



# COHOCTAH PLANNING COMMISSION MEETING

December 01, 2022 at 8:00 PM  
Township Hall | Fowlerville, Michigan

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*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](mailto:bfearclerk@gmail.com), phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.*

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## AGENDA

### CALL TO ORDER

PLEDGE OF ALLEGIANCE – *Moment of Silence*

### ROLL CALL

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

- [1.](#) Minutes 11-03-2022

### CALL TO THE PUBLIC

### MATTERS PERTAINING TO THE GENERAL PUBLIC

### UNFINISHED BUSINESS

### NEW BUSINESS

- [2.](#) Master Plan Discussion

### CALL TO THE PUBLIC

### ADJOURNMENT



## COHOCTAH PLANNING COMMISSION MEETING

**November 03, 2022 at 8:00 PM**  
**Township Hall | Fowlerville, Michigan**

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### MINUTES

#### CALL TO ORDER

The meeting was called to order at 8:00pm.

**PLEDGE OF ALLEGIANCE** – *Moment of Silence*

#### ROLL CALL

PRESENT: Tony Tyler, Chrissy DeFrancisco, Mark Cican, Mike Jolliff, Phil Charette  
Jessica Buttermore and 34 citizens.

#### APPROVAL OF AGENDA

Motion made by Buttermore, Seconded by DeFrancisco to approve the agenda as amended with the Carr project being moved from Unfinished Business to before Call to the Public. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

#### APPROVAL OF MINUTES

1. Minutes 10-06-2022

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

2. Carr Project- Oak Grove Road

Motion made by Charette, Seconded by Buttermore to approve the Carr plan with the following conditions; site access for EMS, plan review from Livingston County Building Dept, Health Dept, Fire and Road Commission, lighting plan, set backs on site plan, number of events per year, number of people, buffer zone to north neighbors. Will revisit after one year. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

#### CALL TO THE PUBLIC

Public comment was received.

#### MATTERS PERTAINING TO THE GENERAL PUBLIC

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

## **CALL TO THE PUBLIC**

## **ADJOURNMENT**

Motion made by Tyler, Seconded by Buttermore to adjourn the meeting at 9:54pm.  
Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.



# Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** Cohoctah Township Planning Commission

**FROM:** John L. Enos, AICP Township Planner

**DATE:** November 29, 2022

**RE:** Master Plan Discussion

As requested by the Township Board it is time to start the update of the Master Plan as required by the Planning Enabling Act every five (5) years. This may seem like a difficult task, but I am confident the Planning Commission can draft a new plan that meets the needs of the Township and also assists in your decision making over the next several years. That said please consider the following during your upcoming meeting. We may want to schedule, perhaps a Saturday morning this winter to schedule a “town hall meeting” to receive input from residents, however I expect as I have known and worked around and with Cohoctah Township for near about 30 years, that rural and open space preservation will be a priority. I have attached example goals and objectives for a rural community you may want to borrow from as we update this plan. Also, note the following:

## PURPOSE OF THE MASTER PLAN

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Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The Cohoctah Township Master Plan serves as a tool in the Township’s planning efforts by clearly stating the goals and objectives of land use and development and identifying strategies that the Township will pursue to achieve those goals. The Master Plan considers a number of community elements, including the social, economic, physical and political factors that influence the land use decision process.

## HOW IS THE PLAN TO BE USED?

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1. The Plan serves as a statement of the Township’s goals and policies for land use and establishes a framework that guides future development in the community.
2. The Plan aids in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development. The Plan provides a stable, long-term basis for decision-making providing for a balance of land uses specific to the character of Cohoctah Township

3. The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public improvements and private developments supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Townships direction for the future.

In summation, the Cohoctah Township Master Plan is the primary, officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township that complements the goals of nearby governmental units, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning, and land use decisions are made

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#### EXAMPLE GOALS AND OBJECTIVES

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These examples are provided to begin the process of thinking about what is important to Cohoctah Township. Of course, every community is different, so your job is to create goals and objectives that fit your community. Not only do the below need to be considered but there should be thoughts on commercial, natural features and of course green energy. The following goals and policies provide the basis for wise and consistent public decisions for future development and investment in the Township.

#### 3.1 General Goals

In addition to specific goals later in this section, Cohoctah Township has the following general goals:

- 1) The Township will strive to maintain the agricultural and rural residential character that contributes to the quality of life;

- 2) The Township will strive to make land use decisions in a manner compatible with the natural characteristics, infrastructure, and long-term needs of the community;
- 3) The Township will strive to direct new development only in those areas where the land, natural resources, and infrastructure can support the development and to encourage development that is well-planned and complements existing development and uses;
- 4) The Township will strive to work in a cooperative manner with Livingston County, surrounding Townships and other agencies in an effort to promote complimentary rather than competing land-use decisions and public investments; and
- 5) The Township will strive to improve governmental services.

### 3.2 Agricultural Goal and Policies

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The Township will strive to maintain the rural character and preserve the local characteristics that contribute to viable and stable agriculture. The Township will encourage the retention of land in agricultural production and encourage new economic opportunities within the agricultural community.

#### Policies

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- 1) Prime agricultural lands and soils will be identified and used as a basis for farmland preservation efforts.
- 2) Discourage non-agricultural development of important farmlands.
- 3) Foster new and continued agricultural opportunities for residents.
- 4) Promote enrollment in Public Act 116, farmland agreements, purchase of development rights, conservation easements, and other tools to maintain the viability of agriculture.
- 5) Explore adoption of a purchase of development rights ordinance.
- 6) Discourage the extension of public water and sewers into agricultural areas and prime farmland areas unless state funds are available to fund the entire cost.

### 3.3 Residential Goal and Policies

The Township will strive to foster residential opportunities that support the residents' needs and desires in a manner that creates, preserves, and enhances the existing and desired residential environment.

#### Policies

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- 1) Allow residential development only in areas where natural resources and infrastructure are capable of supporting development.
- 2) Allow for the development of a variety of housing types and residential living environments.
- 3) Encourage a high percentage of home ownership and permanent housing types.
- 4) Promote development patterns that maintain and promote the existing and desired rural character of the community.
- 5) Limit denser residential developments, such as multiple-family or mobile home communities, to areas with direct access to principal arterials and adequate utilities.