

SUBDIVISION ORDINANCE
ORDINANCE NUMBER _____
WEST TRAVERSE TOWNSHIP, MICHIGAN
ADOPTED JANUARY 7, 1981

An Ordinance enacted under Act 228, 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, provide for preliminary and final approval or rejection of such plats by West Traverse Township.

WEST TRAVERSE TOWNSHIP ORDAINS:

ARTICLE I - TITLE AND PURPOSE

SECTION 100. Short Title:

This Ordinance shall be known and may be designated as the "West Traverse Township Subdivision Ordinance."

SECTION 101. Purpose:

Pursuant to the authority and purposes conferred by the Public Acts of the State of Michigan, this Ordinance is designed to provide standards, procedures, rules and regulations related to the making and filing of plats and to provide a method for preliminary and final approval or rejection thereof and to provide for the penalties for violation of the provision thereof.

ARTICLE 2 - DEFINITIONS

SECTION 200. Definitions:

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

1. All terms ad defined in the State of Michigan Subdivision Control Act of 1967, the township's adopted Zoning Ordinance shall control unless specifically defined hereinafter.
2. Block: Property abutting one side of a street and lying between the two nearest intersecting streets, or between th nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or live stream; or between any of the foregoing and any other similar physical barrier to the continuity of development.
3. Master Plan or General Plan: The basic plan for the township including graphic and written materials. The Plan includes any unit or party of such plan and any amendments to such plan or parts thereof accepted and/or adopted by the Planning Commission.
4. 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.

5. Improvements: Grading, street surfacing, curb and gutter, sidewalks, crosswalks, water mains and lines, storm sewers, sanitary sewers, culverts, bridges, utilities, and other additions to the natural condition of the land.
6. 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 subdivider.
7. 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 State Subdivision Control Act, and this Ordinance.
8. Final Plat: A map of all or part of subdivision substantially in conformance with the Preliminary Plat of the Subdivision prepared as required by the State Subdivision Control Act and this Ordinance, suitable for recording by the County register of Deeds and State Treasurer's Office.
9. Shall and May: The word "shall" in mandatory and the word "may" is permissive.
10. Wetlands: Land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh and the like.

ARTICLE 3. PLAT PROCESSING

SECTION 300. Review Procedure:

The accompanying chart entitled "Subdivision Review Processing Requirements" is hereby made part of this ordinance and shall be followed as the procedure for the review of all submitted plats. Please refer to next page.

SECTION 301. Tentative Preliminary Plat Submission Requirements:

1. Identification and Description

- a. Proposed name of subdivision.
- b. Location by Section, Town, and Range, or by other legal description.
- c. Names and addresses of the subdivider, owner and the planner, landscape architect, designer, engineer or surveyor who designed the subdivision layout. The subdivider shall also indicate his interest in the land.
- d. Date, northpoint and scale of plat, 1" = 100' minimum acceptable scale.

2. Existing Conditions

- a. An overall area location map at a scale of not less than 1" = 400'.
- b. Boundary line of proposed subdivision, section or municipal limits within or adjacent to the tract and overall property dimensions.
- c. Property lines of contiguous adjacent tracts of subdivided and unsubdivided land within 200 feet from the proposed plat.
- d. 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.
- e. Location of existing utilities, storm drains and other underground facilities within or adjacent to the tract being proposed for subdivision.
- f. Drainage patterns.
- g. topography based on United States Geological Survey Datum.
- h. Vegetation on the site carefully inventoried and sketched as to type and location on a map at the same scale as the preliminary plat.

3. Proposed Conditions

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 width and location of alleys, existing easements and public walkways.
- b. Layout, number and dimensions of lots, including building setback lines showing dimensions.
- 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 and preservation lands.
- 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 shall indicate how this property could be developed in accordance with the requirements of the existing zoning district in which it is located.
- e. Statement of intended use of the proposed plat such as residential, single-family, industrial, etc.

SECTION 302. Final Preliminary Plat Submission Requirements:

Within one year after having received tentative preliminary plat approval as described above, the subdivider shall submit the Preliminary Plat for final approval.

1. Submit to the Township Clerk ten (10) copies of the preliminary plat and other required data at the time he files copies with 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. 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.
3. 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.
4. Identification and Description - Same as 301.1.
5. Proposed conditions - Same as 301.3.
6. An indication of the required underground utilities.
7. An indication of system proposed for sewage by a method approved by the township.
8. An indication of system proposed for water supply by a method approved by the township and the county.
9. an indication of storm drainage, and point of outlet at the subdivision line, proposed by a method approved by the township.
10. In the case where the subdivider wishes to subdivide a given 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 subdivider intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the subdivider is subdivided.
11. 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.
12. Water areas: Plan of any proposed water areas indicating depths, normal water levels, slopes and type of bank retention, method of controlling insects, water growths and vegetation.

13. Proposed topography: Superimposed on the Preliminary Plat shall be the proposed contours at a minimum of two feet of the area including the area at least 100 feet outside of the project.

SECTION 303. Final Plat Submission and Approval Requirements:

1. The final plat shall comply with the provisions of the State Subdivision Control Act and submitted within two years after Final Preliminary Plat Approval was granted.
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 proposed to record and develop at the time; provided, however, that such portion conforms to this Subdivision Ordinance.
3. 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 to be filed with the township's copy of the final plat.
4. Upon approval of the final plat by the Township Board, the subsequent approvals shall follow the procedure set forth in the Subdivision 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 (Zoning Administrator). The five (5) mylar copies shall be forwarded to the County Plat Committee.
5. Placing of required monuments and lot corner markers may be waived by the Township Board for a period for 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 subdivider shall have delivered to the clerk cash or a certified check or irrevocable bank letter of credit running to the township, which ever the subdivider selects in amount equal to \$50.00 per monument remaining to be placed, plus \$20.00 per lot corner marker remaining to be placed; however, that 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 subdividers upon receipt of a certificate by a surveyor that the monuments and markers have been placed as required within the time specified. If the subdivider 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 unexpended balance of the deposit to the party from whom it was received.

6. The township shall require of the subdivider as a condition of final plat approval, a deposit in the form of cash, certified check, or irrevocable bank letter of credit running to the township for the full cost, as estimated by the Township Engineer, of the public improvements under township jurisdiction to insure the completion of said improvements and facilities within a length of time agreed upon from the date of approval of the final plat by the Township Board. The township shall rebate to the subdivider 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 prorate 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,
7. One complete set of "as built" mylar drawings shall be provided by the proprietor to the Township Board at the time of final acceptance of the public improvements.

SECTION 304. Assessor's Plat:

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

SECTION 305. Review and Approval Criteria:

The Planning Commission shall act upon the proposed plat within the time limits outlined in Section 300, unless the subdivider agrees to an extension in writing. The Township Board action shall be within the time limits established in the State Subdivision Control

Act. Review, approval or denial of a proposed plat shall be based on the following considerations:

1. Township, County and State regulations and ordinances.
2. The availability and adequacy of sewer, water and other utilities.
3. Open space preservation and natural resource protection.
4. Availability of recreation and public service facilities.
5. Master Plan proposals.
6. The standards of this ordinance and the health, safety and welfare concerns of West Traverse Township.

Tentative plat approval is irrevocable for maximum of one year, unless an extension is applied for in writing by the subdivider and granted by the Township Board. Tentative plat established the layout and design of streets, lots and open spaces. Final Preliminary Plat approval is good for two years with the same conditions for extension as mentioned above. Final Preliminary

Plat is usually granted once preliminary engineering is completed, and deals with the plat remaining substantially the same as approved at the tentative stage. Final Plat approval involves only the approval of the Township Board and deals with the plat preparation with recording pursuant to the sale of lots.

Article 4 - DESIGN STANDARDS AND PUBLIC IMPROVEMENTS

The subdivision design standards set forth herein are development guides and all plats must be reviewed and meet the approval of the township.

SECTION 400. Streets:

Streets shall conform to all minimum requirements, general specifications, typical cross-sections and other conditions set forth in this Ordinance and any other requirements of the Emmet County Road Commission.

1.
 - a) The proposed subdivision shall conform to the various elements of the Master Plan and shall be considered in relation to existing and planned major thorough fares and collector streets, and streets shall be platted in the location and the width indicated on such Master Plan.
 - b) The street layout shall provide for continuation of collector streets in the adjoining subdivisions or of the proper projections of streets when adjoining property is not subdivided.
 - c) The street layout shall include local streets so laid out that their use by through traffic will be discouraged.
 - d) Should a proposed subdivision border on or contain an existing or proposed major thorough fare, the Planning Commission may require reverse lot frontage with an approved screen planting contained in a dedicated nonaccess reservation along the rear property line having a minimum width of 12 feet, or such other treatment as may be necessary for adequate separation from residential properties.
2. Street Layouts: The following design standards shall be used:
 - a) major thorough fare minimum right-of-way = 100 feet.
 - b) Collector streets minimum right-of-way = 86 feet.
 - c) Local streets minimum right-of-way = 66 feet.
 - d) Cul-de-sac streets minimum right-of-way width = 66 feet, with a vehicular turn-around with a minimum diameter for 150 feet and with a paved roadway of not less than 80 feet in diameter.
 - e) cul-de-sac streets maximum length = 800 feet measured to the center of the turn-around.
 - f) Half streets and alleys are prohibited.

3. Grade Standards and Horizontal Alignment shall be to County Road Commission specifications.

SECTION 401. Blocks:

Blocks within subdivision shall conform to the following standards:

1. Sizes:

- a) Maximum length for blocks shall not exceed 1,500 feet in length, except where in the opinion of the Planning Commission, with the advice of the Township Planner and the Township Engineer, conditions may justify a greater distance.

- b) Widths of blocks shall be determined by the conditions of the layout and shall be suited to the intended design of the subdivision.

2. Public Walkways:

- a) Public walkways or crosswalks or easements for same shall be required by the Planning Commission to obtain satisfactory pedestrian circulation within the subdivision and on the periphery to public or private facilities.

3. Easements:

- a) Location of utility line easements shall be provided in a uniform location approved by the Planning Commission. Every lot, park or public grounds shall have access of not less than 15 feet wide.

- b) Recommendations on the proposed layout for telephone and gas utility easements shall be obtained from the utility companies serving the township.

- c) Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm easement or drainage right-of-way conforming substantially with the lines of such water course and such further width or construction or both as will be adequate for the purpose. Such easements shall meet the approval of the township and the county.

SECTION 402. Lots:

Lots within subdivisions shall conform to the following standards:

- 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, widths and setbacks shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.

c) Excessive lot depth in relation to width shall be avoided. A depth-to-width ratio of not more than 3 to 1 may be required.

d) Corner lots in subdivisions shall be platted at least twenty (20) feet wider than the minimum width permitted by the Zoning Ordinance.

e) 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 (The Planning Commission may alter requirements of subsections b-c-d upon a finding that topographic or other practical difficulties result from the strict application of these standards).

a) Every lot shall front or abut upon an approved street.

b) Side lot lines shall be at right angles or radial to the street lines.

c) Residential lots abutting major thoroughfares or collector streets shall be platted with side lot lines parallel to the major traffic streets, or shall be platted with extra depth to permit generous distances between building and such trafficway.

d) Lots shall have a front-to-front relationship across all streets where possible.

e) Wetlands, lands subject to flooding or lands otherwise deemed by the Planning Commission to be uninhabitable shall not be platted for residential purposes, or for uses that may in the judgment of the Planning Commission diminish a natural resource or tend to endanger health, life, or property or increase the flood hazard. Such land within a subdivision shall be set aside for other uses, such as open space or parks.

f) 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 into a logical fashion. Lot arrangements shall allow for the ultimate extension of adjacent streets through the middle of wide blocks.

SECTION 403. Credits for Public Dedication:

In supplying sites for schools and parks, the subdividers may reduce the minimum lot frontage and lot area requirements of the township's Zoning Ordinance in direct proportion to the land dedicated for public purpose according to the following formula:

$$\frac{\text{Total Park and School Area Dedication}}{\text{Gross Area of Plat}} = \text{Percentage of Minimum Lot Frontage and Area Reduction (not to exceed 10 percent)}$$

When multiplying the percentage reduction allowable to the minimum lot frontage, the product may be rounded to the nearest lower whole number. When multiplying the percentage reduction allowable to the minimum lot area, the product may be rounded to the nearest lower even 100 square feet.

SECTION 404. Trees and Natural Features:

The natural features and character of lands must be preserved wherever practical.

1. Due regard must be shown for all natural features such as large trees, natural groves, and similar community assets that will add attractiveness and value to the property if preserved. Existing trees shall be preserved wherever possible, removal must be justified to the Planning Commission.

SECTION 405. Greenbelts:

Greenbelts acceptable to the Planning Commission may be required to be placed next to incompatible features such as highways, commercial or industrial uses to screen the view from residential properties. Such screens or greenbelts shall be a minimum of fifteen (15) feet wide and shall not be a part of the normal roadway right-of-way or utility easement.

SECTION 406. Flood Areas:

Any areas of land within the proposed subdivision which lie either wholly or in part within the flood area, stream, creek or drain, or any other areas which are subject to flooding or inundation by storm water shall require specific compliance with the Subdivision Control Act and applicable state law.

SECTION 407. 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.

SECTION 408. Required Conditions:

The improvements set forth under this Ordinance are to be considered as the minimum acceptable standard. All those improvements 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.

The approvals required under the provisions of this Ordinance shall be obtained prior to the installation of any subdivision or project improvements within West

Traverse Township in public streets, public rights-of-way, and public easements, and/or under the ultimate jurisdiction of Emmet County.

SECTION 409. Utility Improvements:

A set of engineering plans shall be prepared by a Professional Engineer showing all utility improvements. The plan shall show and conform to all standards and ordinance requirements and the following:

1. Surface Drainage--Building Permit:

No building permit shall be issued in any subdivision in West Traverse township unless the publication for such permit is accompanied by evidence in the form of plat diagrams showing topography of such building site and the proposed surface drainage thereof approved by the township. It shall be unlawful for any person to impede, block, change or alter the flow of surface drainage in any manner, or maintain any such impediment or blockage in any manner in any subdivision, without the prior written express approval of the township.

2. Surface Drainage--Occupancy Permit:

No final occupancy permit shall be issued for a new building until satisfactory evidence is furnished that the yard grading is complete for the lot or parcel of land on which the building is located. "Satisfactory evidence" may at the discretion of the Township Clerk be in the form of a certificate prepared by and certified by a registered land surveyor or registered professional engineer, showing finished grades. When weather conditions will not permit the required grading to be done, a temporary certificate of occupancy may be issued by the Building Inspector upon the filing with the Township Clerk of a cash bond, in an amount to be determined by the township, to guarantee that said grading will be completed as soon as weather permits. Upon the filing of satisfactory evidence that the grading has been completed as herein provided, said bond shall be refunded, without interest.

SECTION 410. Other Improvements:

1. Street Signs:

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. Temporary signs shall be installed by the developer before construction in the subdivision is begun to facilitate the location of given lots by emergency vehicles.

2. Pedestrian Walkways, Open Spaces and Trees:

Pedestrian walkways, open spaces and trees shall be installed and preserved in accordance with this Ordinance.

ARTICLE 5

LAND DIVISION AND PARCEL SPLITS

ADOPTED 5/09/89

Section 1. It is unlawful for a proprietor to further divide any lot or outlot pursuant to Section 263 of Act 288, Michigan Acts of 1967, as amended or to divide any parcel or tract of land not resulting in a subdivision as defined in Section 102 of said Act and Article 2 herein, except in accordance with the following procedure.

1. The proprietor shall submit a sketch to the Zoning Administrator for his examination. The sketch shall contain the dimensions of the parcel, tract, lot or outlot to be divided and dimensions of the parcels, tracts, lots or outlots resulting from said divisions, together with such information as is necessary to determine its location within the township.
2. The Zoning Administrator shall determine whether the proposed division complies with the applicable provisions of Act 288, Michigan public Acts of 1967, as amended, and that the resultant parcels, tracts, lots or outlots are of sufficient area and size so as to comply with applicable provisions or said Act and/or the West Traverse Township Zoning Ordinance.
3. The Zoning Administrator shall do one of the following:
 - a. Tentatively approve or disapprove the lot or parcel split.
 - b. Refer approval or disapproval to the Township Planning Commission. The Planning Commission shall tentatively approve the lot or parcel split or disapprove with the reasons provided to the proprietor in writing. The proprietor shall have the option of resubmitting a revised proposal to the Zoning Administrator, or appealing the decision to the Township Board.
4. Upon tentative approval of the proposed division by the Zoning Administrator or Planning Commission, the proprietor shall furnish to the Zoning Administrator the following information pursuant to final approval:
 - a. A survey certified by a registered land surveyor showing the dimensions of the parcel, tract, lot or outlot to be divided and dimensions of the parcels, tracts, lots or outlots resulting from said divisions;
 - b. Legal descriptions certified by a registered land surveyor of the parcels, tracts, lots or outlots resulting from said divisions;
 - c. A duly executed written memorandum of conveyance (i.e. deed, land contract, or lease) suitable in form for recording with the Emmet County Clerk, Register of Deeds, which proprietor intends to utilize for conveyance of said parcels, tracts, lots or outlots;
 - d. Such other documentation the county/township may require pertaining to the proposed division.

Final approval by the Planning Commission shall be based on a check that no substantive changes have been made to the original submittal. If not approved, the proprietor shall have the option of appealing to the Township Board. Upon approval, the township Clerk shall direct a letter to the Emmet County

Treasurer, indicating such approval. Copies of said letter shall be furnished to the West Traverse Township Supervisor and West Traverse Township Treasurer.

5. In the event the proposed division will result in parcels, tracts, lots or outlots being less than the minimum area or size required by the applicable provisions of Act 288, Michigan Public Acts of 1967, as amended, and/or the West Traverse township Zoning Ordinance, the proprietor shall also file with the township a duly executed affidavit suitable in form for recording with the Emmet County Clerk, Register of Deeds, signed by all persons having a legal or equitable interest in said parcels, tracts, lots or outlots may not thereafter be developed or used separately, but only in conjunction with adjoining parcels, tracts, lots or outlots which, when together, shall satisfy the minimum area and size requirements of said Act and/or Ordinance.

ARTICLE 6 - REVIEW FEES

Fees for examination and inspection of plats and the land proposed to be subdivided and related expenses shall be paid to the township by the subdividers, and such fees shall include the township fee, the Planner's fee and the Engineer's fee and the township attorney's fee will be based upon his arrangement with the township in effect at said time. The Township Board shall adopt by resolution the appropriate Schedule of Fees.

ARTICLE 7 - VARIANCE

The township Board may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Board shall obtain a Planning Commission recommendation and prescribe such conditions that it deems necessary to or desirable for the public interest.

ARTICLE 8 - VIOLATIONS AND PENALTIES

Any person, firm or corporation who violates the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be subject to a fine not exceeding Five Hundred and 00/100 (\$500.00) Dollars.

ARTICLE 9 - SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

ARTICLE 10 - PUBLICATION

Notification of adoption of this Ordinance shall be published in a newspaper of general circulation in West Traverse Township, within thirty (30) days after its adoption.

ARTICLE 11 - EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days from and after the date of adoption.

CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of West Traverse Township, Emmet County, Michigan, at a meeting held on the 7th day of June, 1981.

I hereby further certify that the following Township Board members were present at said meeting:

Brit Gordon, Joretta Bethke, Richard Babcock, Edward Koza, Sophy Carpenter and that the following township Board members were absent: None.

I further certify that Edward Koza moved adoption of said Ordinance, and that motion was supported by Sophy Carpenter. I further certify that the following West Traverse Township Board members voted for the adoption of said Ordinance: Gordon, Bethke, Babcock, Koza, and Carpenter and that the following West Traverse Board members voted against the adoption of said Ordinance: None.

Sophy Carpenter
West Traverse Township Clerk

CERTIFICATION OF PUBLICATION

I, the undersigned Township Clerk of the Township of West Traverse, do hereby certify that on January 13, 1981, the notice of the adopted foregoing Ordinance was duly published in the Petoskey News Review, a newspaper having general circulation within said township.

Sophy Carpenter
West Traverse Township Clerk

Amended 5/09/89