



LAND DIVISION REQUIREMENTS FOR THOMAS TOWNSHIP

REVISED 6/25/2026



On April 1, 1997 the current Land Division law went into effect in Michigan. All land divisions must now be applied for and approved by the Thomas Township Assessor. The Assessor is available on limited days and times only. Please call the office to schedule an appointment or email the assessor at assessor@thomastwp.org. No building permits will be issued on any parcel of land that was not approved by the Township Assessor. Applications are available in the Township Office during normal business hours.

The following information will give you a better understanding of the documents you will need to present to the Assessor. After the application fee is paid, the Assessor has 45 days to reach a decision.

WHAT ZONING DISTRICT ARE YOU IN?

Thomas Township maintains various Zoning Districts which regulate the minimum lot sizes and minimum road frontages in all areas of our township. This is an important part of the Land Division requirements, as it regulates the minimum size of all new parcels.

Listed below are some of the more common minimum lot sizes, and road frontages. If you don't know the zoning district you're in, feel free to give us a call, or stop in to get the minimum lot sizes in your area.

Keep in mind that Thomas Township requires all new roads to be paved meeting the standard found in the Saginaw County Road Commission regulations.

Zoning Districts

A-1 or A-2 must have 150 feet of road frontage and be at least one acre in size.

R-1 must have 100 feet of road frontage and be at least 14,000 (per 95-OZ-1) square feet in size.

R-2 must have 80 feet of road frontage and be at least 10,000 square feet.

(For single family homes)



OTHER DOCUMENTS YOU WILL NEED TO PROVIDE:

A Land Division Application signed by the property owner and the application fee. Applications are available at the Township Office or on the website.

Survey and legal descriptions for all new parcels created, along with a legal description of all remaining land.

Survey must also show where any and all structures are on all parcels.

A driveway approval, or letter from the Saginaw County Road Commission, or MDOT (MDOT if your property is on M-46 or M-52) indicating their approval of driveway access.

Tax Certification Letter from the County Treasurer confirming no back taxes are owed.

(The depth of any parcel that is created must not exceed four times the width of the parcel, unless the created parcels are over 10 acres.)

Helpful Addresses And Telephone Numbers

Saginaw County Road Commission -
3020 Sheridan, Saginaw MI 48601.
Telephone (989) 752-6140.

Michigan Dept. of Transportation -
2590 E. Wilder Road, Bay City, MI 48706
Telephone (989) 754-7443.

This handout is only intended to give some basic information, please contact the Thomas Township Assessor's Office at (989) 781-0150 or email assessor@thomastwp.org for additional information or questions.