



**COHOCTAH PLANNING COMMISSION  
MEETING  
June 03, 2021 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) 618-7404, or mail: 3530 Gannon Rd, Howell, MI 48855.*

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**AGENDA**

**CALL TO ORDER**

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

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- [1.](#) Minutes May 6, 2021

**CALL TO THE PUBLIC**

**MATTERS PERTAINING TO THE GENERAL PUBLIC**

- [2.](#) Public Hearing Changes to Zoning Ordinance Section 16.21 Home Occupation

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- [3.](#) Land Use Application 18-2021 Cargo

**CALL TO THE PUBLIC**

**ADJOURNMENT**



**COHOCTAH PLANNING COMMISSION  
MEETING  
May 06, 2021 at 8:00 PM  
Township Hall | Fowlerville, Michigan**

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**MINUTES**

**CALL TO ORDER**

The meeting was called to order at 8:03PM.

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

**ROLL CALL**

PRESENT: Tony Tyler, Chrissy DeFrancisco, Robert Beach, Mark Cican, Mike Jolliff  
Phil Charette, Faith Heil and 6 Citizens.

**APPROVAL OF AGENDA**

Motion made by Charette, Seconded by DeFrancisco to approve the agenda with the addition of the March 4, 2021 Minutes for approval.

Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil

**APPROVAL OF MINUTES**

1. Minutes 03-26-2021 Special Meeting

Motion made by Cican, Seconded by Heil to approve the Minutes of the March 26, 2021 Special Meeting as presented. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

2. Minutes 03-30-2021 Special Meeting

Motion made by Charette, Seconded by Heil to approve the minutes of the March 30, 2021 Special Meeting as presented. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

Motion made by Charette, Seconded by Cican to approve the minutes of the March 4, 2021 meeting as presented. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

**CALL TO THE PUBLIC**

None

**MATTERS PERTAINING TO THE GENERAL PUBLIC**

None

**UNFINISHED BUSINESS**

3. Adams Open Space Application Final Review

Motion made by Charette, Seconded by Cican to approve Open Space Application 2020-01. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

**NEW BUSINESS**

4. Review Proposed Changes to Zoning Ordinance Section 16.21

Motion made by Charette, Seconded by DeFrancisco to schedule a Public Hearing for June 3, 2021 to proceed with the proposed changes to the Zoning Ordinance Section 16.21. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

**CALL TO THE PUBLIC**

**ADJOURNMENT**

Motion made by Tyler, Seconded by Cican to adjourn the meeting at 8:43PM. Voting Yea: Tyler, DeFrancisco, Beach, Cican, Jolliff, Charette, Heil. Motion carried.

**COHOCTAH TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
NOTICE OF PUBLIC HEARING AND  
PLANNING COMMISSION MEETING**

PLEASE TAKE NOTICE that the Cohoctah Township Planning Commission will hold a public hearing on June 3, 2021, at its regular meeting commencing at 8:00 p.m. at the Cohoctah Township Hall located at 10518 Antcliff Road, Fowlerville, Michigan 48836. The items to be considered at this public hearing are:

**To consider proposed amendments to the Home Occupations Section of the Cohoctah Township Zoning Ordinances regarding the requirements for when a home occupation may be conducted in an accessory structure (Zoning Ordinance Section 16.21(I)) and regarding the definition of a “main building” for purposes of the containment of medical marihuana (Zoning Ordinance Section 16.21(J)(1)(e)).**

The Planning Commission reserves the right to modify or alter the proposed ordinance and amendments at or following the public hearing and to make its decision accordingly.

The complete text of the proposed ordinance may be examined at the Cohoctah Township Hall, 10518 Antcliff Road, Fowlerville, MI 48836, on Tuesdays, Wednesdays, and Thursdays between the hours of 10:00 am and 2:00 pm, or on the Township’s website [www.cohoctahtownship.org](http://www.cohoctahtownship.org). Written comments may be submitted by mail in care of Barbara Fear, Township Clerk, 3530 Gannon Road, Howell, MI 48855, and may be further submitted to the Planning Commission at the public hearing. The complete text may be further examined at the meeting.

Cohoctah Township will provide necessary, reasonable auxiliary aids and services at the meeting to individuals with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, with 10 days advance notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk in writing at 3530 Gannon Road, Howell, MI 48855 or by calling 517-546-0655 on the weekdays/hours listed above.

Barbara Fear, Clerk  
Cohoctah Township  
10518 Antcliff Road  
Fowlerville, MI 48836  
(517) 546-0655

Sec. 16.21. - Home occupations.

Home occupations shall be permitted in all detached single-family residential dwellings and include such customary home occupations as hairdressing, millinery, dressmaking, bookkeeping and accounting service, real estate and insurance sales, professional offices and other similar occupations, and other home occupations legally operating in detached single-family homes at the time of adoption of this Zoning Ordinance.

- A. The nonresidential use shall be only incidental to the primary residential use.
- B. The occupation shall utilize no more than 25 percent of the ground floor area of the principal structure.
- C. Only normal domestic or household equipment and equipment characteristic of small workshops, businesses and professional offices shall be used to accommodate the home occupation.
- D. The home occupation shall involve no more than one employee other than members of the immediate family.
- E. All activities shall be carried on indoors. No outdoor activities or storage shall be permitted.
- F. No alterations, additions, or changes to a principal structure that will change the residential character of the dwelling structure shall be permitted in order to accommodate or facilitate a home occupation.
- G. There shall be no external evidence of such occupations, except a small announcement sign not to exceed two square feet in area in an RR, SR, or S District. Ten square feet in area shall be permitted in the AR District and such sign is not required to be attached to the principal structure.
- H. The permission for home occupations as provided herein is intended to secure flexibility in the application of the requirements of this Ordinance; but such permission is not intended to allow the essential residential character of residential districts, in terms of use and appearance, to be changed by the occurrence of home occupations.
- I. A home occupation may be conducted in an accessory structure only in compliance with the following:
  - 1. In an accessory structure, or that portion of the accessory structure, that does not exceed 50 percent of the gross floor area of the principal structure.
  - 2. In an accessory structure located on the same parcel as the principal structure provided the home occupation use is being conducted by a person residing in the principal structure as their primary residence.
- J. Medical Marihuana. The purpose and intent of this Ordinance is to allow for the controlled medical use of medical marihuana pursuant to Initiated Law 1 of 2008, MCL 333.26421, as may be amended from time to time. The only use allowed in Cohoctah Township under Initiated Law 1 of 2008 is as set forth herein. No other use of medical marihuana, express or implied, is allowed except as set forth below.
  - 1. A registered primary caregiver, in compliance with the General Rules of the Michigan Department of Community Health, the Michigan Medical Marihuana Act, P.A. 2008, Initiated Law, MCL 333.26423(d) and the requirements of this Article, shall be allowed as a home occupation. Nothing in this Article, or in any companion regulatory provision adopted in any other provision of this Ordinance, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with that Act and the General Rules. Also, since Federal law is not affected by that Act or the General Rules, nothing in this Article, or in any companion regulatory provision adopted in any other provision of this Ordinance, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law. The Michigan Medical Marihuana Act does not protect users, caregivers or the owners of properties on which the medical use of

marihuana is occurring from Federal prosecution, or from having their property seized by Federal authorities under the Federal Controlled Substances Act. The following requirements for a registered primary caregiver shall apply:

- a. The medical use of marihuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.
- b. A registered primary caregiver must be located outside of a 1,000-foot radius from any school, including child care or day care facility, to insure community compliance with Federal "Drug-Free School Zone" requirements.
- c. Not more than one primary caregiver shall be permitted to service qualifying patients on a parcel.
- d. Not more than five qualifying patients shall be assisted with the medical use of marihuana.
- e. All medical marihuana shall be contained within the main building in an enclosed, locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the registered primary caregiver or qualifying patient. For purposes of this subsection, a "main building" means either the residential dwelling of the primary caregiver or patient, or the accessory structure located on the same parcel as the residential dwelling of the primary caregiver or patient.
- f. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marihuana are located.
- g. If a room with windows is utilized as a growing location, any lighting methods that exceed usual residential periods between the hours of 11:00 p.m. to 7:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that may create a distraction for adjacent residential properties.

RECEIVED

COHOCTAH TOWNSHIP

APPLICATION FOR LAND USE PERMIT  
COHOCTAH TOWNSHIP

ORIGINAL

Land Use No. 18-2021  
Fee 40 Rec. 10095

DELIVER TO: COHOCTAH TOWNSHIP HALL 10518 ANTCLIFF RD  
MAIL TO: COHOCTAH TOWNSHIP 3530 GANNON ROAD, HOWELL, MI 48855

OWNER Bruce Cargo DATE \_\_\_\_\_

ADDRESS 10331 N Antcliff Rd. TAX CODE NO. 02-09-300-012

CITY Fowlerville ZIP MI 48836 PHONE (517) 546-9249  
\*\*\*\*\*

Contractor (if applicable) Hometown Builder LLC Address 2395 Delhi Commerce Dr. #1

City Holt Zip 48842 Phone (517) 285-7326  
\*\*\*\*\*

Site Address 10331 N Antcliff Rd. Nearest Crossroads \_\_\_\_\_

Size of lot: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Acres \_\_\_\_\_

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 \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

Square feet: 1<sup>st</sup> Floor \_\_\_\_\_ 2nd Floor \_\_\_\_\_ 3rd Floor \_\_\_\_\_

Structure setback (feet from property line): Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

\_\_\_\_ 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 1<sup>st</sup> Thursday of every month)

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

Residential.....\$40.00  
Commercial/Industrial.....\$150.00 + \$3,000.00 (toward 3% inspection fee)

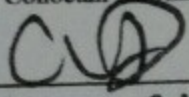
After obtaining a Land Use Permit, you must contact the Livingston County Building Department (517-546-3240) to pull a building permit. You may be required to obtain permits from the following: Health Department (517-546-9850), Drain Commission (517-546-0040), Road Commission (517-546-4250) and any other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

To install 32ft of left tall vinyl privacy fencing

**NOTICE: PLEASE READ AND INITIAL EACH**

- CF 1.** Land use Permit shall be null and void if proposed development does not have its first inspection within one (1) year.
- CF 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)!**
- CF 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 WILL ISSUE A CERTIFICATE OF OCCUPANCY ON NEW RESIDENCES, BUILD-OUT ADDITIONS, OR COMMERCIAL.
- CF 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  Printed Name Carolyn Fiedler

\*\*\*If not property owner, attach a copy of signed authorization\*\*\*

+++++  
TOWNSHIP USE ONLY

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Phone No. \_\_\_\_\_

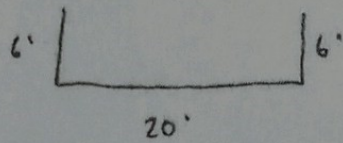
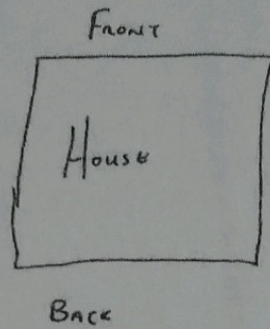
\_\_\_ Approved \_\_\_ Disapproved Comments \_\_\_\_\_

Bruce Carlo

10331 N. Antler Rd

Fountainville, MI 48836

517.719.7903



6' White Vinyl Fence