



COHOCTAH TOWNSHIP BOARD MEETING

October 08, 2026 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

AGENDA APPROVAL

CONSENT AGENDA

- [1.](#) Minutes 09-10-2026
- [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.](#) Ranger Power Battery Storage Offer to Meet
- [5.](#) Quarterly Budget Review
6. Large Item Day Follow Up
- [7.](#) Countywide Nearmap Ariel Imagery Subscription
- [8.](#) Granger Fuel Surcharge
- [9.](#) Civil Infraction/Blight Ordinance

REPORTS

Zoning Board of Appeals
Planning Commission
Violations and Complaints

TOWNSHIP BOARD DISCUSSION

CALL TO THE PUBLIC

NEXT REGULAR MEETING DATE - NOVEMBER 12, 2026

ADJOURN



COHOCTAH TOWNSHIP BOARD MEETING

September 10, 2026 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 7:01 pm with the Pledge of Allegiance.

PRESENT: Phil Charette, Mark Fosdick, Tami Bock, Mark Torigian, Barb Fear

AGENDA APPROVAL

Motion made by Torigian, seconded by Charette, to approve the agenda. Voting: Yea: Charette, Fosdick, Bock, Torigian, Fear; motion carried.

CONSENT AGENDA

1. Minutes 08-13-2026
2. Treasurer's Report
3. Expenditures

Motion made by Torigian, seconded by Charette to approve the Consent Agenda. Voting: Yea: Charette, Fosdick, Bock, Torigian, Fear; motion carried.

CALL TO THE PUBLIC

Public comment received.

UNFINISHED BUSINESS

Road Commission

No report.

Howell Fire Authority

Verbal report given.

Hall

No report.

Cemetery

No report.

Parks and Recreation

Verbal report given.

NEW BUSINESS

4. ESTA Policy

Motion made by Torigian, seconded by Charette, to approve the Cohoctah Township Sick Leave Policy. Voting Yea: Charette, Fosdick, Bock, Torigian, Fear; motion carried.

5. Audit Report

Motion made by Charette, seconded by Torigian, to accept the audit as presented, directing Pfeffer, Hanniford & Palka to file the audit with the State of Michigan. Voting Yea: Fear, Charette, Fosdick, Bock, Torigian; motion carried.

6. L-4029 Tax Rate Request

Motion made by Torigian, seconded by Fear, to approve the L-4029 Tax Rate Request Resolution. Roll call voting Yea: Torigian, Bock, Charette, Fear, Fosdick; motion carried.

7. Election Update

Verbal report given.

8. CivicPlus Contract

Motion made by Torigian, seconded by Charette, to approve the CivicPlus Contract for the website and meeting management software. Voting Yea: Charette, Fosdick, Bock, Torigian, Fear; motion carried.

9. Blight Ordinance

The Ordinance was discussed.

REPORTS

Zoning Board of Appeals

Verbal report given.

Planning Commission

Verbal report given.

Violations and Complaints

Verbal report given.

TOWNSHIP BOARD DISCUSSION

Large Item Day was discussed.

CALL TO THE PUBLIC

Public comment received.

NEXT REGULAR MEETING DATE - OCTOBER 8, 2026

ADJOURN

There being no further business, the meeting was adjourned at 7:51 pm.

TAMI BOCK			
COHOCTAH TOWNSHIP TREASURER			
10518 ANTCLIFF ROAD			
FOWLerville MI 48836			
517-546-0655			
			Sept 2026
RECEIPTS			
	TRASH PICK UP		\$ 8,150.00
	OTHER REV		\$ 11.40
	INTEREST		\$ 1.52
	BURIALS		\$ 700.00
	BARN and Hall RENTAL		\$ 200.00
	REV SHARING		\$ 51,228.00
	LAND USE		\$ 300.00
	RECEIPTS TOTAL		\$ 60,590.92
	CASH ACCOUNT ENDING BALANCE		\$ 303,126.53
	CHOICEONE BANK		\$ 675,974.51
	GENERAL FUND BALANCE		\$ 979,101.04
	TRUST AND AGENCY BALANCE		\$ 7,050.00
	CAPITAL IMPROVEMENT FUND		\$ 244,107.72
	ROAD FUND ENDING BALANCE		\$ 1,676.46
	ARPA FUND		\$ 75,749.69

	EXPENDITURES - OCTOBER 2026		
	LIVINGSTON CO SHERIFF	\$	2,400.00
	GRANGER	\$	23,026.00
	FOSTER SWIFT	\$	1,969.94
	CONSUMERS ENERGY	\$	580.28
	BLACK ROCK TECHNOLOGIES	\$	541.00
	LIVINGSTON COUNTY PRESS	\$	187.77
	IVSCOMM INC	\$	125.00
	HARTMAN SEPTIC	\$	300.00
	DECKER AGENCY	\$	11,723.00
	SPRUNGTOWN OUTDOOR SERV	\$	2,825.00
	MCALLISTERS	\$	1,814.00
	CHASE BANK CREDIT CARD	\$	775.09
	S BRONSBURG	\$	168.25
	B FEAR	\$	47.12
	T BOCK	\$	27.36
	A KOZAK	\$	136.80
	SUB TOTAL	\$	46,646.61
	T BOCK	\$	2,298.94
	A KOZAK	\$	454.35
	S BRONSBURG	\$	1,516.54
	K CARMACK	\$	105.71
	J HUNTLEY		\$ 119.62
	D ROYER	\$	92.35
	J SVOBODA	\$	105.72
	C BEACH	\$	92.35
	J BUTTERMORE	\$	229.06
	P CHARETTE	\$	345.87
	M CIGAN	\$	92.35
	C DEFRANCISCO	\$	88.10
	K ENGEL	\$	88.10
	S NEWTON	\$	88.10
	M TORIGIAN	\$	387.87
	M FOSDICK	\$	1,822.75
	J BLACK	\$	118.93
	B FEAR	\$	2,497.06
	C GARBER	\$	2,414.67
	T LITZ	\$	147.95
	MERS	\$	2,641.73
	W/H	\$	4,095.63
	BENEPAY	\$	97.73
	SUB TOTAL	\$	19,821.86
	TOTAL GENERAL FND	\$	66,468.47
	CHLORIDE SOLUTIONS	\$	18,794.27
	ROAD FUND	\$	18,794.27
	TOTAL EXPENDITURES	\$	85,262.74

ATTN: Mark Fosdick
Supervisor
Cohoctah Township,
Livingston County, MI
10518 Antcliff Rd,
Fowlerville, MI 48836
supervisor@cohoctahtownship.gov

September 25, 2026

VIA CERTIFIED U.S. MAIL & E-MAIL

Re: Offer to Meet Concerning Proposed Energy Storage Facility Project in
Cohoctah Township, Livingston County, MI

Dear Supervisor Fosdick,

Headland Firm Power, LLC is planning to develop, construct, own, and operate an up to 250 MW Energy Storage Facility in Cohoctah Township, Livingston County, MI.

As you may know, the recent Michigan Court of Appeals published opinion in *In re Implementing Provisions of Public Act 233 of 2023* upheld the MPSC's permitting authority for utility scale renewable energy projects. A threshold requirement for filing an application with the MPSC is seeking written acknowledgement from each affected local jurisdiction as to whether it has adopted a compatible renewable energy ordinance (CREO), which does not "impose[] additional requirements on the development of energy facilities that are more restrictive than those in [MCL 460.1226(8)]." We respectfully ask that you confirm at your earliest convenience that Cohoctah Township does not have a CREO.

We would be pleased to meet with you either virtually or in person to discuss the site plan for the proposed project or answer any questions. If we do not hear from you within 30 days of your receipt of this letter, or if you inform us that your jurisdiction does not have a CREO, we intend to file an application directly with the Michigan Public Service Commission seeking a siting certificate for the project.

We look forward to hearing from you. Please do not hesitate to reach out to Drew Vielbig of Ranger Power at drew@rangerpower.com with any questions concerning our proposed project and this letter.

Sincerely,

Paul Harris

Vice President, Headland Firm Power, LLC

CC:

Barb Fear, Clerk
Tami Bock, Treasurer
Phillip R. Charette, Trustee
Mark Torigan, Trustee

			COHOCTAH TOWNSHIP 26-27 EXPENDITURES					-1-
ACCOUNT		BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE
TOWNSHIP BOARD								
PAYROLL TAX EXPENSE		\$17,000.00	\$4,105.89	\$4,441.31			\$8,547.20	\$8,452.80
TRUSTEE WAGES		\$12,000.00	\$2,520.00	\$1,680.00			\$4,200.00	\$7,800.00
SECRETARY WAGES		\$16,000.00	\$4,266.00	\$5,046.00			\$9,312.00	\$6,688.00
SUPPLIES		\$3,000.00	\$978.32	\$852.14			\$1,830.46	\$1,169.54
CONTRACTED SERVICES		\$80,000.00	\$8,644.50	\$13,712.50			\$22,357.00	\$57,643.00
CONFERENCES		\$4,000.00	\$750.00	\$0.00			\$750.00	\$3,250.00
PUBLISHING		\$3,000.00	\$333.61	\$266.68			\$600.29	\$2,399.71
COMMUNICATIONS		\$3,000.00	\$2,567.44	\$0.00			\$2,567.44	\$432.56
ASSOCIATION DUES		\$3,500.00	\$3,209.60	\$100.00			\$3,309.60	\$190.40
DEFERRED COMP		\$17,000.00	\$4,363.83	\$4,304.23			\$8,668.06	\$8,331.94
MAINTENANCE		\$4,000.00	\$1,215.00	\$1,296.00			\$2,511.00	\$1,489.00
TOWNSHIP UNIFORM		\$2,000.00						
EQUIPMENT		\$20,000.00					\$0.00	\$20,000.00
	TOTAL	\$184,500.00	\$32,954.19	\$31,698.86	\$0.00	\$0.00	\$64,653.05	\$117,846.95
SUPERVISOR								
SALARY		\$29,000.00	\$7,250.01	\$7,250.01			\$14,500.02	\$14,499.98
DEPUTY		\$0.00					\$0.00	\$0.00
SUPPLIES		\$0.00					\$0.00	\$0.00
	TOTAL	\$29,000.00	\$7,250.01	\$7,250.01	\$0.00	\$0.00	\$14,500.02	\$14,499.98
ELECTIONS								
WAGES		\$10,000.00		\$4,761.25			\$4,761.25	\$5,238.75
SUPPLIES		\$7,000.00	\$2,270.37	\$1,408.06			\$3,678.43	\$3,321.57
PUBLISHING		\$400.00		\$328.30			\$328.30	\$71.70
MAINTENANCE/REPAIR		\$1,400.00		\$1,368.00			\$1,368.00	\$32.00
EQUIPMENT		\$10,000.00					\$0.00	\$10,000.00
	TOTAL	\$28,800.00	\$2,270.37	\$7,865.61	\$0.00	\$0.00	\$10,135.98	\$18,664.02
ATTORNEY	TOTAL	\$80,000.00	\$12,780.32	\$9,502.69			\$22,283.01	\$57,716.99
PUBLIC SAFETY	TOTAL	\$28,500.00	\$7,040.00	\$7,200.00			\$14,240.00	\$14,260.00
ASSESSOR								
SALARY		\$36,000.00	\$9,000.00	\$9,000.00			\$18,000.00	\$18,000.00
CONSULTING FEES		\$0.00					\$0.00	\$0.00
SUPPLIES		\$500.00	\$337.05				\$337.05	\$162.95
	TOTAL	\$36,500.00	\$9,337.05	\$9,000.00	\$0.00	\$0.00	\$18,337.05	\$18,162.95
CLERK								
SALARY		\$35,000.00	\$8,750.01	\$8,750.01			\$17,500.02	\$17,499.98
DEPUTY		\$4,000.00	\$168.00	\$1,248.00			\$1,416.00	\$2,584.00
MILEAGE		\$500.00	\$37.70	\$122.44			\$160.14	\$339.86
SUPPLIES		\$700.00		\$201.90			\$201.90	\$498.10
EQUIPMENT REPAIR		\$0.00					\$0.00	\$0.00
	TOTAL	\$40,200.00	\$8,955.71	\$10,322.35	\$0.00	\$0.00	\$19,278.06	\$20,921.94

Z.A. WAGES		\$15,000.00	\$4,710.00	\$4,290.00			\$9,000.00	\$6,000.00
ZONING ORDINANCE		\$12,000.00	\$425.00	\$505.00			\$930.00	\$11,070.00
PUBLISHING		\$5,000.00	\$319.55				\$319.55	\$4,680.45
MILEAGE		\$1,300.00	\$409.63	\$405.73			\$815.36	\$484.64
SUPPLIES		\$600.00		\$12.74			\$12.74	\$587.26
	TOTAL	\$51,900.00	\$8,294.18	\$6,393.47	0.00	\$0.00	\$14,687.65	\$37,212.35
DRAINS AT LARGE								
	TOTAL	\$23,000.00			0.00		\$0.00	\$23,000.00
STREETLIGHTS								
	TOTAL	\$6,600.00	\$1,164.18	\$1,265.74			\$2,429.92	\$4,170.08
TRASH PICK-UP								
	TOTAL	\$350,000.00	\$99,209.81	\$69,977.00			\$169,186.81	\$180,813.19
RECREATION								
WAGES		\$3,000.00	\$276.00	\$1,212.00			\$1,488.00	\$1,512.00
FOWLerville REC		\$9,000.00					\$0.00	\$9,000.00
PARK MAINTENANCE		\$5,000.00	\$767.84	\$5,751.85			\$6,519.69	(\$1,519.69)
PARK MOWING		\$6,000.00	\$1,125.00	\$2,700.00			\$3,825.00	\$2,175.00
PARK IMPROVEMENTS		\$24,000.00	\$24,402.00				\$24,402.00	(\$402.00)
COMMUNITY PROMOTION		\$8,000.00	\$5,482.02	\$2,544.86			\$8,026.88	(\$26.88)
UTILITIES		\$1,200.00	\$178.47	\$138.38			\$316.85	\$883.15
	TOTAL	\$56,200.00	\$32,231.33	\$12,347.09	0.00	\$0.00	\$44,578.42	\$11,621.58
INSURANCE & BONDS								
	TOTAL	\$15,000.00	\$380.00				\$380.00	\$14,620.00
TRUST AND AGENCY								
DELINQUENT TAX		\$7,000.00						
TRAILER BONDS		\$6,000.00						
	TOTAL	\$13,000.00						
UNALLOCATED								
	TOTAL	\$563,990.00					\$0.00	\$563,990.00
CONTINGENCIES								
	TOTAL	\$85,000.00	\$14,545.98	\$3,000.00			\$17,545.98	\$67,454.02
ROAD FUND TRANSFER	TOTAL	\$33,000.00		\$19,000.00				
GRAND TOTAL		\$1,710,890.00	\$254,689.40	\$215,051.61	\$0.00	\$0.00	\$469,741.01	\$1,241,148.99

COHOCTAH TOWNSHIP

10518 Antcliff Rd., Fowlerville, MI 48836

September 25, 2026

Brendan Scheitz
Equalization Director
County of Livingston
304 E. Grand River Ave.
Howell, MI 48843

Re: Non-Binding Letter of Intent to Participate in Countywide Nearmap Aerial Imagery Subscription

Dear Mr. Scheitz:

This non-binding letter of intent is submitted by Cohoctah Township regarding its possible participation in Livingston County's proposed countywide Nearmap aerial imagery subscription program.

The County is evaluating a shared subscription through which Livingston County would contract directly with Nearmap, administer the subscription and user access, and invoice participating local units for their respective cost shares. The current estimated annual program cost is \$47,287.67, subject to final vendor terms, final County participation, and the final roster of participating local units.

The possible participating local units are the Livingston County townships and cities identified in the attached preliminary cost allocation spreadsheet. The final participating roster will be determined after interested local units return their letters of intent and before any final intergovernmental agreement is presented for approval.

The County anticipates that one or more County departments may also use the subscription. For planning purposes, the County is considering a separate County contribution based on anticipated County appraisal usage, with the remaining program cost allocated among participating local units under the County's cost allocation schedule. The County may revise that treatment before any final agreement is presented for approval.

The preliminary allocation schedule uses objective factors, including population, acreage, parcel count, assessed value, and stated service-level adjustments. The parties understand that the final allocation methodology may be revised before execution of a final agreement, provided the methodology has a rational basis and is applied consistently to similarly situated participants.

Based on the preliminary schedule and subject to any County contribution, final roster, and final allocation methodology, Cohoctah Township's estimated annual allocation is **\$496.34**, or approximately **\$41.36** per month. This amount is preliminary and may be recalculated before execution of a final intergovernmental agreement.

Subject to final governing body approval, final review of the Nearmap subscription terms, and execution of a mutually acceptable intergovernmental agreement, Cohoctah Township presently intends to participate in the countywide Nearmap aerial imagery subscription program.

This letter is intended only to assist the County in determining the level of local-unit interest, identifying a tentative participating roster, and preparing a final cost allocation. This letter does not create a binding obligation to participate, appropriate funds, pay any amount, or execute a final agreement. Any binding obligation will arise only if Cohoctah Township approves and executes a final intergovernmental agreement with Livingston County.

Cohoctah Township understands that the final intergovernmental agreement is expected to address, among other things, the subscription term, renewal, annual invoicing, user administration, payment obligations, non-appropriation, late payment remedies, access suspension, withdrawal at the end of a term, addition of later participants, recalculation of cost shares, County participation, and compliance with Nearmap license restrictions and applicable public records laws.

If the County determines that sufficient local units have expressed interest and elects to proceed, Cohoctah Township anticipates that the final agreement will be presented to its governing body for consideration.

Very truly yours,

Mark Fosdick
Township Supervisor
Cohoctah Township

Acknowledged for planning purposes only:

Livingston County

By: _____

Name: _____

Title: _____

Date: _____

Attachment: Preliminary Cost Allocation Schedule

PRELIMINARY COST ALLOCATION SCHEDULE

Livingston County, Michigan — Countywide Nearmap Aerial Imagery Subscription

Total Program Cost \$47,287.67 · Prepared August 6, 2026

Allocation determined by four equally weighted factors, each measured as the unit's share of the county total: population, acreage, parcel count, and total assessed value. Service-level adjustments applied as noted.

#	Unit of Government	Service Level	Annual Allocation	Monthly Allocation
1	Hamburg Township	Full	\$5,748.15	\$479.01
2	Genoa Township	Full	\$5,504.47	\$458.71
3	Green Oak Township	Full	\$5,410.71	\$450.89
4	Brighton Township	Full	\$5,242.28	\$436.86
5	Hartland Township	Full	\$4,107.16	\$342.26
6	Oceola Township	Full	\$3,905.48	\$325.46
7	Marion Township	Full	\$3,448.48	\$287.37
8	Tyrone Township	Full	\$3,318.41	\$276.53
9	Putnam Township	Full	\$2,727.06	\$227.26
10	Brighton City	Full	\$1,922.45	\$160.20
11	Howell City	Full	\$1,888.90	\$157.41
12	Handy Township	2/3	\$1,525.75	\$127.15
13	Deerfield Township	1/3	\$554.54	\$46.21
14	Iosco Township	1/3	\$506.27	\$42.19
15	Cohoctah Township	1/3	\$496.34	\$41.36
16	Conway Township	1/3	\$493.52	\$41.13
17	Unadilla Township	1/3	\$487.70	\$40.64
	TOTAL		\$47,287.67	\$3,940.64

Service Level Key. Full — full service allocation. 2/3 — reduced service; assessed at two-thirds of computed allocation. 1/3 — reduced service; assessed at one-third of computed allocation. Amounts released by reduced-service adjustments are redistributed among full-service units in proportion to their composite factor share.

Note. The highlighted row is the allocation for Cohoctah Township. Figures are preliminary estimates prepared for planning purposes and are not an invoice, a bill, or a commitment to pay.



16980 Wood Road
Lansing, MI 48906-1044
1-888-947-2643
P 517-372-2800
F 517-371-9778
www.grangerwasteservices.com

September 30, 2026

RE: Request for Council Consideration – Temporary Fuel Surcharge

Granger truly values our partnership with the municipality, and we appreciate the trust you place in us to provide reliable collection services to your residents. We have worked to manage rising operating costs without seeking additional charges whenever possible. Unfortunately, the continued increase in diesel fuel prices has reached a level where we need to ask for Council's consideration of a temporary fuel surcharge.

Diesel fuel is a significant operating expense for Granger Waste Services, as it is used to power both our collection vehicles and landfill equipment.

Under the **Additional Fees** section of your residential waste agreement with Granger Waste Services, the agreement allows for a fuel surcharge when diesel fuel costs exceed **\$4.00 per gallon continuously for three consecutive months**, subject to approval by Council.

This is the first time Granger has requested consideration of a fuel surcharge during the term of your contract. Although the agreement establishes \$4.00 per gallon as the threshold, we recognize that fuel costs have changed considerably since that benchmark was established. In an effort to lessen the impact on the municipality and its residents, Granger is using \$5.00 per gallon as the benchmark for calculating the surcharge rather than the \$4.00 contractual threshold.

Using the \$5.00 benchmark, the surcharge is calculated at **\$0.01 per household for each \$0.05 increase in diesel fuel costs above \$5.00 per gallon**. Based on September's rate, the surcharge would be **\$0.27 per household for the month**. For example, a municipality with 200 households would see a total monthly fuel surcharge of **\$54.00**.

Recent Midwest No. 2 Diesel Retail Prices:

- August 2026: \$5.42 (\$5.417) per gallon
- September 2026: \$6.35 (\$6.351) per gallon

Fuel pricing can be viewed and tracked through the surcharge information on our website:

<https://www.grangerwasteservices.com/customer-support/surcharges/>

From this page, select the **U.S. Department of Energy** link to access diesel fuel pricing information. The applicable rates can be found in table **Data 2**, with rates published on Tuesdays (October monthly rate will be published on Tuesday, October 27).

I have also attached an Excel spreadsheet to make the calculation as simple and transparent as possible. You only need to enter the applicable information in the **blue cells**, and the spreadsheet will calculate the fuel surcharge.

I respectfully ask that you place this request before Council for consideration. If Council approves the fuel surcharge, it would first appear on the municipality's invoice for November 2026 service using the October 2026 monthly rate for calculation.

Because the surcharge is tied directly to fuel pricing, the amount may increase or decrease from month to month as diesel costs fluctuate. **Once the monthly diesel rate falls below \$5.00 per gallon, the surcharge will be removed.** Before a fuel surcharge could be applied again, diesel would need to remain above \$5.00 per gallon for another three consecutive months.

Please feel free to reach out to me with any questions or if there is additional information I can provide to assist you or Council in reviewing this request. We sincerely appreciate our continued partnership with the municipality and Council's consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Jami Anderson".

Jami Anderson
Municipal Manager

GRANGER WASTE SERVICES

Fuel Surcharge Calculation sheet

current diesel		
price	\$5.00/gallon	difference
\$6.00	5.00	0.20
active		
households		monthly charge
880	0.20	\$176.00

<https://www.grangerwasteservices.com/customer-support/surcharges/>

only change the blue cells for the monthly calculation

**COHOCTAH TOWNSHIP
ORDINANCE NO. _____
NUISANCE ORDINANCE**

Adopted: _____

Published: _____

Effective: _____

The Township of Cohoctah ordains:

Section 1. Title.

This Ordinance is to be known and may be cited as the Cohoctah Township Nuisance Ordinance.

Section 2. Purpose.

The purpose of this Ordinance is to protect the public health, safety, and general welfare by preventing, reducing, and eliminating blight and other unsafe, unsanitary, or detrimental conditions within the Township.

Section 3. Definitions.

The following definitions apply to this Ordinance.

- A. "Building, construction, or landscaping materials" means and includes, but is not limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, fence posts and fencing material of either wood or metal, trees, shrubs, plants, sod or any other materials used in constructing any structure, fence or landscape.
- B. "Junk" means discarded, dismantled, broken, deteriorated, or inoperable machinery, equipment, appliances, furniture, vehicle parts, scrap metal, or similar materials that are not being used for their originally intended purpose and that are stored outdoors.
- C. "Junk vehicles" means a motor vehicle, recreational vehicle, watercraft, or trailer that has remained outdoors on the same premises for more than 30 consecutive days and that:
 - 1. is extensively dismantled, wrecked, or incapable of lawful operation for its intended transportation purpose;
 - 2. lacks an engine, transmission, wheels, or other component necessary for operation;
or
 - 3. is required by law to be registered but does not display a current registration or license plate.

The term does not include a vehicle stored entirely within an enclosed lawful building or held as lawful inventory by a licensed vehicle dealer, repair facility, or salvage business.

- D. “Person” means an individual, partnership, corporation, limited liability company, association, trust, estate, governmental entity, or any other legal entity, and includes the officers, employees, agents, or representatives of such entity.
- E. “Refuse” means discarded or unwanted matter.
- F. “Rubbish” means any solid waste that arises from homes or commercial establishments that does not contain any food waste or ashes.
- G. “Trash” means domestic and commercial garbage of any kind.

Section 4. Prohibited Conditions.

The following conditions are prohibited and constitute violations of this Ordinance. A person who owns, occupies, possesses, or controls premises within the Township shall not create, maintain, or permit any prohibited condition on those premises.

- A. Other than a lawful junk yard or in connection with the lawful business of a repair or service garage, the storage upon any premises of junk vehicles.
- B. The outdoor storage of any building, construction, or landscaping materials unless:
 - 1. The materials are intended for use in connection with a lawful construction or landscaping project on the premises, all permits required by law have been obtained, and the materials are incorporated into the project within 90 days after delivery, unless the Township grants a written extension for good cause; or
 - 2. The materials are lawfully kept as inventory offered for sale in connection with a permitted business and are stored in accordance with an approved site plan and all other applicable requirements.
- C. Except within a lawful junkyard, the outdoor storage or accumulation of junk or waste, other than ordinary household waste temporarily stored in durable, covered, and leakproof containers pending regularly scheduled collection, provided that the storage does not attract animals or vermin, create offensive odors, or otherwise endanger public health or safety.
- D. A structure or portion of a structure that, because of fire, wind, natural disaster, structural failure, or physical deterioration, is unsafe, unsecured, or unfit for its lawful occupancy or use.
- E. A vacant dwelling, commercial building, garage, or other outbuilding that is not maintained in a weather-tight, structurally sound, and secure condition. Doors, windows, and other openings must be secured against unauthorized entry. Boarding must be installed neatly, maintained in good repair, and, where reasonably practicable, painted or finished to be

compatible with the exterior of the structure. A structure that remains boarded for more than six months is presumed to violate this subsection unless the owner demonstrates that the structure is being actively repaired, marketed, rehabilitated, or maintained in accordance with a written plan approved by the Township.

- F. Any partially completed structure unless such structure is in the course of construction in accordance with a valid building permit, and unless such construction is completed within one year. The Township may grant a written extension upon a showing of good cause, including substantial construction progress, circumstances reasonably beyond the responsible person's control, and the absence of an immediate threat to public health or safety.

Section 5. International Property Maintenance Code

- A. Adopted. The most recent edition of the International Property Maintenance Code published by the International Code Council, together with all amendments, supplements, and successor editions published after the effective date of this Ordinance, is adopted and incorporated by reference as if fully set forth herein. Upon publication of a new edition, amendment, or supplement by the International Code Council, that edition, amendment, or supplement automatically supersedes the previously adopted provisions and becomes effective within the Township without further action by the Township Board.
- B. Copy of Code. At least one copy of the edition currently in effect must be maintained in the office of the Township Clerk and made available for public inspection during regular business hours.
- C. Property-Maintenance Standards Only. The Code is adopted solely to establish minimum property-maintenance standards for existing structures and premises. It must not be interpreted or enforced to establish construction requirements that conflict with or are preempted by Michigan law.
- D. Violation of Code. A violation of any provision of the International Property Maintenance Code adopted by reference in this Ordinance is deemed a violation of this Ordinance. Any person who violates or fails to comply with a provision of the International Property Maintenance Code is responsible for a municipal civil infraction and is subject to all penalties, remedies, and enforcement procedures provided by this Ordinance.
- E. Local Amendments. The following standards modify those of the International Property Maintenance Code and control:
 - a. Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches.
 - b. Insect screens are required from May 1 to October 1.

Section 6. Penalties; Enforcement.

- A. Municipal Civil Infraction. A person who creates, maintains, or permits a condition prohibited by this Ordinance, or who violates or fails to comply with any other provision of this Ordinance, is responsible for a municipal civil infraction. A violation exists when the prohibited condition, act, or omission exists.
- B. Enforcement Officials. This Ordinance may be enforced by the Township Code Enforcement Officer or any other person authorized by the Township Board to enforce Township ordinances.
- C. Corrective Notice. Before commencing an enforcement action, the Township will ordinarily provide the responsible person with written corrective notice. Corrective notice is not a prerequisite to the existence of a violation or to enforcement and is not required under subsection F. The contents of a corrective notice will indicate:
1. The property upon which the violation exists;
 2. The nature of the prohibited condition and the section of this Ordinance violated;
 3. The corrective action required;
 4. The time permitted for correction; and
 5. The potential consequences of failing to correct the violation.

The corrective period must be reasonable in light of the nature and severity of the violation. Unless a shorter period is authorized by this Ordinance or applicable law, the notice must provide at least ten days after service for correction. The enforcement official may grant a written extension for good cause.

- D. Service of Corrective Notice. The corrective notice may be served by personal delivery or by first-class mail to the owner at the address shown on the Township's most recent tax assessment records and, if different, to the occupant at the premises.
- E. Exceptions to Corrective Notice. Corrective notice is not required before commencing an enforcement action when:
1. The prohibited condition presents an imminent threat to public health, safety, or welfare;
 2. Immediate enforcement or other action is authorized by this Ordinance or applicable law; or
 3. The same person has previously received notice concerning the same continuing or recurring prohibited condition.
- F. Corrective Notice Distinguished from Citation. A corrective notice is not a municipal civil-infraction citation and does not commence a municipal civil infraction action. A municipal civil infraction action may be commenced through issuance and service of a citation by an

authorized Township official in accordance with Chapter 87 of the Revised Judicature Act, MCL 600.8701 et seq., and any applicable Township ordinance.

- G. Continuing Violations. Each day that a violation continues constitutes a separate municipal civil infraction.
- H. Penalties. A person determined responsible for a municipal civil infraction under this Ordinance is subject to the civil fines, costs, damages, expenses, sanctions, and remedies authorized by Chapter 87 of the Revised Judicature Act, MCL 600.8701 et seq., and the Township's Municipal Civil Infraction Ordinance.
- I. Other Remedies. In addition to pursuing a municipal civil infraction action, the Township may seek injunctive relief, abatement, or any other remedy authorized by law. The imposition of a civil fine or other sanction does not relieve a person of the obligation to correct the violation.

Section 7. Severability.

If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

Section 8. Repealer.

This Ordinance expressly repeals all township ordinances and parts of ordinances in conflict with this Ordinance.

Section 9. Effective Date.

This Ordinance takes effect 30 days after publication of this Ordinance or of a summary of it as permitted by law.

ADOPTED.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

Clerk's Certification

I, Barb Fear, the duly elected, qualified and acting Clerk of the Township of Cohoctah, Livingston County, certify that the above Ordinance was adopted at a regular meeting of the Cohoctah Township Board held at the Cohoctah Township Office, on the ____ day of _____, 2026, by a majority of the members of the Board elected and serving.

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Barb Fear
Cohoctah Township Clerk