

## CASS COUNTY LAND DEVELOPMENT

If you plan to develop a parcel of land in Cass County below are some considerations and information:

**1. \_\_\_ ZONING PERMIT – Contact your township/village/city**

Check with the township/village to see if your parcel(s) can be developed as you planned.

**2. \_\_\_ SPLIT APPROVAL/PARCEL OWNERSHIP - Contact your township/village/city**

If your parcel will be the result of a property split, you will need township/village/city split approval before you can obtain an address or proceed with your planned development. Check with them for an application.

**3. \_\_\_ DRAIN CROSSING PERMIT – Contact the Cass County Drain Commissioner**

Issued by the Cass County Drain Commissioner – Room 215, 120 N Broadway, Cassopolis MI 49031. (269) 445-4428. If your development requires you to cross a county drain a permit is needed.

**4. \_\_\_ DRIVEWAY PERMIT – Contact the Cass County Road Commission**

Issued by the Cass County Road Commission – 340 N O’Keefe, Cassopolis, MI 49031 (269) 445-8611 if your driveway will be located on a county road. Contact the Michigan Department of Transportation (MDOT) if your driveway will be located on a state highway. A driveway permit is not needed if your driveway will be located on a private road.

**5. \_\_\_ ADDRESS – Contact the Cass County GIS Department**

Issued by Cass County GIS – Room 218, 120 N Broadway, Cassopolis MI 49031 (269) 445-4432 Required for all new homes and businesses in the county. Also required for obtaining utility services. **Note** – Obtaining an address does not constitute the approval to either split land or improve it through construction or otherwise.

**6. \_\_\_ SOIL EROSION AND SEDIMENTATION CONTROL PERMIT – Contact the Cass County Conservation District - Fees vary depending on earth change type.**

Required when any soil is disturbed during development within 500’ of a body of water in the State of Michigan (lake, pond, stream, river creek, drain, etc). Also required if earth disturbance is more than one acre in size. For more information or to be mailed the permit application packet please contact Korie Blyveis at 269-445-8641 x 5.

**7. \_\_\_ BUILDING PERMITS/INSPECTIONS - Contact your township/village/city**

\_\_\_ ELECTRICAL PERMITS/INSPECTIONS

\_\_\_ PLUMBING PERMITS/INSPECTIONS

\_\_\_ MECHANICAL PERMITS/INSPECTIONS

An assigned address will be needed to obtain these permits/inspections.

**8. \_\_\_ WELL PERMIT - Contact the Health Department**

Issued by the Van Buren/Cass District Public Health Department – (269) 445-5280. This permit is required for the installation of a private or Type III water supply.

**9. \_\_\_ SEPTIC SYSTEM PERMIT - Contact the Health Department**

Issued by the Van Buren/Cass District Public Health Department – (269) 445-5280. The Health Department requires that the owner call MISS DIG and that the utilities are located and marked before any site evaluation that involves disturbing the ground can be made.

**10. \_\_\_ HOMESTEAD EXEMPTION OR RECIND AFFADAVITS - Contact your Township Assessor**

These forms should be filed with the appropriate Township Assessor if the owner chooses to claim a parcel as their primary residence and be eligible for the school tax exemption.