



**COHOCTAH PLANNING COMMISSION
MEETING
April 06, 2023 at 7:00 PM
Township Hall | Fowlerville, Michigan**

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Minutes 03-02-2023

CALL TO THE PUBLIC

MATTERS PERTAINING TO THE GENERAL PUBLIC

- [2.](#) Land Use- 10100 Antcliff Rd
- [3.](#) Land Use-1212 Faussett

UNFINISHED BUSINESS

4. Master Plan Review

NEW BUSINESS

CALL TO THE PUBLIC

ADJOURNMENT



**COHOCTAH PLANNING COMMISSION
MEETING
March 02, 2023 at 7:00 PM
Township Hall | Fowlerville, Michigan**

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

MINUTES

CALL TO ORDER

The meeting was called to order at 7:00pm.

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

PRESENT: Tony Tyler, Chrissy DeFrancisco, Mark Cican, Mike Jolliff, Phil Charette, Jessica Buttermore, Kyle Engel and Zoning Administrator Fred Buckner.

APPROVAL OF AGENDA

Motion made by Cican, Seconded by DeFrancisco to approve the agenda as presented. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, Engel, motion carried.

APPROVAL OF MINUTES

1. Minutes 02-02-2023

Motion made by Engel, Seconded by Cican to approve the minutes of the February 2, 2023 meeting as presented. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, Engel, motion carried.

CALL TO THE PUBLIC

None

MATTERS PERTAINING TO THE GENERAL PUBLIC

None

UNFINISHED BUSINESS

2. Master Plan Discussion

The Master Plan discussion was started.

NEW BUSINESS

CALL TO THE PUBLIC

Public comment was received.

ADJOURNMENT

Motion made by Tyler, Seconded by Engel to adjourn the meeting at 7:54pm.

Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, Engel, motion carried.

RECEIVED

3-21-23

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

COHOCTAH TOWNSHIP

Land Use No. OS-2023
Fee \$50 pd.

DELIVER/MAIL TO: COHOCTAH TOWNSHIP 10518 ANTCLIFF RD FOWLerville MI 48836

OWNER Trevor Hirzel DATE 2-15-23

ADDRESS 10100 N Antcliff TAX CODE NO. 09-300-025

CITY Fowlerville ZIP 48836 PHONE 517-375-6081

Contractor (if applicable) Manus Builders Address 5018 Vines

City Howell Zip 48843 Phone 248-343-4305

Site Address 10100 N Antcliff Rd Nearest Crossroads Antcliff and Gannon

Size of lot: Front 492.37' Rear 492.37' Side 435.61' Side 389.38' Acres 4.5

Zoning District _____

Type of construction: *Check if structure is located in a flood plain _____

Principal Structure
 New Single Family Addition Attached Garage Other

Accessory Structure
 Detached Garage, Shed, or Pole Barn Deck Fence Pool/Hot Tub Sign Other

Foundation: Basement Crawlspace Slab Posts Other

Size of structure: Width 30' Length 40' Height 12' walls

Square feet: 1st Floor 1200 2nd Floor _____ 3rd Floor _____

Structure setback (feet from property line): Front 159' Rear 210' Side 171' Side 285'

Attach a drawing showing the following: dimensions of property, all roads adjacent to property, easements, wetlands, lakes and streams, all structures, existing or proposed wells, septic tanks and fields, dimensions of structures to property lines, dimensions of proposed structure including height.

Attach two sets of construction plans, plus one site plan.

Attach document verifying proof of ownership (i.e. tax bill, property transfer affidavit, deed) **NOTICE: Applications in the settlement districts must go before the Planning Commission** (Meets the 1st Thursday of every month)

Land Use No 05-2023

LAND USE PERMIT FEES (accepted in check or cash only)

Residential.....\$50.00
Commercial/Industrial.....\$200.00 + \$3,000.00 (toward 3% inspection fee)

After obtaining a Land Use Permit, you must contact the Livingston County Building Department (517-546-3240) to pull a building permit. You may be required to obtain permits from the following: Health Department (517-546-9850), Drain Commission (517-546-0040), Road Commission (517-546-4250) and any other applicable permits.

NOTICE: PLEASE READ AND INITIAL EACH

- TH 1. Land use Permit shall be null and void if proposed development does not have its first inspection within one (1) year.
- TH 2. Applicant shall notify Zoning Administrator at time of staking out foundation, then after digging but before pouring foundation, and again/or for compliance with Site Plan including driveways, screening, fencing, parking areas, signs, etc. as applicable. ***FAILURE TO DO SO WILL AUTOMATICALLY CANCEL YOUR LAND USE PERMIT REQUIRING YOU TO REAPPLY. A CANCELLED LAND USE PERMIT AUTOMATICALLY CANCELS COUNTY BUILDING PERMITS (21.04E5)!**
- TH 3. Applicant shall notify Zoning Administrator when construction is ready for final inspection for issuance of **CERTIFICATE OF COMPLIANCE. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED BEFORE THE LIVINGSTON COUNTY BUILDING DEPARTMENT WILLISSUE A CERTIFICATE OF OCCUPANCY ON NEW RESIDENCES, BUILD-OUT ADDITIONS, OR COMMERCIAL.**
- TH 4. The Zoning Administrator may suspend or revoke a permit issued in error or on the basis of incorrect information supplied by the applicant or agent or in the event of violation of any of the ordinances or regulations of the Township.

I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application and agree to conform to all applicable ordinances of Cohoctah Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Authorized Applicant Signature Trevor Hitzel Printed Name Trevor Hitzel

If not property owner, attach a copy of signed authorization

+++++
TOWNSHIP USE ONLY

Zoning Administrator _____ Date _____

Phone No. _____

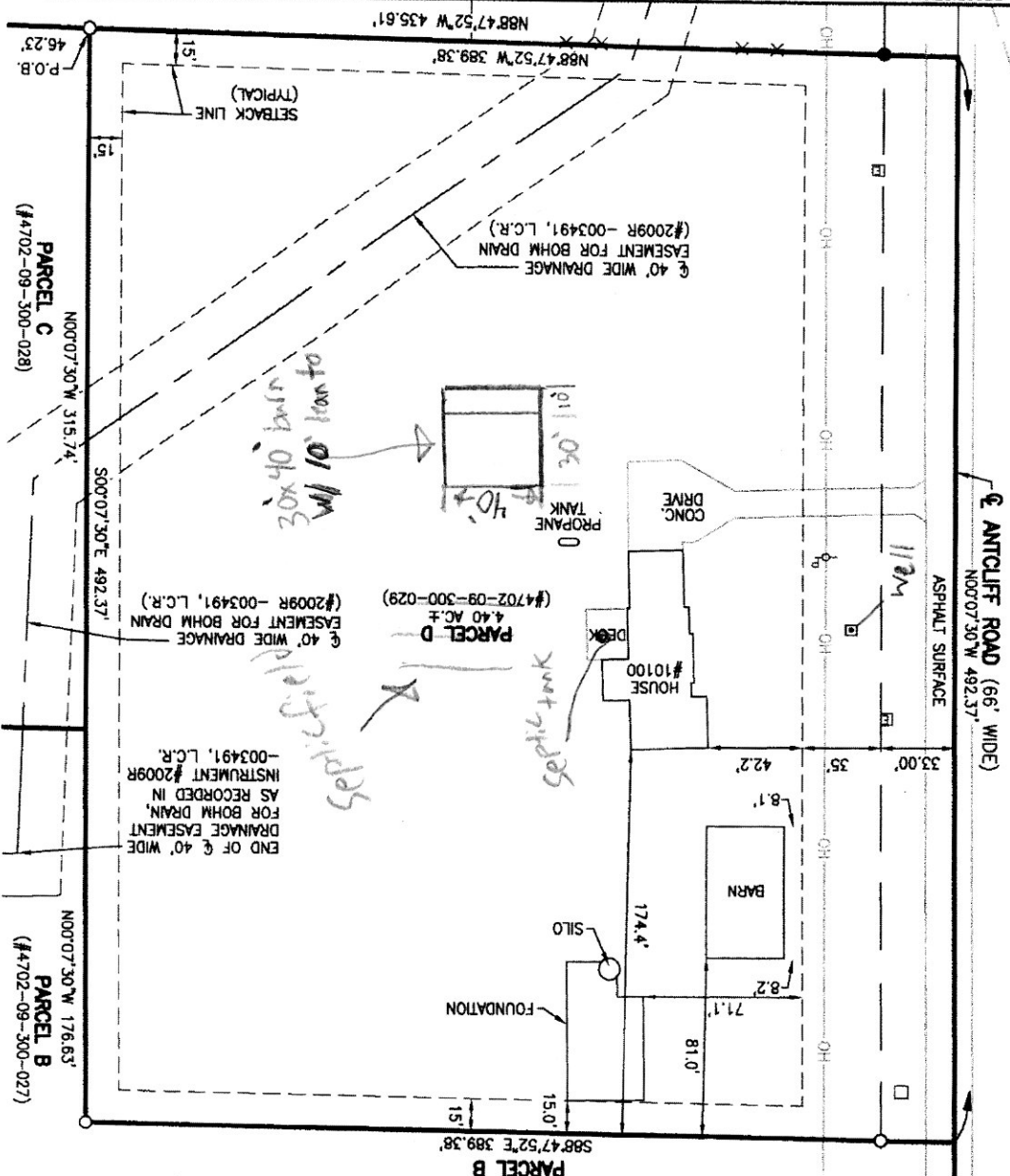
____ Approved _____ Disapproved Comments _____



CLIENT: SAMPEY	
JOB NO. 18-394	SHEET 3 OF 5
DATE 11-12-18	FB 428 CREW BP/TG
11-28-18	DR. AEB
12-14-18	CHKD.
G:\18-394\dwg\18-394_LAND-DIV.dwg 12/14/2018 3:50:58 PM, andy	

DESCRIPTION:
 PART OF THE SOUTHWEST 1/4 OF SECTION 9, 14N-R4E, COHOCTAH TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670



Distance to well - 126'
Distance to Septic tank - 63'
Distance to Septic Field - 51'



CURRENT ZONING: S (SETTLEMENT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 35 FEET
 SIDES = 15 FEET
 REAR = 15 FEET
 MINIMUM LOT WIDTH = 100 FEET
 MINIMUM LOT AREA = 30,000 SQUARE FEET

**PARCEL D
 DETAIL SHEET**

- LEGEND**
- POWER POLE
 - ELECTRICAL RISER
 - WELL
 - TELEPHONE RISER
 - U.G. CABLE TV MARKER
 - SOIL BORING
 - WOOD LATH FOUND
 - OH- OVERHEAD WIRES

Parcel Number:

4702-09-300-029

OWNERS ADDRESS:

HIRZEL TREVOR E

10100 ANTCLIFF RD BOX 894
FOWLERVILLE, MI 48836-9585

PROPERTY ADDRESS:

10100 N ANTCLIFF RD
FOWLERVILLE, MI 48836

DATE PRINTED: 03/21/2023

2022 LEGAL DESCRIPTION:

T4N R4E SEC 9; PARCEL D; PART OF THE SW 1/4 OF SAID SEC; COMM AT THE S 1/4 CORNER OF SAID SEC; THENCE ALONG THE CENTERLINE OF GANNON RD (66 FOOT WIDE RIGHT OF WAY) AND THE S LINE OF SAID SEC, N 88 DEG 50' 00" W, 868.05 FT; THENCE N 00 DEG 07' 30" W, 199.73 FT; THENCE N 88 DEG 47' 52" W, 46.23 FT, TO POB OF THE PARCEL TO BE DESCRIBED; THENCE CON N 88 DEG 47' 52" W, 389.38 FT; THENCE ALONG THE CENTERLINE OF ANTCLIFF RD (66 FOOT WIDE RIGHT OF WAY), N 00 DEG 07' 30" W, 492.37 FT; THENCE S 88 DEG 47' 52" E, 389.38 FT; THENCE S 00 DEG 07' 30" E, 492.37 FT, TO POB, CONTAINING 4.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING ANTCLIFF RD. ALSO, SUBJECT TO A 40' WIDE DRAINAGE EASEMENT FOR BOHM DRAIN. ALSO, SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

Front Elevation

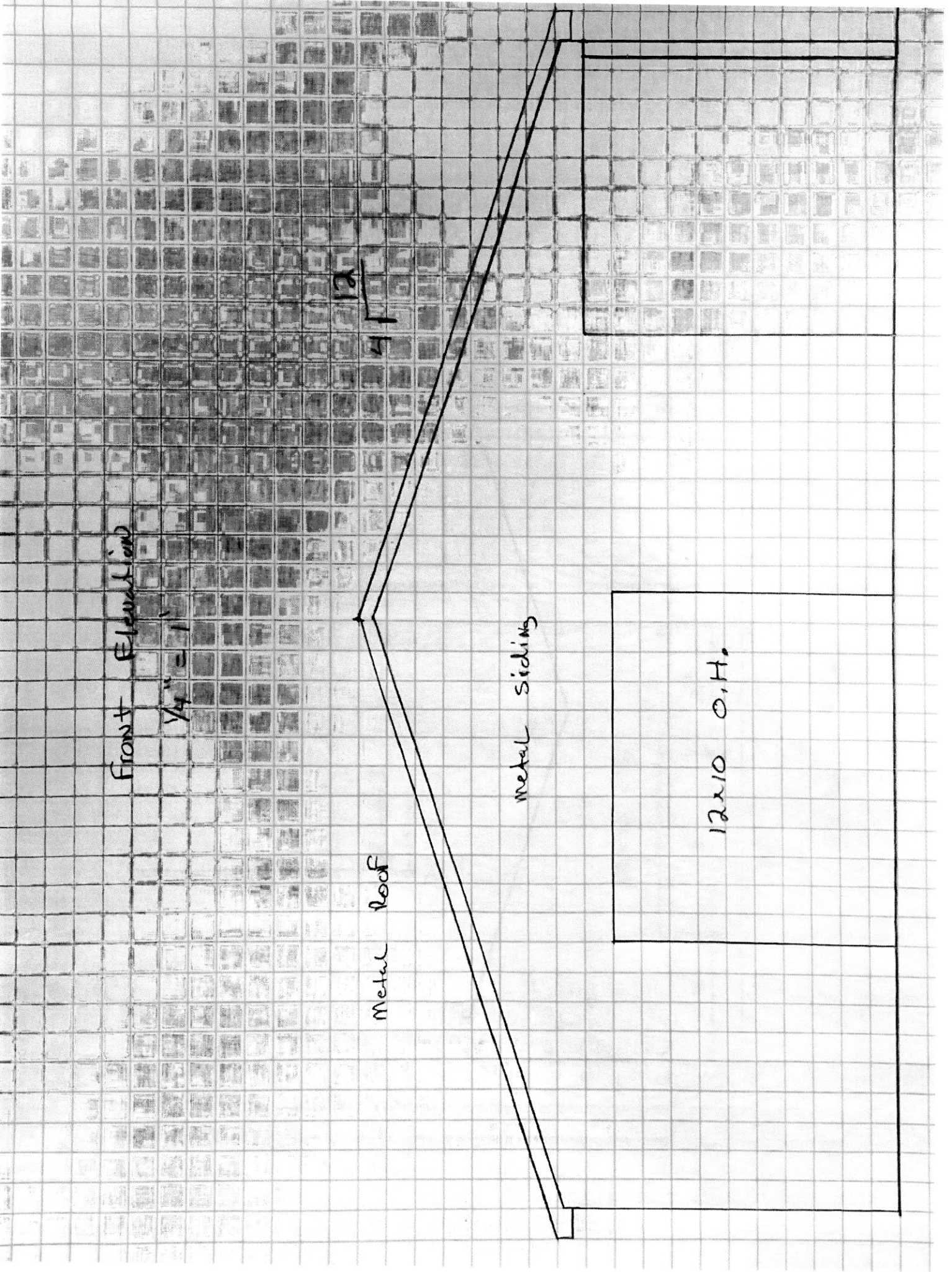
$\frac{1}{4}'' = 1'$

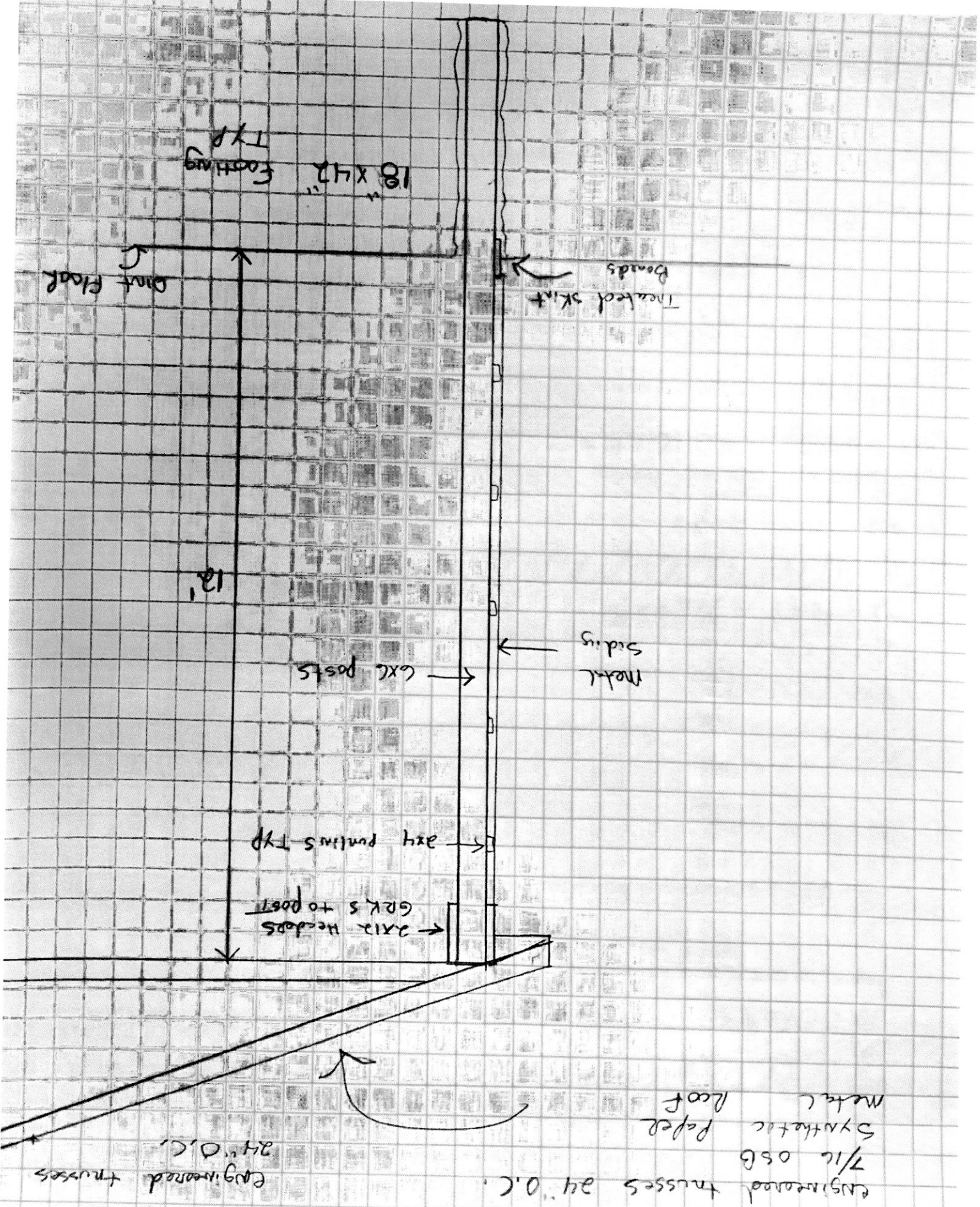
Metal Roof

metal siding

12x10 O.H.

4' 12"





18" x 4 1/2" Footing
TYP

2nd Floor

Treated Skirt
Boards

12'

6x6 Posts

Metal Siding

2x4 purlins TYP

2x12 Headers
GRK's to post

Metal
Synthetic
Paper
Roof

Engineered trusses
24" O.C.

Engineered trusses 24" O.C.

Front Elevation

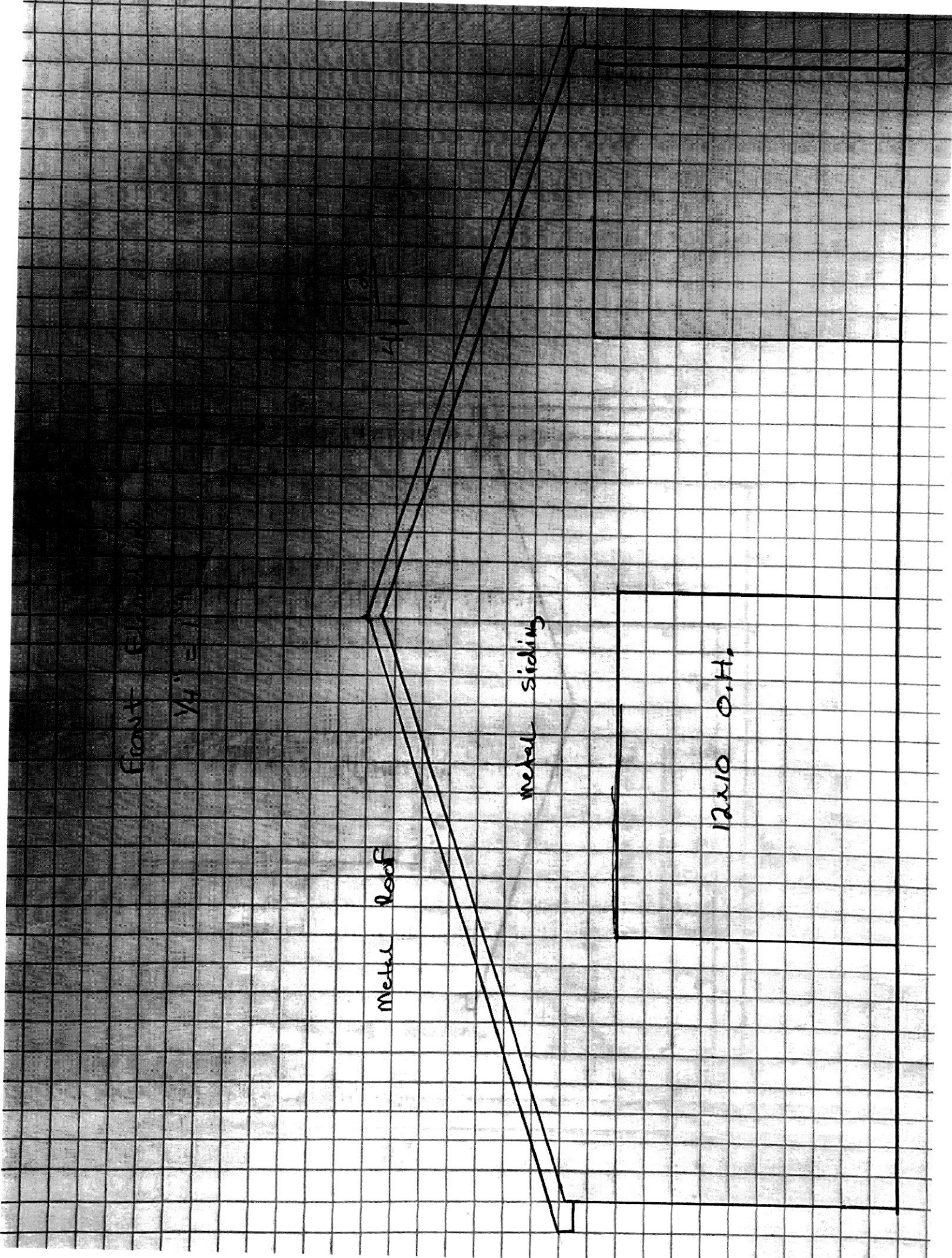
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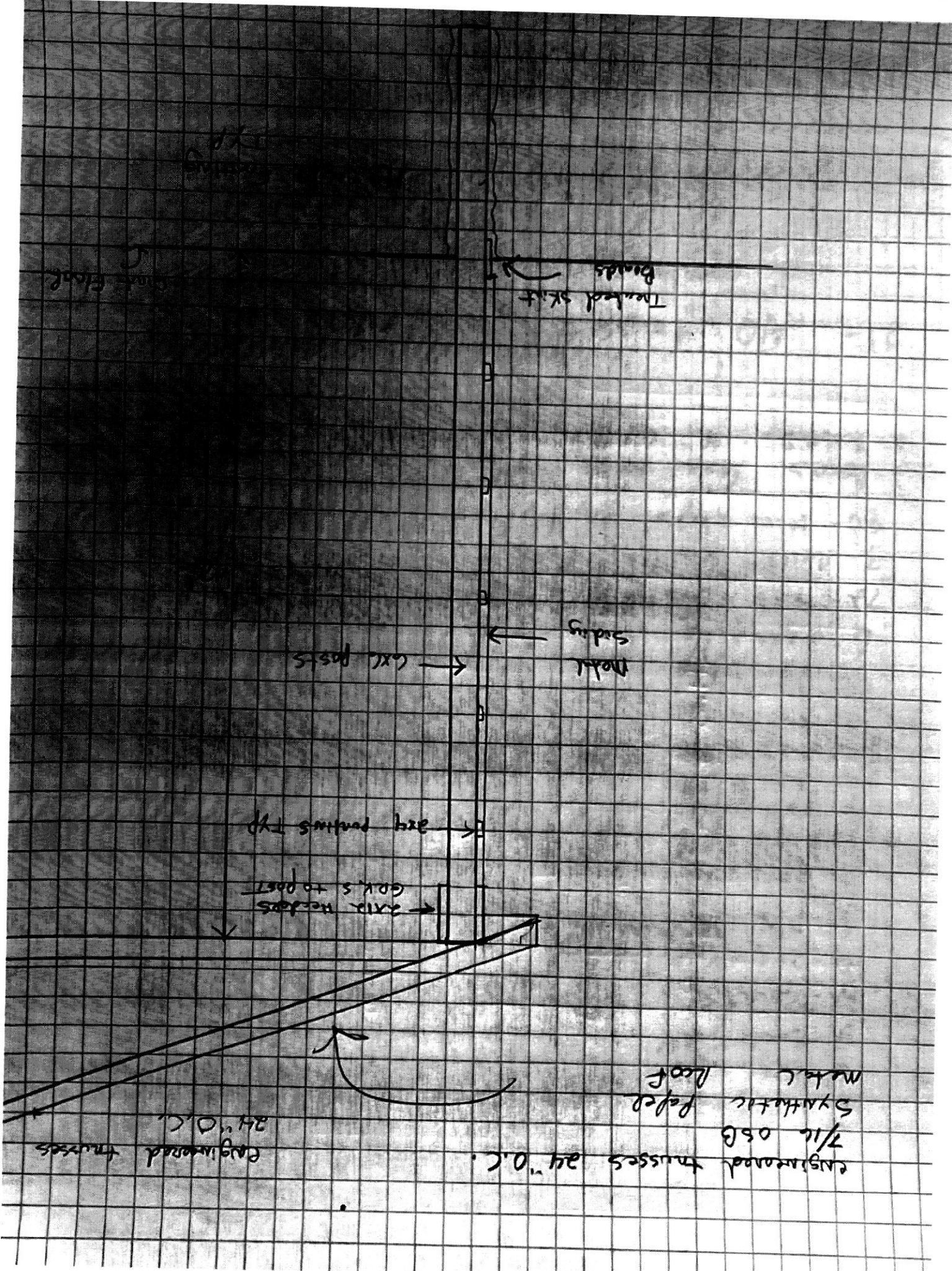
Metal Roof

Metal Siding

12x10 O.H.

4' 13"





Engineered Trusses 24" O.C.
 7/16 OSB
 Synthetic Paper
 Metal Roof

2x4 Headers
 G.P.s to Post

2x4 Posts TYP

6x6 Posts
 Metal Siding

Insulated Skirt
 Brands

Gypsum Board

2x4 Posts

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

Land Use No. 3-2023
Fee \$500 Rec. 10558

DELIVER/MAIL TO: COHOCTAH TOWNSHIP 10518 ANTCLIFF RD FOWLerville MI 48836

OWNER Kenneth Smith DATE 3-14-23

ADDRESS 1212 FAUSSETT TAX CODE NO. 02-36-100-068

CITY COHOCTAH ZIP 48855 PHONE 517-672-2190

Contractor (if applicable) _____ Address _____

City _____ Zip _____ Phone _____

Site Address 1212 FAUSSETT Nearest Crossroads SANFORD - FAUSSETT

Size of lot: Front 359 FT Rear 841 FT Side 563 FT Side 563 FT Acres 8.12

Zoning District SD

Type of construction:

*Check if structure is located in a flood plain _____

Principal Structure

New Single Family Addition Attached Garage Other

Accessory Structure

Detached Garage, Shed, or Pole Barn Deck Fence Pool/Hot Tub Sign Other

Foundation: Basement Crawlspace Slab Posts Other

Size of structure: Width 50 FT Length 80 FT Height 25 FT

Square feet: 1st Floor 4000 2nd Floor _____ 3rd Floor _____

Structure setback (feet from property line): Front 110 FT Rear 600 FT Side 97 FT Side 400 FT

Attach a drawing showing the following: dimensions of property, all roads adjacent to property, easements, wetlands, lakes and streams, all structures, existing or proposed wells, septic tanks and fields, dimensions of structures to property lines, dimensions of proposed structure including height.

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I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application and agree to conform to all applicable ordinances of Cohoctah Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Authorized Applicant Signature [Signature] Printed Name KENNETH SMITH

If not property owner, attach a copy of signed authorization

+++++TOWNSHIP USE ONLY+++++

Zoning Administrator _____ Date _____

Phone No. _____

____ Approved _____ Disapproved Comments _____