



**COHOCTAH PLANNING COMMISSION
MEETING
July 09, 2024 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.](#) 06/27/2024 PC Minutes

CALL TO THE PUBLIC

MATTERS PERTAINING TO THE GENERAL PUBLIC

UNFINISHED BUSINESS

- [2.](#) Map Review of Renewable Overlay Ext

NEW BUSINESS

- [3.](#) Temporary Trailer Permit

CALL TO THE PUBLIC

ADJOURNMENT



COHOCTAH PLANNING COMMISSION
SPECIAL MEETING
June 27, 2024 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

Call to order at 7:02pm

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

Present: Buttermore, DeFrancisco, Cican, Engel, Newton, Beach.

Absent: Charette who arrived at 7:08 p.m.

APPROVAL OF AGENDA

Motion made by DeFrancisco, seconded by Engel to approve the agenda as presented. Voting Yea: Buttermore, DeFrancisco, Charette, Cican, Engel, Newton, Beach. Motion carried.

CALL TO THE PUBLIC

There were no comments from the public

MATTERS PERTAINING TO THE GENERAL PUBLIC

1. Public Hearing- Zoning Ordinance Amendments for Wind Energy Projects, Solar Energy Projects, Battery Energy Storage Projects.

Public Hearing on Wind Energy Systems.

Motion made to open the public hearing on amending the Cohoctah Township Zoning Ordinance to regulate Wind Energy Systems made by Engle, seconded by Newton. Motion carried. Public Hearing opened at 7:05 p.m.

Public was heard.

Joann Haas, a resident in Cohoctah Township commented that she understood why this had to be done, but she didn't agree with it. At a later point she added to her testimony to include \$250,000 permit fee to match what State Board would do.

TJ Thompson, representative from DTE read aloud a letter from DTE to be submitted. Letter attached to these minutes.

No further comments were offered.

Motion made by Newton, supported by Engle to close the public hearing at 7:12 p.m. Motion carried.

Motion made by DeFrancisco, supported by Cican to adopt the presented resolution, 01-2024, to amend the Cohoctah Township Zoning Ordinance to regulate wind energy systems, to recommend

that the township board approve the proposed ordinance and forward to the Livingston County Planning Commission for review. Motion carried. Voting Yea: Buttermore, DeFrancisco, Charette, Cican, Engel, Newton, Beach.

Public Hearing regarding amendment to the Solar ordinance to create a compatible renewable energy ordinance.

Motion made by Cican, supported by Charette to open the public hearing at 7:15 p.m. Motion carried.

There were no public comments offered.

Motion made to close the public hearing made by Newton, supported by Engle. Motion carried.

Motion made by Engel, supported by Cican to adopt the presented resolution, 02-2024, to amend the Cohoctah Township Zoning Ordinance to regulate solar energy systems in accordance with PA 233 of 2023, and to recommend that the township board approve the proposed ordinance and forward to the Livingston County Planning Commission for review. Resolution carried. Voting Yea: Buttermore, DeFrancisco, Charette, Cican, Engel, Newton, Beach.

Public Hearing regarding Battery Storage Facilities.

Motion made by Newton, supported by Charette to open the public hearing regarding Utility Scale Battery Storage Systems. Motion carried and the hearing was opened at 7:18pm

There were no public comments.

Motion made by Cican, supported by Charette to close the public hearing. Motion carried.

Motion made by Beach, supported by Engel to adopt the presented resolution, 03-2024, to recommend to the Cohoctah Township Board approval of the ordinance to amend the Cohoctah Township Zoning Ordinance to regulate Utility Scale Battery Storage Energy Systems and to forward to the Livingston County Planning Commission for review. Resolution carried. Voting Yea: Buttermore, DeFrancisco, Charette, Cican, Engel, Newton, Beach.

UNFINISHED BUSINESS

There was no unfinished business

NEW BUSINESS

Buttermore reminded public of the township Recreation Plan survey.

CALL TO THE PUBLIC

There were no comments from the public.

ADJOURNMENT

Motion to adjourn made by Engel, supported by Newton.

Meeting adjourned at 7:27 p.m.

Commented [MF1]:

150
3000

01-2024

APPLICATION FOR PERMIT FOR TEMPORARY MOBILE HOUSING
ATTACHMENT TO LAND USE PERMIT APPLICATION

BRING TO:
COHOCTAH TOWNSHIP HALL
10518 ANTCLIFF RD

OR

MAIL TO:
COHOCTAH TOWNSHIP
3530 GANNON ROAD
HOWELL, MI 48855

NAME JUDITH COOK APPLICANT APPLICATION DATE 6-20-2024
MAILING ADDRESS 9321 W. MASON LAND USE APP NUMBER _____
PHONE NUMBER 517-404-9578 MEETING FEE \$150⁰⁰ CASH DEPOSIT _____
FOWLerville, MI 48836

NOTE: TOWNSHIP ORDINANCE (AS DEFINED IN DEFINITIONS "DWELLINGS") STIPULATES THAT A MOBILE HOME MEET "HUD" REQUIREMENTS. GENERALLY, MOBILE HOMES CONSTRUCTED IN 1976 OR LATER MEET THESE REQUIREMENTS.

- ✓ 1. Attach completed Application for Land Use Permit.
- ✓ 2. Attach completed drawings for land use permit and include the location for the temporary mobile home and its distance from the well, septic, drain fields, road, and nearest adjoining property line.
- ✓ 3. Attach a copy of title of mobile home.
- 4. State make, model, year, and size. BIGHORN 3750FL 2015 40FT
- 5. For temporary mobile housing during construction, state date construction is planned to begin: JULY 2024; planned to be completed: JULY 2025
- 6. Have necessary permits for well and septic been obtained? YES
- 7. Have well and septic system been installed? YES

LOCATION OF THE TEMPORARY MOBILE HOUSING MUST BE AT LEAST 100 FEET FROM ANY PUBLIC HIGHWAY AND/OR ADJOINING PROPERTY LINE. AN ADEQUATE FRESH WATER SUPPLY AND SANITARY FACILITIES MUST BE AVAILABLE ON SITE.

The Township requires that the cash deposit, pursuant to Section 13.10B of the Cohoctah Township Ordinance, must be paid in advance before the Planning Commission will consider this application. APPLICANT ACKNOWLEDGES AND UNDERSTANDS, AS INDICATED BY THE SIGNATURE BELOW, THAT PAYMENT OF FEES AND CASH DEPOSIT DO NOT GUARANTEE OR IN ANY WAY INDICATE THAT THE TOWNSHIP PLANNING COMMISSION WILL GRANT THE REQUESTED PERMIT. The Township reserves the right to reject an application based upon failure of the applicant to comply with the terms of the Zoning Ordinance and, if the application is rejected, the Township will refund the deposit forthwith. APPLICANT FURTHER ACKNOWLEDGES THAT IF THE PERMIT IS GRANTED THE CASH DEPOSIT COULD BE FORFEITED IN ITS ENTIRETY TO THE TOWNSHIP IF APPLICANT FAILS TO COMPLY WITH THE TERMS OF THE PERMIT AND THE ZONING ORDINANCE.

I hereby depose and state that all the above statements and information contained in this application and any attachments submitted herewith are true and accurate.

SIGNATURE OWNER/APPLICANT Judith Cook
DATE: 6-20-24

NOTE: *FOR HARDSHIP APPLICATION, PLEASE ATTACH CAUSE FOR NEED AS DETERMINED BY A PHYSICIAN (6.05 b2d)

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

Land Use No. 27-2024
Fee \$150 - Reb 10790

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

OWNER JUDITH COOK DATE 6-4-24

ADDRESS 9321 W. MASON RD TAX CODE NO. 02-34-100-003

CITY FOWLerville ZIP 48836 PHONE 517-404-9578

Contractor (if applicable) OWNER Address _____

City _____ Zip _____ Phone _____

Site Address 6473 BYRON RD. Nearest Crossroads BYRON + AELLEN

Size of lot: Front _____ Rear _____ Side _____ Side _____ Acres 63

Zoning District _____

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

Principal Structure
 New Single Family _____ Addition _____ Attached Garage _____ Other BARNDOMINIUM

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 60' Length 120' Height _____

Square feet: 1st Floor 7,200^{sq} 2nd Floor 5,760^{sq} 3rd Floor NONE

Structure setback (feet from property line): Front 136' Rear VERY FAR Side FAR Side 96'
SOUTH NORTH

- ____ 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 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

Jc 1. Land use Permit shall be null and void if proposed development does not have its first inspection within one (1) year.

Jc 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)!

Jc 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.

Jc 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 *Judith Cook* Printed Name JUDITH COOK

If not property owner, attach a copy of signed authorization

+++++ TOWNSHIP USE ONLY

Zoning Administrator _____ Date _____

Phone No. _____

___ Approved ___ Disapproved Comments _____



Cash

Textured Metal
Black Roof & Trim & eaves Coat
Charcoal Sides

CREEK

DRIVE WAY

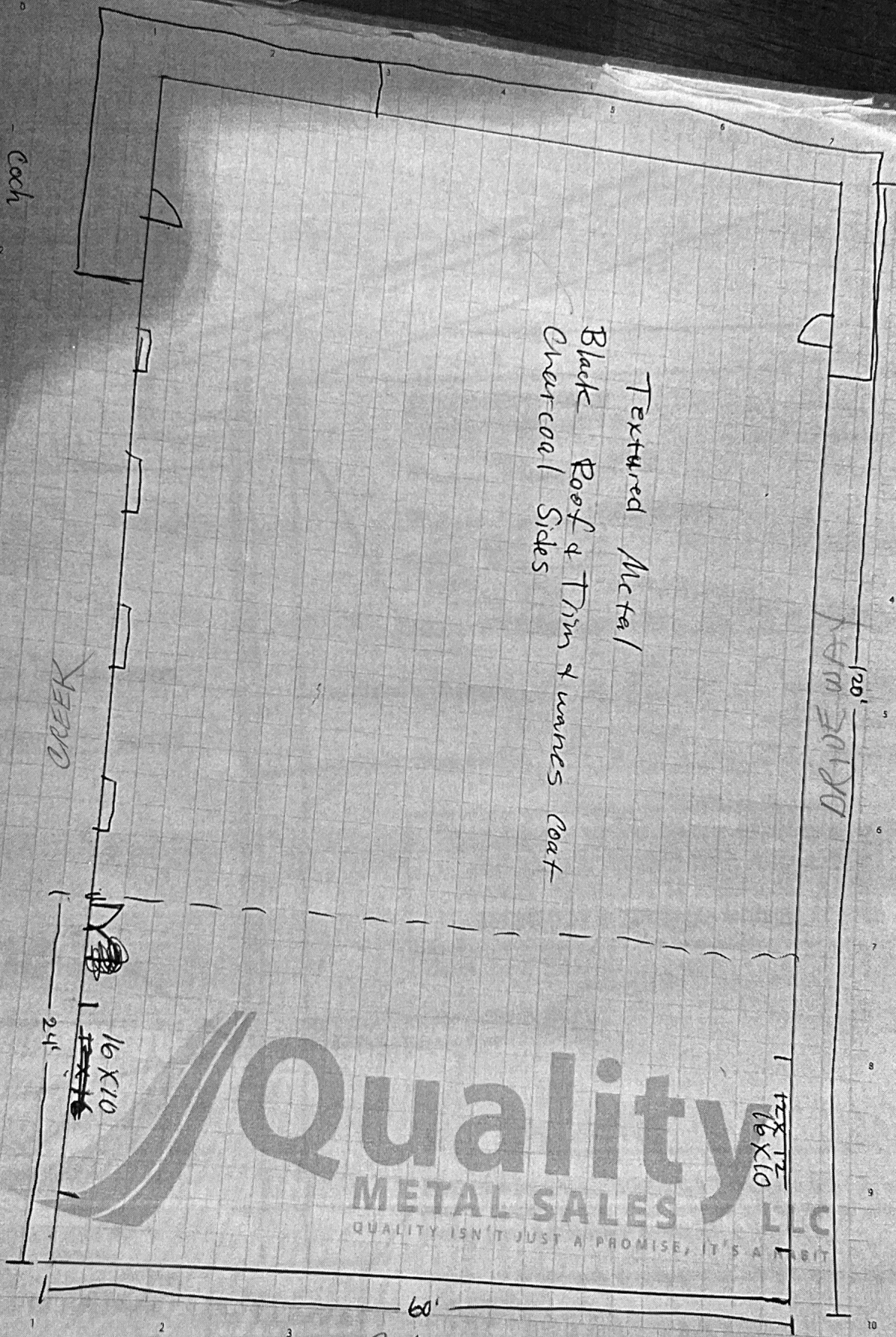
24'

16 X 10

12 X 12
16 X 10

60'

ROAD



Quality
 METAL SALES L.L.C.
 QUALITY ISN'T JUST A PROMISE, IT'S A TRAIT

SINGLE STORY STANDARD POLE BARN FORM

ACCESSORY STRUCTURES ONLY

ROOFING TYPE:

- METAL
- SHINGLE

EAVE STIFFENER:
(FACIA)

2 INCH X 6

SIDING:

- METAL
- WOOD
- VINYL
- OVER O.S.B.

HEIGHT OF BUILDING FROM
EAVE TO GRADE:

16 FEET 0 INCHES

SKIRT BOARD:
(LIKE 3-2"X6" T&G)

GRADE:

THE FOOTING DEPTH
MUST BE 42 INCHES
FROM THE BOTTOM OF THE
CONCRETE TO THE FINAL
GRADE.

- ENGINEERED TRUSS
- HAND FRAMED RAFTERS

A= _____ X _____ RAFTER

B= _____ X _____ CEILING JOIST

PITCH 4 / 12

4' OC Spacing
TRUSS CARRIERS FROM CHART: 1/16" X LLVL

POLE SIZE: 6 X 6 AT 8" ON CENTER

WALL GIRTS: 2 X 4 AT 24" ON CENTER

BUILDINGS WITH POSTS SPACED 8 FEET
ON CENTER OR GREATER AND A WALL
HEIGHT BETWEEN 11 FEET AND 14 FEET
MUST USE 6 INCH BY 6 INCH POSTS

FLOOR:

OR CONCRETE

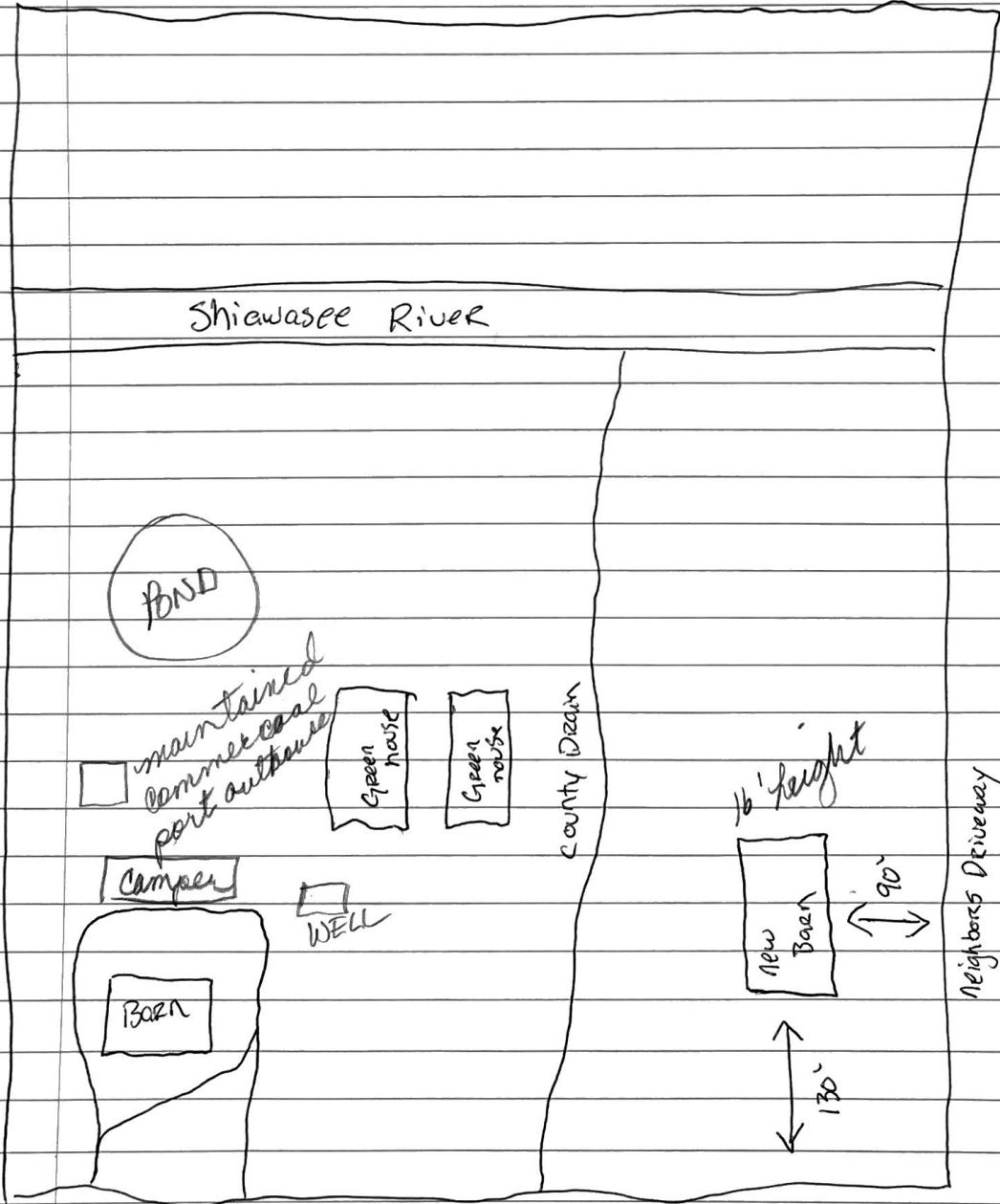
SIZE OF FOOTINGS FROM CHART: Concrete must be mixed
prior to placing in hole. Pole must be set on top of concrete
footing when sufficiently hardened

Precast concrete pads (cookies) shall not be used without
prior approval.

24 INCHES THICK X 12 INCHES IN DIAMETER



MARR RD



Shiawasee River

BOND

maintained
commercial
port outhouse

Green house

Green house

County Drain

Camper

WELL

BARN

16' height

New Barn

90'

130'

Neighbors Driveway

Byron Rd

Chase Rd

STATE OF MICHIGAN

CERTIFICATE OF TITLE

VEHICLE IDENTIFICATION NUMBER 5SFBG4320FE295666 YEAR 2015 MAKE BIGHORN MODEL TRAILER COACH BODY STYLE
 TITLE NUMBER MI0014597871 ISSUE DATE 08/29/2022 ODOMETER BRAND OR LEGEND
 WEIGHT OR FEE CATEGORY 13692 ODOMETER BRAND

OWNER(S) NAME AND ADDRESS
 JUDITH SHERYLYNN COOK
 9321 MASON RD
 FOWLerville



First Secured Party/ Filing Date
 FINANCIAL PLUS CREDIT UNION
 G-3381 VANSLYKE RD 08/29/2022
 FLINT MI 48507

Release of First Lien:

Signature of Agent

Date

Title Assignment by Seller

State and federal laws require the seller(s) to indicate mileage when ownership is transferred. Failure to complete or providing false information may result in civil liability, fines and/or imprisonment. ANY ALTERATION, ERASURE, FALSE STATEMENT, FORGERY OR FRAUD VOIDS THIS TITLE AND IS A CRIME.

Completed by Seller	I warrant the ownership of the vehicle described on Certificate of Title has been transferred to the following purchaser(s) and is free of all previous liens:		
	Purchaser(s) Name (printed)	Date of Sale	Selling Price
	Purchaser's Street Address	City	State Zip
	I (we) certify the odometer reading is: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> and to the best of my knowledge the odometer mileage is: (No Tenths) <input type="checkbox"/> actual mileage <input type="checkbox"/> not actual mileage - WARNING ODOMETER DISCREPANCY <input type="checkbox"/> exceeds mechanical limits of odometer (odometer has rolled over)		
	Signature of Seller(s) X	Seller(s) Name (printed)	
Seller's Street Address	City	State Zip	

Completed by Buyer	A \$15.00 Late Fee is Due for Failure to Apply for Title Within 15 Calendar Days of Date of Assignment	
	"I am aware of the above odometer certification made by the seller(s)."	
	Signature of Purchaser(s) X	Printed Name of Purchaser(s)
NEW LIENHOLDER INFORMATION: The information below must be on an application for title and presented to the Michigan Department of State.		
Secured Party:	Address:	

The State of Michigan, Michigan Department of State certifies this certificate of title is issued in compliance with the laws of Michigan and constitutes prima facie proof of ownership. Further, on the date of title issuance, the described vehicle was subject to the security interest(s) listed above.

MAILING ADDRESS

JUDITH SHERYLYNN COOK
 9321 MASON RD
 FOWLerville

MI 48836

H05534296

NOTICE TO SELLERS

Sellers must keep a receipt or photocopy of the reassigned title for their records for 18 months or accompany the purchaser to a Secretary of State Office.

