

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX  
GENERAL PROVISIONS

SECTION 922. NEW COUNTY LOT SPLIT ROADS:

When a new county road development is proposed in the Township and is not subject to the standards established under the State Subdivision Control Act or the Condominium Act, the following shall be required by the Planning Commission and the Riley Township Board as minimum new road standards.

1. APPLICATION:

An application to the Township shall include all of the information required by this ordinance. In addition to the completed application the following items shall be submitted:

- a) A copy of the site plan that has or will be submitted to the St. Clair County Road Commission (SCCRC) showing the proposed new road leading off of existing road and all abutting parcels, showing the proposed lot splits, (frontage, dimensions, acreage, etc.) on the new proposed road prepared by a land surveyor or civil engineer. Both a and b can be combined on one plan.
- b) Proposed Road Name.
- c) Such fees as set by Riley Township Board Resolution.

2. PROCEDURE:

These procedures are designed to assist in the processing of a New County Lot Split Road.

- a) Applicant submits completed application form accompanied by the above information listed under Application a-c.
- b) A minimum of eight (8) copies of the application and drawings must be submitted to the Township at least fourteen (14) days prior to the Planning Commission Meeting in order to be placed on the agenda. The Township will distribute copies to the Planning Commission.
- c) Planning Commission will accept the application and schedule the Public Hearing for the following month, if information submitted meets all requirements of this Ordinance.
- d) Riley Township will mail notice of New Proposed County Lot Split Road with copy of application and location for their review and response prior to the Public hearing to the following agencies:
  - 1.) Fire Department
  - 2.) Richmond Lenox EMS
  - 3.) School District Affected by proposed road

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- e) The information shall be published per Section 1105; with all property owners within three hundred (300') feet of subject parcel being notified.
- f) Planning Commission will hold the Public Hearing. Once the Public Hearing is closed the Planning Commission will consider the application for compliance with all applicable Zoning Ordinance provisions including this Ordinance.
- g) The Planning Commission is to pay special attention to:
  - 4.) That the proposed parcels meet the minimum frontage and acreage requirements of the zoning district they are located in.
  - 5.) All proposed roads must meet required setbacks as to not affect the current status of any adjoining or abutting property.
  - 6.) Design standards.
- h) Following the Planning Commissions review they will make a recommendation to the Township Board. All information is submitted to the Township Board for their approval.
- i) Once the Township Board has granted approval for the proposed new county lot split road, one copy shall be stamped as approved only for meeting the requirements of Riley Township ordinances. Applicant must still meet all other requirements of the St. Clair County Road Commission.

3. DESIGN STANDARDS:

- a) All new proposed county lot split roads must meet all requirements of the St. Clair County Road Commission.
- b) When the parcel for the new county lot split road can be built through to the next road this is a mandatory requirement.
- c) A cul-de-sac is required per County Requirements and per County specs. Unless road is built through to next road.
- d) New road must be approved and accepted into the St. Clair County Road System prior to any lot split approvals.
- e) All front property lines are to the center of the road.
- f) New road must be setback a minimum of one hundred and ten (110') from all property lines.