



COHOCTAH TOWNSHIP BOARD MEETING

November 12, 2020 at 8:00 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) 618-7404, or mail: 3530 Gannon Rd, Howell, MI 48855.

AGENDA

CALL TO ORDER

AGENDA APPROVAL

CONSENT AGENDA

- [1.](#) Minutes from 10-8-2020 Meeting
- [2.](#) Treasurer's Report
- [3.](#) Expenditures

CALL TO THE PUBLIC

UNFINISHED BUSINESS

- Road Commission
- Howell Fire Authority
- Hall
- Cemetery
- Parks and Recreation

NEW BUSINESS

4. Election Follow Up
- [5.](#) 2nd Quarter Budget Review
- [6.](#) PA 116 Applications

REPORTS - WRITTEN REPORTS SUBMITTED

- Zoning Board of Appeals
- Planning Commission
- Violations and Complaints

7. 01-2020 11030 Byron Rd, 03-2020 1985 Gannon Rd, 04-2020 1850 Gannon Rd, 06-2020 4007 Bruff Rd

CALL TO THE PUBLIC

NEXT REGULAR MEETING DATE - December 10, 2020

ADJOURN



COHOCTAH TOWNSHIP BOARD MEETING

October 08, 2020 at 8:00 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) 618-7404, or mail: 3530 Gannon Rd, Howell, MI 48855.

MINUTES

CALL TO ORDER

The meeting was called to order at 8:00pm with the pledge of allegiance.

PRESENT: Barb Fear, Phil Charette, Mark Fosdick, Mark Torigian, ZA Larry Flanary, ZA Assistant Fred Buckner, Township Attorney Abby Cooper, Attorney David Brauer and 2 Citizens. ABSENT: Tami Bock.

AGENDA APPROVAL

Motion made by Torigian, Seconded by Charette to approve the agenda as presented. Voting Yea: Fear, Charette, Fosdick, Torigian. Motion carried.

CONSENT AGENDA

Motion made by Torigian, Seconded by Charette to approve the Consent Agenda as presented. Voting Yea: Fear, Charette, Fosdick, Torigian. Motion carried.

1. Minutes 9-10-2020
2. Treasurer's Report
3. Expenditures

CALL TO THE PUBLIC

None

UNFINISHED BUSINESS

4. Harris Show Cause Hearing

Motion made by Torigian, Seconded by Charette to adjourn Show Cause Hearing until December 10, 2020 to allow Mr. Harris' Attorney the opportunity to provide answers to the questions provided by the Township Attorney. Voting Yea: Fear, Charette, Fosdick, Torigian. Motion carried.

5. Large Item Day Follow Up

Report given

Road Commission

No report.

Howell Fire Authority

No report.

Hall

Report given

Cemetery

Report given

Parks and Recreation

Motion made by Torigian, Seconded by Charette to appoint Fred Buckner as Zoning Administrator and Larry Flanary as the Assistant Zoning Administrator effective November 1, 2020. Voting Yea: Fear, Charette, Fosdick, Torigian. Motion carried.

NEW BUSINESS

REPORTS - WRITTEN REPORTS SUBMITTED

Zoning Board of Appeals

Report given.

Planning Commission

Report given.

Violations and Complaints

Report given.

CALL TO THE PUBLIC

None

NEXT REGULAR MEETING DATE - November 12, 2020

ADJOURN

The meeting was adjourned at 8:57pm

TAMI BOCK			
COHOCTAH TOWNSHIP TREASURER			
6153 BYRON ROAD			
HOWELL MI 48855			
517-546-2510			
			2020 October
RECEIPTS			
	FRANCHISE FEES		\$ 3,018.61
	LAND USE		\$ 830.00
	INTEREST		\$ 13.37
	TRASH PICK UP		\$ 810.00
	OTHER REVENUE		\$ 348.72
	CEMETRY		\$ 1,170.00
	TX COLLECTION FEES		\$ 4,641.00
	RECEIPTS TOTAL		\$ 10,831.70
	CASH ACCOUNT ENDING BALANCE		\$ 605,193.09
	FLAGSTAR CD		\$ 110,227.00
	PNC BANK CD		\$ 112,840.86
	HUNTINGTON CD		\$ 108,133.24
	GENERAL FUND BALANCE		\$ 936,394.19
	TRUST AND AGENCY BALANCE		\$ 6,500.00
	CAPITAL IMPROVEMENT FUNDS		\$ 218,335.23
	ROAD FUND ENDING BALANCE		\$ 2,942.17

EXPENDITURES - NOVEMBER 2020		
BERG ASSESSING		\$ 2,975.00
AT&T		\$ 293.56
SURF BROADBAND		\$ 44.95
HIDDEN LAKE WIRELESS		\$ 45.00
ALCHINS		\$ 11,175.00
COOPER & RIESTERER PLC		\$ 1,699.50
CONSUMERS ENERGY		\$ 510.21
LASHBROOK SEPTIC		\$ 150.00
USPS		\$ 550.00
THE GROUNDS CREW		\$ 800.00
LIVINGSTON CTY PRESS		\$ 105.00
ENVIRONMENTAL RUBBER RECYCLING		\$ 1,000.00
MARKUS FARM LLC		\$ 1,500.00
HART INTERCIVIC		\$ 104.60
DEMUESE		\$ 1,250.00
STAPLES		\$ 398.69
ECONO PRINT		\$ 847.60
MASTER MEDIA		\$ 26.94
ACCIDENT FUND		\$ 1,299.00
M JOLLIFF		\$ 25.40
T BOCK		\$ 12.85
B FEAR		\$ 300.53
M FOSDICK		\$ 45.47
D BURDEN		\$ 103.50
SUB TOTAL		\$ 25,262.80
T BOCK		\$ 1,963.58
D BURDEN		\$ 128.84
F BUCKNER		\$ 226.26
L FLANARY		\$ 357.68
K THURNER		\$ 97.09
F HEIL		\$ 206.87
M FOSDICK		\$ 1,410.62
D GRAHAM		\$ 1,407.00
E BATES		\$ 247.00
L BLOSTICA		\$ 80.00
C DAMON		\$ 182.00
B FEAR		\$ 1,825.06
K JOHNSON		\$ 221.00
J KELLY		\$ 252.00
N KLOCKE		\$ 104.00
T LITZ		\$ 515.70
C MAXFIELD		\$ 221.00
M NARHI		\$ 182.00
D PENTESCU		\$ 247.00
C WOLVERTON		\$ 221.00
NATIONWIDE		\$ 575.80
W/H		\$ 1,253.69
BENEPAY		\$ 47.01
SUB TOTAL		\$ 11,972.20
TOTAL GENERAL FND		\$ 37,235.00
		\$ -
ROAD FUND		\$ -
TOTAL EXPENDITURES		\$ 37,235.00

COHOCTAH TOWNSHIP 20-21 EXPENDITURES

ACCOUNT	BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE
TOWNSHIP BOARD							
PAYROLL TAX EXPENSE	\$4,500.00	\$951.31	\$1,550.16	\$836.68		\$3,338.15	\$1,161.85
TRUSTEE WAGES	\$6,000.00		\$3,000.00			\$3,000.00	\$3,000.00
SECRETARY WAGES	\$9,500.00	\$1,399.00	\$2,546.25	\$2,040.00		\$5,985.25	\$3,514.75
SECRETARY MILEAGE	\$0.00					\$0.00	\$0.00
SUPPLIES	\$2,000.00	\$782.26	\$92.84	\$26.94		\$902.04	\$1,097.96
CONTRACTED SERVICES	\$17,000.00	\$13,509.99	\$10,918.61			\$24,428.60	(\$7,428.60)
CONFERENCES	\$2,000.00					\$0.00	\$2,000.00
PUBLISHING	\$1,000.00	\$160.00	\$100.00	\$40.00		\$300.00	\$700.00
COMMUNICATIONS	\$2,000.00	\$770.00				\$770.00	\$1,230.00
ASSOCIATION DUES	\$2,500.00	\$20.00	\$10.00			\$30.00	\$2,470.00
EQUIPMENT	\$1,000.00					\$0.00	\$1,000.00
TOTAL	\$47,500.00	\$17,592.56	\$18,217.86	\$2,943.62	\$0.00	\$38,754.04	\$8,745.96
SUPERVISOR							
SALARY	\$20,000.00	\$4,958.34	\$5,000.01	\$3,333.34		\$13,291.69	\$6,708.31
DEPUTY	\$1,000.00					\$0.00	\$1,000.00
SUPPLIES	\$0.00					\$0.00	\$0.00
TOTAL	\$21,000.00	\$4,958.34	\$5,000.01	\$3,333.34	\$0.00	\$13,291.69	\$7,708.31
ELECTIONS							
WAGES	\$5,000.00	\$1,788.50	\$2,043.00	\$2,181.00		\$6,012.50	(\$1,012.50)
SUPPLIES	\$3,500.00	\$1,159.08	\$2,022.42	\$894.62		\$4,076.12	(\$576.12)
PUBLISHING	\$500.00	\$40.00	\$124.45			\$164.45	\$335.55
MAINTENANCE/REPAIR	\$1,000.00		\$199.00	\$300.00		\$499.00	\$501.00
EQUIPMENT	\$4,000.00	\$2,772.50	\$803.17	\$104.60		\$3,680.27	\$319.73
TOTAL	\$14,000.00	\$5,760.08	\$5,192.04	\$3,480.22	\$0.00	\$14,432.34	(\$432.34)
ATTORNEY							
TOTAL	\$7,000.00	\$1,425.00	\$3,215.00	\$1,699.50		\$6,339.50	\$660.50
ASSESSOR							
CONTRACTED SERVICE	\$36,000.00	\$8,925.00	\$8,925.00	\$5,950.00		\$23,800.00	\$12,200.00
LAND DIVISIONS	\$600.00			\$550.00			
SUPPLIES	\$3,000.00	\$1,917.06				\$1,917.06	\$1,082.94
TOTAL	\$39,600.00	\$10,842.06	\$8,925.00	\$6,500.00	\$0.00	\$25,717.06	\$13,282.94
CLERK							
SALARY	\$20,000.00	\$4,958.34	\$5,000.01	\$3,333.34		\$13,291.69	\$6,708.31
DEPUTY	\$3,300.00	\$152.00	\$716.25	\$990.00		\$1,858.25	\$1,441.75
MILEAGE	\$700.00	\$63.83	\$202.41	\$272.55		\$538.79	\$161.21
SUPPLIES	\$1,200.00	\$246.44	\$344.31	\$312.15		\$902.90	\$297.10
EQUIPMENT REPAIR	\$100.00					\$0.00	\$100.00
TOTAL	\$25,300.00	\$5,420.61	\$6,262.98	\$4,908.04	\$0.00	\$16,591.63	\$8,708.37

COHOCTAH TOWNSHIP 20-21 EXPENDITURES								-2-
ACCOUNT	BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE	
TREASURER								
SALARY	\$20,000.00	\$4,958.34	\$5,000.01	\$3,333.34		\$13,291.69	\$6,708.31	
DEPUTY	\$3,500.00	\$552.50	\$840.00	\$408.75		\$1,801.25	\$1,698.75	
MILEAGE	\$1,500.00	\$299.01	396.75	\$240.35		\$936.11	\$563.89	
SUPPLIES	\$1,000.00	\$550.00	\$212.27	\$615.99		\$1,378.26	(\$378.26)	
CONTRACTED SERVICES	\$5,200.00	\$3,114.96	\$356.30			\$3,471.26	\$1,728.74	
TOTAL	\$31,200.00	\$9,474.81	\$6,805.33	\$4,598.43	\$0.00	\$20,878.57	\$10,321.43	
BOARD OF REVIEW								
WAGES	\$1,700.00		\$240.00			\$240.00	\$1,460.00	
PUBLISHING	\$400.00	\$210.00	\$60.00			\$270.00	\$130.00	
TOTAL	\$2,100.00	\$210.00	\$300.00	\$0.00	\$0.00	\$510.00	\$1,590.00	
BUILDING & GROUNDS								
SALARIES	\$0.00					\$0.00	\$0.00	
SUPPLIES	\$600.00	\$84.78		\$262.07		\$346.85	\$253.15	
TELEPHONE	\$7,000.00	\$1,865.34	\$1,837.70	\$1,137.08		\$4,840.12	\$2,159.88	
UTILITIES-HALL	\$2,100.00	\$108.14	\$1,061.21	\$54.07		\$1,223.42	\$876.58	
UTILITIES-HOUSE	\$0.00					\$0.00	\$0.00	
MAINTENANCE/ REPAIRS	\$1,000.00	\$293.90	\$790.00	\$2,927.33		\$4,011.23	(\$3,011.23)	
IMPROVEMENTS	\$1,000.00		\$1,414.17			\$1,414.17	(\$414.17)	
SNOW REMOVAL/HALL	\$300.00					\$0.00	\$300.00	
TOTAL	\$12,000.00	\$2,352.16	\$5,103.08	\$4,380.55	\$0.00	\$11,835.79	\$164.21	
CEMETERY								
CLERICAL	\$2,000.00	\$498.50	\$433.00	\$392.00		\$1,323.50	\$676.50	
SUPPLIES	\$100.00		\$23.18	\$11.00		\$34.18	\$65.82	
LAWN CARE	\$12,000.00	\$4,800.00	\$6,000.00	\$2,800.00		\$13,600.00	(\$1,600.00)	
BURIALS	\$4,500.00	\$1,500.00	\$1,350.00	\$1,850.00		\$4,700.00	(\$200.00)	
FOUNDATIONS	\$2,500.00		\$2,576.00	\$400.00		\$2,976.00	(\$476.00)	
CARETAKER/ REPAIRS	\$3,000.00	\$1,010.94	\$658.94	\$578.98		\$2,248.86	\$751.14	
IMPROVEMENTS	\$10,000.00					\$0.00	\$10,000.00	
TOTAL	\$34,100.00	\$7,809.44	\$11,041.12	\$6,031.98	\$0.00	\$24,882.54	\$9,217.46	

COHOCTAH TOWNSHIP 20-21 EXPENDITURES								-3-
ACCOUNT	BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE	
PLANNING/ ZONING								
WAGES	\$6,000.00		\$2,400.00	\$350.00		\$2,750.00	\$3,250.00	
Z.A. WAGES	\$2,500.00	\$506.00	\$550.00	\$418.00		\$1,474.00	\$1,026.00	
Z.A. MILEAGE	\$0.00					\$0.00	\$0.00	
MASTER PLAN	\$0.00							

SUPPLIES	\$200.00	\$28.60		\$12.85		\$41.45	\$158.55
PUBLISHING	\$1,000.00					\$0.00	\$1,000.00
TOTAL	\$9,700.00	\$534.60	\$2,950.00	\$780.85	\$0.00	\$4,265.45	\$5,434.55
DRAINS AT LARGE							
TOTAL	\$12,000.00					\$0.00	\$12,000.00
STREETLIGHTS							
TOTAL	\$7,500.00	\$1,479.94	\$1,466.38	\$958.14		\$3,904.46	\$3,595.54
TRASH PICK-UP							
TOTAL	\$95,000.00	\$22,425.00	\$26,917.00	\$19,075.00		\$68,417.00	\$26,583.00
RECREATION							
WAGES	\$2,400.00	\$625.50	\$1,974.00	\$522.00		\$3,121.50	(\$721.50)
FOWLerville REC	\$5,500.00					\$0.00	\$5,500.00
PARK MAINTENANCE	\$5,000.00	\$150.00	\$2,013.95	\$1,659.00		\$3,822.95	\$1,177.05
PARK MOWING	\$8,000.00	\$1,400.00	\$4,250.00	\$2,700.00		\$8,350.00	(\$350.00)
PARK IMPROVEMENTS	\$3,000.00		\$898.74			\$898.74	\$2,101.26
PARADE FUNDS	\$7,500.00	\$4,172.59	\$443.05			\$4,615.64	\$2,884.36
UTILITIES	\$500.00	\$44.70	\$90.78	\$66.18		\$201.66	\$298.34
TOTAL	\$31,900.00	\$6,392.79	\$9,670.52	\$4,947.18	\$0.00	\$21,010.49	\$10,889.51
INSURANCE & BONDS							
TOTAL	\$9,000.00		\$7,547.00			\$7,547.00	\$1,453.00
TRUST AND AGENCY							
DELINQUENT TAX	\$35,000.00						
TRAILER BONDS	\$6,000.00						
TOTAL	\$41,000.00						
UNALLOCATED							
TOTAL	\$972,890.00					\$0.00	\$972,890.00
CONTINGENCIES							
TOTAL	\$42,000.00		\$1,329.63			\$1,329.63	\$40,670.37
ROAD FUND TRANSFER							
TOTAL	\$15,000.00		\$15,000.00	\$22,000.00			
GRAND TOTAL	\$1,469,790.00	\$96,677.39	\$134,942.95	\$85,636.85	#VALUE!	#VALUE!	#VALUE!



Livingston County Department of Planning

October 22, 2020

Cohoctah Township Board of Trustees
c/o Barb Fear, Clerk
3530 Gannon Road
Howell, MI 48855

Kathleen J. Kline-Hudson
AICP, PEM
Director

**Re: Planning Commission Review of Planning Act 116 Applications:
PA-03-20, PA-04-20, PA-05-20, PA-06-20, PA-07-20, PA-08-20, and PA-09-20,
Gary Hoisington**

Robert A. Stanford
AICP, PEM
Principal Planner

Dear Board Members:

Scott Barb
PEM
Principal Planner

The Livingston County Planning Commission met on Wednesday, October 21, 2020 and reviewed the PA -116 requests referenced above. The County Planning Commissioners made the following recommendations:

PA-03-2020 Approval.
PA-04-2020 Approval.
PA-06-2020 Approval.
PA-08-2020 Approval.

The properties comply with criteria established by PA 116 by being:

- A farm of 40 or more acres in one ownership, with 51% or more of the land devoted to an agricultural use.

PA-05-2020 Approval.
PA-07-2020 Approval.
PA-09-2020 Approval.

The properties comply with criteria established by PA 116 by being:

- A parcel of 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Department Information

Administration Building
04 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

Kathleen J. Kline-Hudson

Kathleen Kline-Hudson

Meeting minutes and agendas are available at:

<http://www.livgov.com/plan/econdev/Pages/meetings.asp>

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-03-20
October 2, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS PA 116
REQUIREMENTS

FILE NO: PA-03-20
CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 40 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 37 acres in cultivation, 3 acres in swamp or woods

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Owosso-Miami Sandy Loams and Miami Loams, 0-12% slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW Brian Prokuda
Planning Commission Chairperson

PA-03-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



Livingston County, Michigan



Common Land Unit
Cropland CLU
Non-Cropland CLU
Tract Boundary
Section Lines

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

This box is applicable ONLY for certification maps. Options only valid if checked.
 1 hares - 100% OP
 Certified Organic
 CORN - YEL/GR
 SOYS - COM/GR
 DRY BEANS - DE
 All Crops - NI
 WHEAT - GR (SRW or SWW)
 ALFALFA - FG or GZ
 MIXFG - FG or GZ

2020 Program Year
CLU Date: September 21, 2019
2016 NAIP Imagery
Farm 4249
Tract 4563

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agriculture Imagery Program (NAIP) imagery. The producer accepts the date "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this date outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). All state year NAIP imagery may be displayed for tracts located in other states.

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-04-20
October 2, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS PA 116
REQUIREMENTS

FILE NO: PA-04-20

CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 46.9 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 46.9 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Hillsdale Sandy Loam and Locke Sandy Loam, 0- 12 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW Brian Prokuda
Planning Commission Chairperson








PA-04-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.

 United States Department of Agriculture
Livingston County, Michigan



Common Land Unit	Wetland Determination Identifiers
 Common Land Unit	 Restricted Use
 Non-Cropland	 Limited Restrictions
 Tract Boundary	 Exempt from Conservation Compliance Provisions
 Section Line	

2017 Program Year
Map Created October 04, 2018
2016 NAIP Early Access Imagery

Farm 5045
Tract 4437

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Aerial Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-05-20
October 5, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS P.A. 116
REQUIREMENTS

FILE NO: PA-05-20
CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 28 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 28 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Hillsdale Sandy Loam and Miami Loam, 2- 12 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: **APPROVAL**

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW Brian Prokuda
Planning Commission Chairperson

PA-05-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

USDA United States Department of Agriculture
Livingston County, Michigan



Common Land Unit
Common Land Unit
Non-Cropland
Tract Boundary
Section Line

Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
□ Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created October 04, 2016
2016 NAIP Early Access Imagery

Farm 4249
Tract 3800

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-06-20
October 8, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS P.A. 116
REQUIREMENTS:

FILE NO: PA-06-20

CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 68 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 62.15 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Hillsdale Sandy Loam and Miami Loam, 2- 12 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW Brian Prokuda
Planning Commission Chairperson

PA-06-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



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PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-07-20
October 8, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS P.A. 116
REQUIREMENTS

FILE NO: PA-07-20

CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 21.3 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 19.67 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 7

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Conover Loam and Owosso Miami Sandy Loam, 0 – 6 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW Brian Prokuda
Planning Commission Chairperson

PA-07-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.



PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-08-20
October 21, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS P.A. 116
REQUIREMENTS

FILE NO: PA-08-20
CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 94.918 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 65 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 7

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Owosso-Miami Sandy Loam and Arkport Fine Sandy Loam, 0 – 6 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW
Brian Prokuda
Planning Commission Chairperson

PA-08-20
 October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



Livingston County, Michigan



- Common Land Unit**
- Cropland CLU
 - Non-Cropland CLU
 - Tract Boundary
 - Section Lines

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

This box is applicable ONLY for certification maps. Options only valid if checked.

Shows - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - NI
<input type="checkbox"/> CORN - YELGR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COMGR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

2020 Program Year
 CLU Date: September 21, 2018
 2018 NAIP Imagery

Farm 4908
Tract 4348

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PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

PA-09-20
October 2, 2020

EXPLANATION OF HOW THIS
APPLICATION MEETS PA 116
REQUIREMENTS

FILE NO: PA-09-20
CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly know as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 15.01 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 15.01 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Owosso Miami Sandy Loam and Miami Loam, 2-12 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL
October 21, 2020

LCPC MEETING DATE:
APPROVAL
DISAPPROVAL
OTHER

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION:

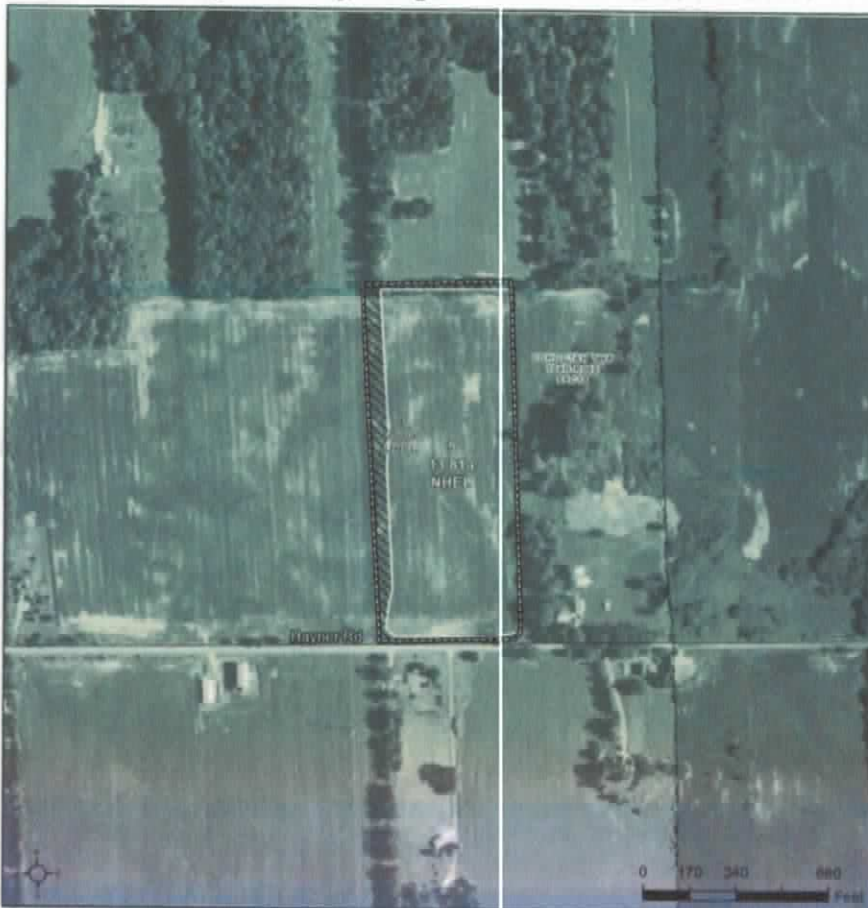
LIVINGSTON COUNTY PLANNING COMMISSION REVIEW
Brian Prokuda
Planning Commission Chairperson

PA-09-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

USDA United States Department of Agriculture Livingston County, Michigan



Common Land Unit
Common Land Unit
Non-Cropland
Tract Boundary
Section Line

Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created October 04, 2016
2018 NAIP Early Access Imagery

Farm 4249
Tract 295

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