SUBJECT TO CHANGE DUE TO BOARD OF REVIEW, MICHIGAN TAX TRIBUNAL RULINGS, STATE TAX COMMISSION ORDERS, UNCAPPING, ETC., AND AS ALLOWED UNDER PUBLIC ACT 123 OF 1999 (AS AMENDED) ****

JACKSON COUNTY TREASURER'S CERTIFICATION

Jackson, MI 9-27, 2021 TS: mt

I HEREBY CERTIFY that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of local collection, changes due to Board of Review, PRE denial, Michigan Tax Tribunal rulings, State Tax Commission orders, Uncapping, ETC., and as allowed under Public Act 123 of 1999 (as amended). No representation is made as to the status of taxes owed to any other governmental entity.

The county treasurer shall collect a fee for a certification under this subdivision in an amount equal to the fee payable under section 1(2) of 1895 PA 161, MCL 48.101 for a certificate relating to the payment of taxes under section 135 of the general property tax act, 1893 PA 206, MCL 211.135.

Kenneth A. Coffman

Section 4.9 Schedule of Regulations Sandstone Charter Township, Jackson County

Zoning District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage	Footnotes
	Area (Acres)	Lot Width (Feet)	Stories	Height (Feet)	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)		
Agricultural, AG-1 Single Family Detached Dwellings All Other Uses	2.5	200	2.5	35	60	30	50	20% 20%	1, 4, 5
	10.0	330	2.5	35	60	30	50		
Rural Non-Farm Residential, RNF-1 Single Family Detached Dwelling All Other Uses	1.5	150	2.5	35	35	20	35	20% 20%	1, 4, 5
	2.5	200	2.5	35	35	20	35		
Suburban Residential, RS-1	1.0	100	2.5	35	35	15	25	20%	1, 4, 5
Multiple Family, RM-1	5.0	200	2.5	35	50	50	50	25%	1, 2, 4, 5
Mobile Home Park, MHP	15.0	330	2.5	35	50	50	50	25%	3
Local Commercial, C-1	0.5	100	2.5	35	35	15	25	25%	1, 4, 5
General Commercial, C-2	1.0	150	2.5	30	50	20	20	25%	1, 4, 5
Limited Industrial, LI	1.0	150	2.5	30	50	20	20	40%	1, 4, 5

1. On all corner lots, the minimum front yard setback shall be met on both road frontages.
2. Single-family detached dwellings are subject to all RS-1 regulations. See specific multiple family regulations in Section 5.16.
3. See specific mobile home park regulations in Section 5.15.
4. See Section 5.5 for setbacks pertaining to accessory buildings.
5. All permitted and conditional uses shall meet the minimum lot size, building height and yard setback unless otherwise specified elsewhere in this Ordinance.