



**COHOCTAH PLANNING COMMISSION
MEETING
May 07, 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

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Minute 04-07-2026

CALL TO THE PUBLIC

MATTERS PERTAINING TO THE GENERAL PUBLIC

- [2.](#) Private Road Agreement
- [3.](#) Temporary Mobile Housing- 4702-20-400-025 Schrepfer Rd.
- [4.](#) Land Use permit in Settlement- 6893 Sanford Rd
- [5.](#) Land use- settlement 1235 west Cohoctah road

UNFINISHED BUSINESS

- [6.](#) Review Revised Ordinance

NEW BUSINESS

CALL TO THE PUBLIC

ADJOURNMENT



COHOCTAH PLANNING COMMISSION
MEETING- RESCHEDULED
April 07, 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 pm with the Pledge of Allegiance.

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

PRESENT: Jessica Buttermore, Phil Charette, Mark Cican, Kyle Engel, Sarah Newton, Clint Beach, Ken Carmack

APPROVAL OF AGENDA

Motion made by Beach, Seconded by Buttermore, Carmack to approve the agenda as presented.

Voting Yea: Buttermore, Charette, Cican, Engel, Newton, Beach, Carmack

APPROVAL OF MINUTES

1. Minutes 03-05-2026

Motion made by Charette, Seconded by Newton to approve the minutes as presented. Voting Yea: Buttermore, Charette, Cican, Engel, Newton, Beach, Carmack

CALL TO THE PUBLIC

Public Comment Received

MATTERS PERTAINING TO THE GENERAL PUBLIC

Discussed large item trash day coming on Saturday May 2nd, 2026, from 8 am to noon st the township park

2. Essential Services Ordinance

Motion made by Charette, Seconded by Buttermore.to open the Public Hearing at 7:12 PM

Voting Yea: Buttermore, Charette, Cican, Engel, Newton, Beach, Carmack

Motion to close public hearing 7:55 pm

Motion made by Newton, Seconded by Engel.

Voting Yea: Buttermore, Charette, Cican, Engel, Newton, Beach, Carmack

UNFINISHED BUSINESS

None

NEW BUSINESS

3. Conway Township Master Plan Review

Discussed Conway Township mater plan differences.

CALL TO THE PUBLIC

No public comment

ADJOURNMENT

There being no further business the meeting was adjourned at 8:08 PM

Motion made by Buttermore, Seconded by Newton.

Voting Yea: Buttermore, Charette, Cican, Engel, Newton, Beach, Carmack

Sec. 16.44. - Development upon private road.

A person, firm, association, partnership, corporation, or a combination of any of them, seeking to split, separate, divide or combine any parcel or tract of land or lots or any combinations thereof, for the purpose of selling or leasing for more than one year, or for building development where the resulting splits, divisions or combinations will not be owned by the same person, and the same is not being done pursuant to procedures under the Land Division Act, Public Act No. 288 of 1967 (MCL 560.101 et seq.), as amended, wherein the division, splitting or combination of parcels or lots shall result in lots or parcels that have frontage upon a road not accepted or maintained by the public, shall comply with all applicable terms of this Zoning Ordinance and the following conditions:

- A. All lots or parcels which have frontage upon a private road, or where ingress and egress to any such lot or parcel to a public road is by means of a private road, shall be subject to and have recorded a road maintenance agreement, easement agreement and deed restrictions which shall run with all such lots or parcels and which shall provide for perpetual private (nonpublic) maintenance of such road or roads. Such documents shall contain, at a minimum, the following provisions:
 1. A method of initiating and financing such road or roads to keep them in a reasonably good and usable condition.
 2. An acceptable method of apportioning the costs of maintenance and improvement as well as a means of enforcing payment thereof through assessment and other means available to ensure the payment thereof.
 3. A notice that no public funds of any kind will be used to build, repair, or maintain the private road. A notice that if repairs and maintenance are not made, the Township Board may bring the road up to the design standards specified herein and assess all owners of parcels on the private road for the improvements, plus an administrative fee in such amount as the Board shall deem appropriate which shall not exceed 25 percent of said expenditures.
 4. Easements to the public for purposes of emergency and other public vehicles for whatever public services are necessary. Easements shall also be reserved for all necessary utilities, drainage, ingress and egress as deemed necessary by the Township Planning Commission.
 5. A provision that the owners of any and all property using such road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include, but not necessarily be limited to, use by family, guests, invitees, trades persons and others bound to or returning from any of the properties having a right to use the road.

6. A provision which acknowledges that the Township has no responsibility or obligation regarding construction, repair, improvement, or maintenance as to said private road or as regards ingress or egress to any lots or parcels utilizing such road and further providing that the Township shall be indemnified and held harmless and released from any and all claims, causes of action, damages, etc., in any way related thereto.
 7. A provision which restricts parking on the traveled portion of the street and/or road right-of-way, as well as any cul-de-sac, to only licensed passenger vehicles or service vehicles. This provision shall also prohibit the parking or storage of any unlicensed vehicle or any other object, part, machinery, or piece thereof in the traveled portion of the road or the road right-of-way or cul-de-sac, and shall further provide that any violation shall result in the offending object being removed at the owner's expense and further provide for assessment of any and all such costs or expenses incurred in the object's removal being assessed against the property in accordance with Subsection A.2 above, or allow for the collection of such costs through an appropriate legal action.
 8. A provision that requires that the road will receive chloride or other suitable dust-control application no fewer than two times per year.
 9. Prior to recording, the road maintenance agreement, easement agreement and deed restrictions shall be submitted to the Planning Commission for review by the Planning Commission and the Township Attorney for compliance with the terms and conditions of this Zoning Ordinance.
- B. There shall be no structures erected or commencement of construction on a private road until all appropriate permits and approvals for the road have been obtained from the appropriate authorities.

(Ord. of 11-12-1987, § 16.44; Amd. No. 9, 12-10-1992; Amd. No. 35, § 5, 6-11-1998)

PRIVATE ROAD AGREEMENT

This Private Road Agreement ("Agreement") is made on the 27th day of March, 2026, by the undersigned owners (the "Owners") of certain land located adjacent to a 66 foot wide private road, located in the Township of Cohoctah, Livingston County (the "County"), State of Michigan, (the "Private Road"), as described on the attached Exhibit A. The undersigned (each a Party and collectively the Parties), agree as follows:

WHEREAS, the Parties desire to enter into this Agreement regarding their shared responsibilities for maintenance of and improvements to the Private Road, and understand that such an agreement is required pursuant to Section 16.44 of the Zoning Ordinances of the Township of Cohoctah, which Agreement shall be binding upon the Parties and the subsequent owners, successors and/or assigns of their respective properties;

NOW THEREFORE, it is agreed as follows:

1. **The Owners.** The undersigned are the owners (a.k.a. landowners) of the five (5) lots or parcels that have frontage upon and/or use the Private Road for ingress and egress, (collectively, the "Parcels"), which are described on the attached Exhibit B. The first page of Exhibit B is a diagram showing the parcels and their respective lot lines. The second and third page contains the respective legal descriptions of the five Parcels.
2. **Mutual Responsibility for Maintenance.** The Private Road is private in nature and neither the Michigan Department of Transportation (MDOT), nor the County (or any other public agency) shall be responsible for maintaining the Private Road. The maintenance, improvements, construction, repair and/or similar services regarding of the Private Road (collectively "Maintenance"), is the mutual obligation of the Owners, the cost of which shall be shared equally among the Owners, all as more fully set forth at Section 13. In the event that any Party's use significantly exceeds others (e.g., frequent commercial vehicle traffic), the Parties may agree to proportionally adjust cost shares.
3. **Composition and Maintenance.** The Private Road shall be maintained as a gravel road sufficient for vehicular traffic, with maintenance to include, by way of example and without limitation to include Routine and Non-Routine Maintenance:
 - a. *Routine Maintenance* shall include snow plowing, salting, minor gravel grading, pothole patching or dust control.
 - b. *Non-Routine Maintenance* shall include resurfacing, structural repairs, drainage improvements, or other significant undertakings.
4. **Public Funds.** No public funds of any kind will be used to build, repair, or maintain the Private Road. Additionally, the Township may provide the Owners with written notice

(the "Notice") indicating that if certain specified repairs and/or maintenance has not been made within the required timeframe as stated in the Notice, the Township may, but is not required to, bring the road up to the design standards specified in the Notice and assess the Owners for the cost of the improvements, plus an administrative fee in such amount as the Township may deem appropriate, which shall not exceed twenty-five (25%) percent of said expenditure. Further, the Township has no responsibility or obligation as regards to ingress or egress to any lots or parcels utilizing the Private Road, and/or regarding construction, repair, improvement or maintenance as to the Private Road, and the Township shall be indemnified and held harmless and released from any and all claims causes of action, damages, etc. in any way related thereto.

5. **Emergency Services and Easements.** Failure of the Owners to adequately maintain the Private Road may inhibit the ability of the County to provide emergency services to the Parcels. Any liability for an inhibition of emergency services shall be borne among the Owners. Such liability shall not be borne by the County, the Township, the State of Michigan or any police department, volunteer fire department or company, emergency medical services entity or worker, nor by any individual employed by such entities, or any other person otherwise responsible for procuring emergency services. Easements are reserved for all necessary utilities, drainage and ingress and egress, as deemed necessary by the Township Planning Commission or other applicable governmental entity.
6. **Public School Bus Services.** The undersigned Owners disclaim any right to or guarantee of the provision of Livingston County public school bus services on the Private Road. The suitability for any Private Road for school bus services and routes shall remain at the discretion of the Livingston County School Board.
7. **Use by Owners, Parking Rules and No Impairment of Ingress and Egress.** Parking in the Private Road is Prohibited. Parking by service vehicles is limited in duration to the time necessary to perform the subject services. No machinery, trailers, unlicensed vehicles, or other property may be stored or parked upon the Private Road. Any violation shall result in the offending object being removed at the Owner's expenses and shall provide for assessment of any and all such costs or expenses incurred in the subject enforcement action and/or the object's removal, being assessed against the property of the applicable Owner, if necessary. Owners shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other Owners and their family, guests, invitees, tradespersons and other visitors. Use by Owners shall include normal ingress and egress and use shall include, but not necessarily be limited to, use by family, guests, invitees, tradespersons and others bound to or returning from any of the Lots having a right to use the Private Road. No Owner shall make physical alterations to the Private Road, including widening, or paving, without prior written approval from a majority of the Owners.
8. **Perpetuity of the Agreement.** This Agreement shall be perpetual, and shall encumber and "run with the land" regarding each of the Parcels as long as the road remains private, and shall be binding upon the Owners and their respective heirs, successors, executors, administrators, and assigns. At any point, should the Private Road be improved and

included in the state secondary system of highways, this Agreement shall become null and void.

9. **Liability.** Each Owner shall carry homeowner's insurance including liability coverage for use of the Private Road and shall hold harmless all other Owners from claims arising from their or their guests' use of the road, except in the case of gross negligence.
10. **Road Agent.** A road agent shall be elected by a majority of the landowners, in accordance with the provisions of **Section 14** below (the "Road Agent"). The Road Agent must be an Owner of record of one of the Parcels subject to this Agreement and shall be one of the Parcels that maintains a permanent residence on said Parcel. The Road Agent shall serve in such capacity only while they remain an Owner. The Road Agent will serve a term as agreed to by the Owners, may be replaced or renewed at any time by a simple majority vote of the Owners, and shall act in accordance with this Agreement and any decision of the Owners by majority action. The Road Agent shall be responsible for monitoring the condition of the road surface and arranging for Maintenance activities as needed to maintain the minimum road surface standards, which Maintenance activities shall either be designated in an annual budget or be otherwise approved by a majority of the Owners. The Road Agent may elect to do the work themselves or to subcontract the work. Should the Road Agent elect to subcontract the maintenance activities the Road Agent is required to solicit a minimum of 3 quotes and submit the quotes to the Owners for approval. The Road Agent shall act in a fiduciary capacity on behalf of all Owners and shall not derive any personal financial benefit from serving as Road Agent.
11. **Initiation of Projects.** The Owners shall have authority to initiate Non Routine Maintenance projects of the Private Road, by agreement of the majority of the Owners, in accordance with the provisions of **Section 14** below. For any capital project exceeding \$5,000, a supermajority (at least 4 of 5 Owners) shall be required for approval.
12. **Enforcement.** This Agreement may be enforced by and/or upon approval of a majority of Owners, in accordance with the provisions of **Section 16** below. Prior to initiating legal action, the parties agree to attempt resolution via good faith negotiation or non-binding mediation administered by a mutually agreed-upon third party. If a court action or lawsuit is necessary to enforce this Agreement, the party initiating such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the initiating party prevails or substantially prevails.
13. **Liens.** If any Owner shall fail to pay his/her proportionate share of the costs of maintenance or repair for which he/her is responsible, as provided herein, any other Owner not in default, or the person or corporation performing such maintenance, may after 30 days written notice to the defaulting Owner(s), bring an action of law against each defaulting Owner in a court of competent jurisdiction, and/or may record in the Clerk's Office of the County a Notice of Lien against all of the said defaulting Owners to secure the payment of the assessment to pay his or her proportional share of Maintenance costs. The amount due by any delinquent Owner shall bear interest at the maximum rate provided by law from the date of the payment for Maintenance was due; and the delinquent Owner shall be liable to pay all costs of collection, including reasonable attorney's fees.

14. Road Maintenance Fund.

A. The Road Agent shall establish and maintain a separate checking account with a local bank for the purpose of maintaining the Private Road. The funds deposited and/or withdrawn from that checking account may not be commingled with other funds of the Road Agent. All records, bank information, and funds shall be transferred to a successor Road Agent within 30 days of a change in appointment.

B. Following the first election of a Road Agent, the Road Agent will prepare and distribute to the Owners a budget, for the period from the date of the election through December 31st of that year (the "Initial Budget"). Thereafter, the budget will be based on a 12-month period of January through December (the "Annual Budget"). All budgets shall include anticipated maintenance activities for the period of time covered by the budget and the expenses associated with each of the activities. Within 30 days following the close of the time period covered by the budget, the Road Agent shall distribute an annual income and expense report and a year-end balance sheet for the budget period that just ended, accounting for all funds received and disbursed. This Road Agent will also provide financial information to the Owners upon reasonable request, including funds received and expenses paid. The expenses paid will be supported by invoices, checks and Owner approvals.

C. Additional requirements:

- a. Initial Maintenance Fund. The initial maintenance fund to be deposited in the above referenced checking account shall be \$1,250.
- b. Cost Sharing. Road maintenance, snowplowing and road improvement costs shall be shared on an equal basis between the Parcel Owners paid by equal contributions from the Owners based on an equal split of the 5 Parcels (\$250 per parcel).
- c. Prepayment/ Assessments. Prepayment of anticipated costs for annual maintenance (including snowplowing and routine maintenance) will be made to the road maintenance fund by each Owner, in an amount as determined by the Road Agent. The Road Agent shall send each Owner a 30 day notice of the annual payments due.
- d. If the prepayment falls short of the funds necessary for the maintenance of the road, the Road Agent shall invoice the Owners (and the Owners shall make payment) for the additional funds necessary for the maintenance of the road. If the prepayment exceeds funds spent for road maintenance at the end of such year and the total funds are in excess of \$5,000, the Road Agent shall either refund the excess funds to the landowners, or deduct the excess funds from the estimated annual cost for the next year. The Road Agent shall include such calculations in the annual income and expense report.
- e. In the event of an emergency affecting safety or access, the Road Agent may authorize necessary emergency maintenance and shall notify the Owners as soon as practicable.
- f. If any Owner performs improvements, maintenance, repairs or replacements without the approval of the other Owners prior to performing such work, the Owner performing such work shall bear the entire cost thereof.

15. **Future Parcels.** If any additional parcel gains access to the Private Road by way of splitting existing parcels, all parcels created thereby are bound by all terms and conditions of this Agreement, and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the split in accordance with this Agreement. If any additional parcels are created after the original Private Road Maintenance Agreement is signed, the new parcel owners must also sign the Agreement. When a parcel is being sold on a land contract, the land contract vendee shall be deemed the owner of record and is responsible for payments required by this Agreement, but the vendor also remains responsible.
16. **Notices; Action by Majority of Landowners.** Whenever this Agreement requires action by a majority of the Owners, the majority action shall take place either:
- a. On a written agreement circulated to all Owners, and signed by a majority of the Owners;
 - b. In a meeting duly noticed in writing to all Owners who consent on during the meeting, with a duly authorized and written resolution evidencing the consent.
- The written notice of a meeting, or the circulation of a draft written agreement, shall be delivered to all Owners by any means reasonably adapted to ensure receipt, including but not limited to email, mail, hand delivery, fax, or posting of written notice to the front door of the residence of the owner. All Owners shall provide their email addresses to the Road Agent who may be elected following the execution of this Agreement and thereafter, to each successive Road Agent. If an address of a parcel owner is not known, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.
17. **Approvals.** Prior to Recording this Private Road Maintenance Agreement, the same shall be submitted to the Planning Commission and Township Attorney for review and confirmation of compliance with the Zoning Ordinance required by the Township. There shall be no structures erected or construction commenced on the Private Road until all appropriate permits and approvals for the road have been obtained from the appropriate authorities.
18. **Severability.** Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected, and each term and condition shall be valid and enforceable to the extent permitted by law.

I certify that the provisions of this Agreement conform to the requirements of Ordinance of 11-12-1987 § 16.44; Amd. No. 9, 12-10-1992; Amd. No. 35 § 5, 6-11-1998.

Andrea Helms

Andrea Helms, (Parcel O)

ADDRESS:

9247 Schrepfer Road, Howell, MI 48855

Subscribed and sworn to before me, a
Notary Public, this 2nd day of March, 2026.

Barbara T. Hansen

Barbara T. Hansen, Notary Public
Livingston County, Michigan

My Commission Expires: 4/26/2027

My Commission Expires
April 26, 2027



Charles and Jennifer Shappell

Charles and Jennifer Shappell, (Parcel H)

9249 Schrepfer Road, Howell, MI 48855

Subscribed and sworn to before me, a
Notary Public, this 28th day of Feb, 2026.

Tyler Noble
Tyler Noble, Notary Public
Livingston County, Michigan

My Commission Expires: January 3rd, 2027
Acting in the County of Livingston



Tyler Noble
Notary Public, State of Michigan
County of Livingston
My Commission Expires 01-03-2027
Acting in the County of Livingston

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Bonnie Helms

Bonnie L. Helms, Trustee, (Parcels L and N)
Bonnie Lynne Helms Living Trust dated
March 21, 1989 and amended and
restated on September 8, 2017,
further amended August 5, 2022

213 Golf Club Dr. Key West, FL 33040

Subscribed and sworn to before me, a ²⁰²⁶
Notary Public, this 27 day of March, ~~2024~~.

Cheryl L. Alfonso
_____, Notary Public
Florida County, ~~Michigan~~
My Commission Expires: 6/1/2027
Acting in the County of Monroe, Florida



James and Danyelle Anjo

James and Danyelle Anjo, (Parcel P)

7650 Sargent Rd., Fowlerville, MI 48836

Subscribed and sworn to before me, a ²⁰²⁶
Notary Public, this 19 day of March, ~~2024~~

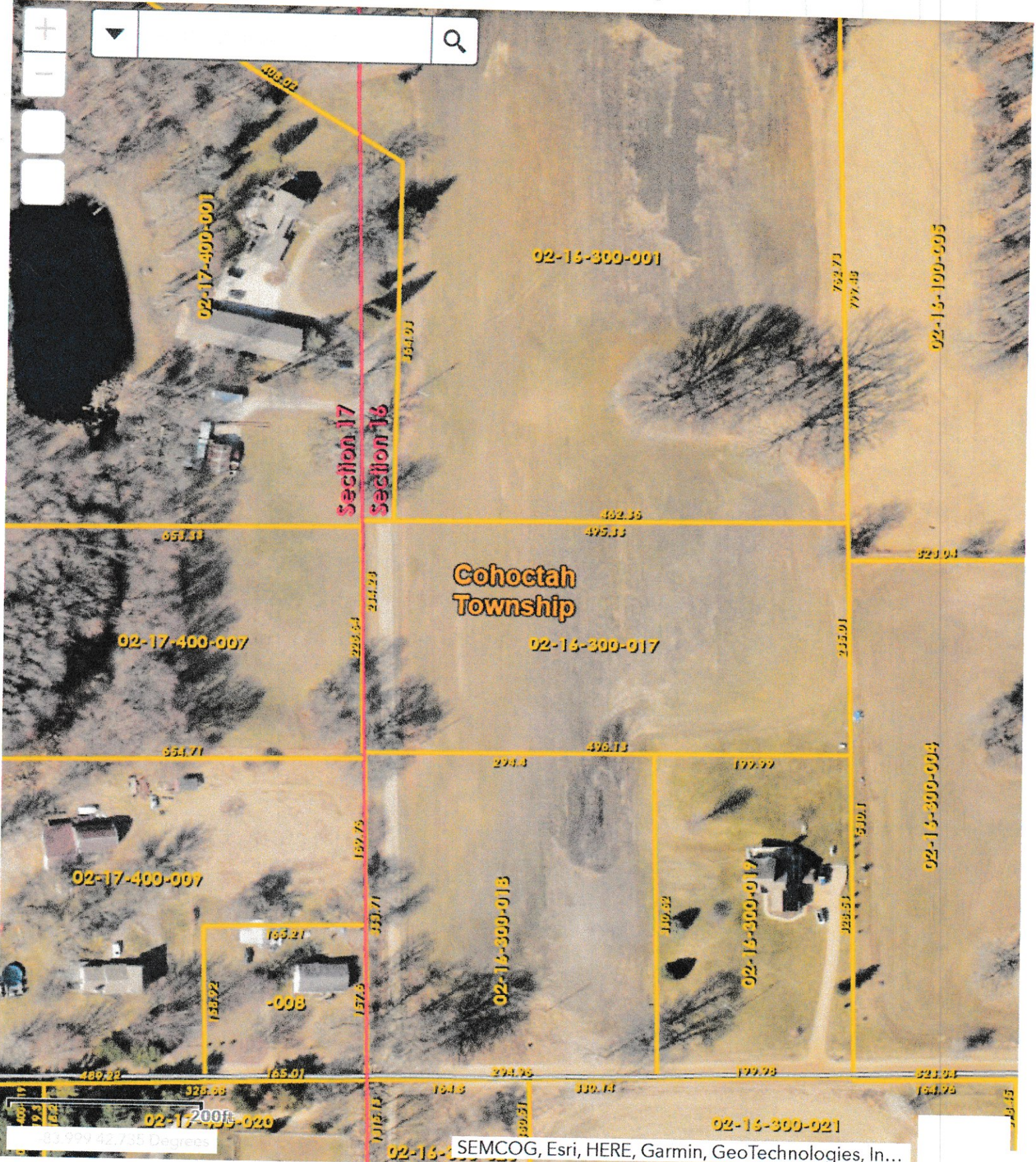
Carly L. Keehn
_____, Notary Public
Livingston County, Michigan
My Commission Expires: May 28, 2030
Acting in the County of Livingston

CARLY L. KEEHN
Notary Public, County of Livingston, MI
Acting in the County of Livingston
My Commission Expires: May 28, 2030

EXHIBIT A

LEGAL DESCRIPTION

Part of the W ½ of the SW ¼ of Section 16, T4N, R4E, Township of Cohoctah, Livingston County, Michigan, described as follows: Beginning at a point on the West line of Section 16 which is S 0°06' W 767.25 feet from the W ¼ corner of Section 16; thence S 89°24' E parallel to the S 1/8 line of Section 16 a distance of 66.0 feet; thence S 0°06' W 568.0 feet to the S 1/8 line of Section 16; thence N 89°24' W along said S 1/8 line 66.0 feet to the West line of Section 16; thence N 0°06' E along said West line 568.0 feet to the point of beginning.



Legal Description

PARCEL H:

Part of the W 1/2 of the SW 1/4 of Section 16, also part of the NE 1/4 of the SE 1/4 of Section 17, T4N R4E, Township of Cohoctah, Livingston County Michigan, described as follows: Beginning at the W 1/4 corner of Section 16; thence S 88°56'10" E along the east and west 1/4 line of Section 16, as occupied, 492.66 feet; thence South parallel to the W 1/8 line of Section 16 a distance of 763.28 feet; thence N 89°24' W parallel to the S 1/8 line of Section 16 a distance of 460.97 feet; thence N 1°43'30" E 364.06 feet; thence N 58°04'20" W 408.02 feet; thence N 31°55'40" E 218.11 feet to the east and west 1/4 line of Section 17, T4N-R4E; thence N 89°08'50" E along said east and west 1/4 line 188.35 feet to the point of beginning, containing 10.05 acres of net land.

Tax Parcel Number 4702-16-300-001

PARCEL L:

Part of the W 1/2 of the SW 1/4 of Section 16, T4N-R4E, Township of Cohoctah, Livingston County Michigan, described as follows: Beginning at a point on the West line of Section 16 which is S 0°06' W 767.25 feet from the W 1/4 corner of Section 16; thence S 89°24' E parallel to the S 1/8 line of Section 16 a distance of 493.97 feet; thence South parallel to the W 1/8 line of Section 16 a distance of 235 feet; thence N 89°24' W 494.38 feet to the West line of Section 16; thence N 0°06' E along said West line 235.0 feet to the point of beginning, containing 2.67 acres of net land and being subject to the West 66.0 feet thereof for ingress and egress.

Tax Parcel Number 4702-16-300-017

PARCEL N:

Part of the W 1/2 of the SW 1/4 of Section 16, T4N-R4E, Township of Cohoctah, Livingston County Michigan, described as follows: Beginning at a point on the West line of Section 16 which is S 0°06' W 1002.25 feet from the W 1/4 corner of Section 16; thence S 89°24' E 294.38 feet; thence South parallel to the W 1/8 line of Section 16 a distance of 333.0 feet to the S 1/8 line of Section 16; thence N 89°24' W along said S 1/8 line 294.96 feet to the West line of Section 16; thence N 0°06' E along said West line 333.0 feet to the point of beginning, containing 2.25 acres of gross land and being subject to that part now used as Schrepfer Road, so called also being subject to the West 66.0 feet thereof for ingress and egress.

Tax Parcel Number 4702-16-300-018

PARCEL P:

Part of the NE 1/4 of the SE 1/4 of Section 17, T4N-R4E, Township of Cohoctah, Livingston County Michigan, described as follows: Beginning at a point on the East line of Section 17 which is S 0°06' W 767.25 feet from the E 1/4 corner of Section 17; thence S 0°06' W along the East line of Section 17 a distance of 235.0 feet to the line as now occupied by remnants of an old wire fence; thence N 89°24' W along said occupied line 653.32 feet to the West line of the east 1/2 of the northeast 1/4 of the southeast 1/4 of Section 17, as occupied; thence N 0°02'40" E along said West line 235.0 feet; thence S 89°24' E 653.55 feet to the point of beginning, containing 3.52 acres of net land.

Tax Parcel Number 4702-17-400-007

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

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

RECEIVED
4-15-26
COHOCTAH TOWNSHIP

APPLICANT NAME Cody Teegardin APPLICATION DATE 4-15-26
MAILING ADDRESS PO Box 2976 Hubbardston, MI, 48845 LAND USE APP NUMBER 06-2026
PHONE NUMBER 989-763-2645 MEETING FEE _____ CASH DEPOSIT _____

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 the title of mobile home.
4. State make, model, year, and size. 2024 Montana High Country 5th wheel
47' long
5. For temporary mobile housing during construction, state date construction is planned to begin: May 2026 ;
planned to be completed: May 2027
6. Have necessary permits for well and septic been obtained? yes
7. Have well and septic system been installed? within the next 2 weeks. will get water and dump at campground until they are in.

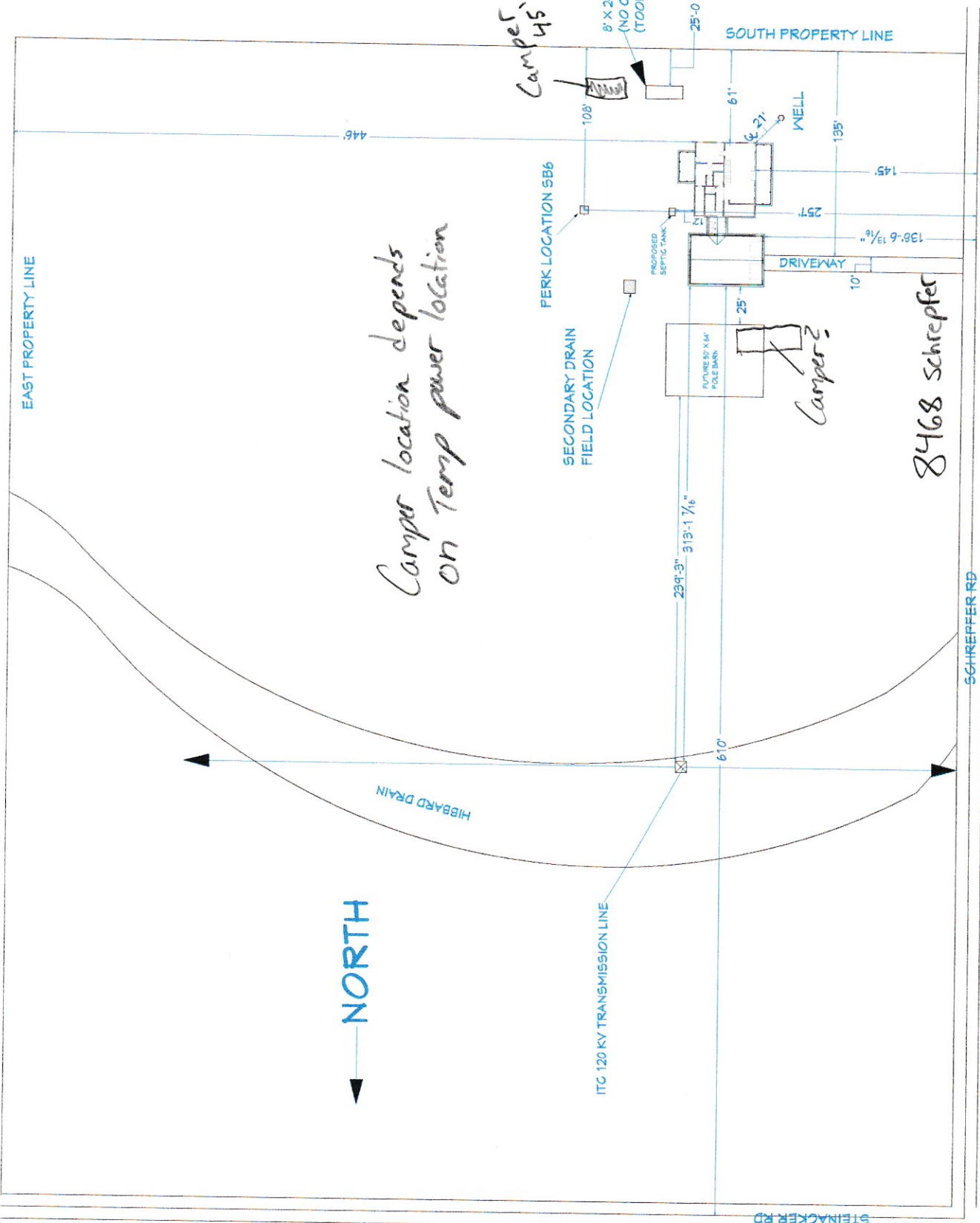
LOCATION OF THE TEMPORARY MOBILE HOUSING MUST BE AT LEAST 100 FEET FROM ANY PUBLIC HIGHWAY AND/OR ADJOINING PROPERTY LINE. ADEQUATE FRESH WATER SUPPLY AND SANITARY FACILITIES MUST BE AVAILABLE ON SITE.

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 
DATE: 4-15-26

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



Camper location depends on Temp power location

Camper, Camper 2, Camper 45

8' X 24' SHED SET ON GRADE, (NO CONCRETE FOUNDATION) (TOOL STORAGE, LAWN MOWER, ETC.)

Camper 2

8468 Schreffer

NORTH →

STEINACKER RD

SCHREFFER RD

SOUTH PROPERTY LINE

EAST PROPERTY LINE

PERK LOCATION SB6

SECONDARY DRAIN FIELD LOCATION

PROPOSED SEPTIC TANK

FUTURE 2x4x6 POLE BARN

DRIVEWAY

WELL

STATE OF MICHIGAN

CERTIFICATE OF TITLE

VEHICLE IDENTIFICATION NUMBER 4YDFHMU20RA740514 YEAR 2024 MAKE MONTANA MODEL BODY STYLE TRAILER COACH
 TITLE NUMBER MI0019828539 ISSUE DATE 01/15/2024 ODOMETER 48845 BRAND OR LEGEND
 WEIGHT OR FEE CATEGORY 14300 ODOMETER BRAND

OWNER(S) NAME AND ADDRESS
 CODY ALAN TEEGARDIN
 760 N WASHINGTON ST
 HUBBARDSTON



NO SECURED INTEREST ON RECORD

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.

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.

Completed by Seller	Purchaser(s) Name (printed)		Date of Sale	Selling Price
	Purchaser's Street Address		City	State
	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:			
	<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)		Seller(s) Name (printed)		
Seller's Street Address		City	State	Zip

A \$15.00 Late Fee is Due for Failure to Apply for Title Within 15 Calendar Days of Date of Assignment

Completed by Buyer	I am aware of the above odometer certification made by the seller(s)	
	Signature of Purchaser(s)	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
 CODY ALAN TEEGARDIN
 760 N WASHINGTON ST
 HUBBARDSTON

MI 48845

H08961949

****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.



DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR MUTILATIONS

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

Land Use No. 06-2024
Fee 50th Rec. 11402

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

OWNER Cody Teegardin DATE 2-28-26

ADDRESS 760 N. Washington St TAX CODE NO. 20-400-025

CITY Hubbardston, MI ZIP 48845 PHONE 989-763-2645

Contractor (if applicable) _____ Address _____

City _____ Zip _____ Phone _____

Site Address 4702-20-400-025 Nearest Crossroads Schrepfer and Steinacker

Size of lot: Front 715.25' Rear 715.34' Side 631.25' Side 631.47' Acres 10.367

Zoning District Residential Ag

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 48' Length 94' Height 28' House and garage

Square feet: 1st Floor 2000ft² 2nd Floor 1430ft² 3rd Floor _____

Structure setback (feet from property line): Front 138' Rear 446' Side 61' Side 610'

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)

APPROVED
COHOCTAH TOWNSHIP
[Signature]
DATE 3/10/26

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

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

CT 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)!

CT 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.

CT 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 [Signature] Printed Name Lody Teegardin

If not property owner, attach a copy of signed authorization

+++++
TOWNSHIP USE ONLY

Zoning Administrator [Signature] Date 3/10/2016

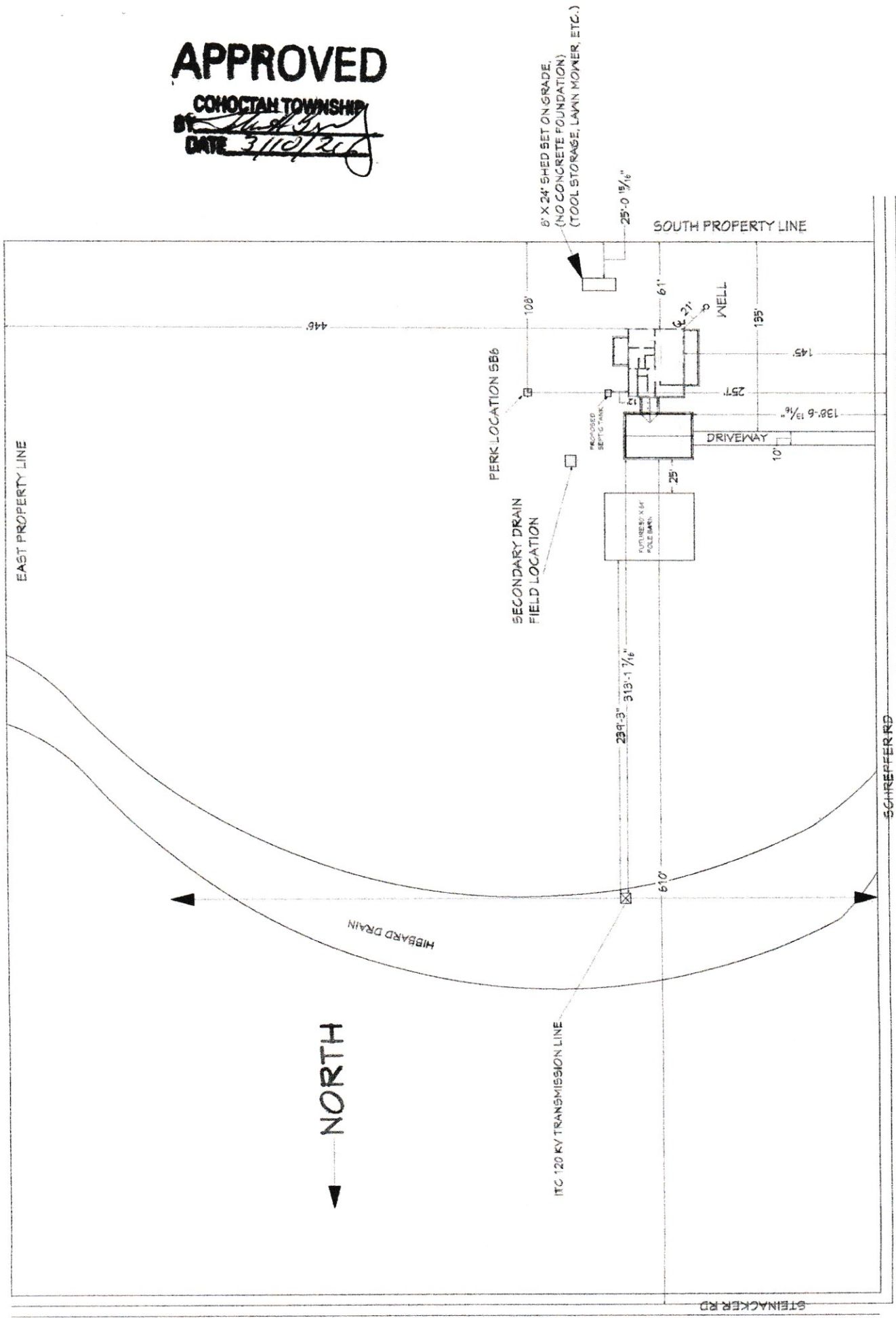
Phone No. (517) 5404-3312

[Signature] Approved _____ Disapproved _____ Comments _____

07V08999A

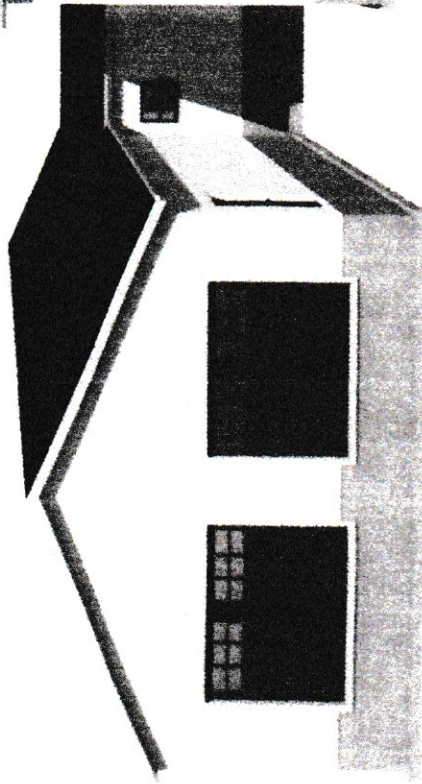
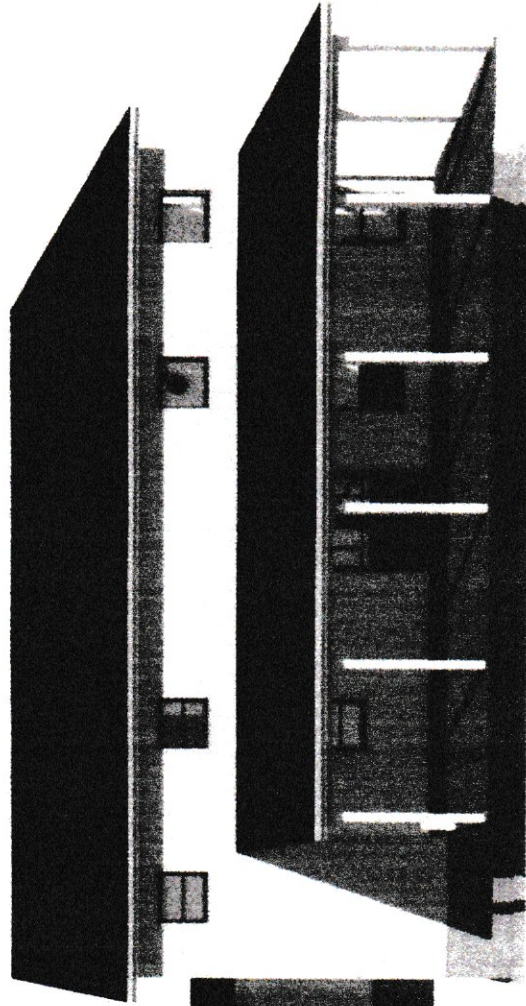
APPROVED

CONOCTAN TOWNSHIP
BY *[Signature]*
DATE 3/10/2016



STEINACKER RD

SCHREFFLER RD



APPROVED

Handwritten signature and date
3/11/16

BY MAIL (POST MARKS NOT ACCEPTED), BY USING THE DROP BOX AT THE TOWNSHIP HALL, IN PERSON AT THE HALL ON TUESDAYS AND THURSDAYS FROM 10-2 AND FROM 9-5 ON MARCH 2, ONLINE AT COHOCTAHTOWNSHIP.GOV, OR AT BANK OF ANN ARBOR, TAX NOTICE NEEDED. IF YOU HAVE AN ESCROW ACCOUNT YOUR TAX AMOUNT WILL BE FORWARDED TO YOUR BANK.

PROPERTY INFORMATION

Property Assessed To:
 VARSITY LINCOLN PROPERTIES LLC
 P.O. BOX 701218
 PLYMOUTH, MI 48170

Prop #: 4702-20-400-025 School: 47070
 Prop Addr: SCHREFFER RD
 QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Legal Description:
 T4N R4E SEC 20 PART OF SE ¼, COM AT E ¼ CORNER OF SEC 20; TH S 88D 27' 06" SEC W 67S 66FT ALG E-W ¼ IN SEC AND CENTERLN OF STEINACKER RD TO POB; TH S 01D 47' 10" E 71S 34FT; TH S 88D 27' 06" W 631.47FT TO CENTERLN OF SCHREFFER RD; TH N 01D 46' 00" W 715.25FT ALG CENTERLN TO E-W ¼ LN OF SEC AND CENTERLN OF STEINACKER RD; TH N 88D 27' 06" E 631.23FT ALG E-W ¼ IN AND CENTERLN TO POB, CONTAINING 10.367AC, M/L, COHOCTAH TWP, LIVINGSTON COUNTY, MICHIGAN

*Check # 150
 Sent 1-15-26*

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01/01/2025 - 12/31/2026
 Twn/Cty: 04/01/2025 - 03/31/2026
 School: 07/01/2025 - 06/30/2026
 State: 10/01/2025 - 9/30/2026

Does NOT affect when the tax is due or its amount

Pay by mail to:
 COHOCTAH TOWNSHIP
 TAMI BOCK, TREASURER
 10518 FNTCLIFF RD
 FOWLerville MI 48836
 517-546-0655

TAX DETAIL

Taxable Value: 25,579
 State Equalized Value: 34,100
 PRE/MBT %: 100.0000
 Class: 402
 Mct Code:

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1000 of Taxable Value.
 Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
HOWELL FIRE	1.97880	50.61
COUNTY AMBULANCE	0.28110	7.19
VETERANS RELIEF	0.09180	2.34
COUNTY HCMA	0.20500	5.24
COHOCTAH ROADS	1.47880	37.82
COHOCTAH ALLO	0.71520	18.29
HOWELL LIBRARY	1.02190	26.13
HOWELL SCH DEBT	2.75000	70.34
HIBBARD	0.00000	56.20

Total Tax 274.16
 Administration Fee 0.00
TOTAL AMOUNT DUE 274.16

Please detach along perforation. Keep the top portion.

RECEIVED
4-15-24
COHOCTAH TOWNSHIP

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

Land Use No. 18-2024
Fee \$50⁰⁰ Rec. 11421

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

OWNER JERRY & DEBRA ASTON DATE 4/15/2024

ADDRESS 6893 SANFORD RD TAX CODE NO. 35-200-041

CITY HOWELL ZIP 48855 PHONE (810) 923-2907

Contractor (if applicable) MICHIGAN STORAGE BARNs Address 675 E. HIGHLAND RD

City HOWELL Zip 48843 Phone (517) 518-8020

Site Address 6893 SANFORD RD Nearest Crossroads SANFORD & OAK GROVE

Size of lot: Front 403.8 Rear 456.98 Side 517.15 Side 446.43 Acres 4.87

Zoning District SETTLEMENT

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

Principal Structure

 New Single Family Addition Attached Garage Other

Accessory Structure

X Detached Garage, Shed, or Pole Barn Deck Fence Pool/Hot Tub Sign Other

Foundation: Basement Crawlspace Slab Posts X Other

Size of structure: Width 14' Length 32' Height 10'

Square feet: 1st Floor 512 2nd Floor 3rd Floor

Structure setback (feet from property line): Front 481 Rear 20 Side 202 Side 223

X 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.

X Attach two sets of construction plans, plus one site plan.

X 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.

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JA 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 [Signature] Printed Name JERRY ASTON

If not property owner, attach a copy of signed authorization

+++++
TOWNSHIP USE ONLY

Zoning Administrator _____ Date _____

Phone No. _____

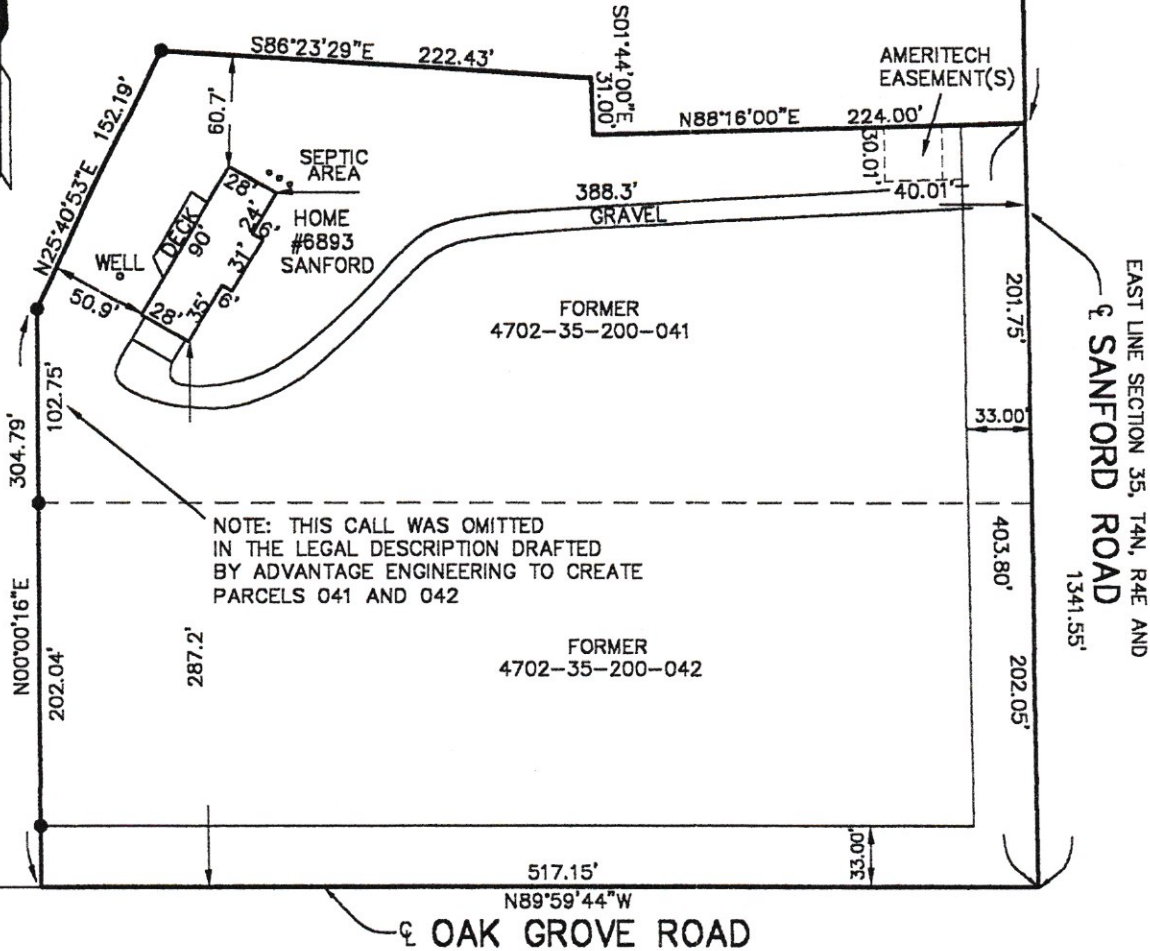
____ Approved _____ Disapproved Comments _____

MORTGAGE CERTIFICATE

NORTHEAST CORNER SEC. 35
T4N, R4E, COHOCTAH TWP.
LIVINGSTON COUNTY, MICH.
PER REMONUMENTATION

CORNER MARKER USED
HISTORICALLY AS THE
NORTHEAST CORNER OF
SECTION 35 ON VARIOUS
SURVEYS OF RECORD

● = FOUND CORNER MARKER



LEGAL DESCRIPTION (6893 SANFORD):

PART OF THE NORTHEAST 1/4 OF SECTION 35, T4N, R4E, COHOCTAH TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID SECTION 35 AND CENTER LINE OF SANFORD ROAD S00°37'00"E 937.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 35 AND CENTER LINE OF SANFORD ROAD (66 FEET WIDE) S00°37'00"E 403.80 FEET; THENCE ALONG THE CENTER LINE OF OAK GROVE ROAD (66 FEET WIDE) N89°59'44"W 517.15 FEET; THENCE N00°00'16"E 304.79 FEET; THENCE N25°40'53"E 152.19 FEET; THENCE S86°23'29"E 222.43 FEET; THENCE S01°44'00"E 31.00 FEET; THENCE N88°16'00"E 224.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.87 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO A 30 FOOT BY 30 FOOT AMERITECH BUILDING EASEMENT AS RECORDED IN LIBER 1891 ON PAGE 344, LIVINGSTON COUNTY RECORDS, ALSO BEING SUBJECT TO A 10 FOOT BY 30 FOOT AMERITECH CABLE EASEMENT AS RECORDED IN LIBER 1891 ON PAGE 344, LIVINGSTON COUNTY RECORDS, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF AS IS OCCUPIED BY SANFORD ROAD, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY OAK GROVE ROAD, ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



Michigan Storage Barns

5464 North Lapeer Road, Columbiaville Mi. 48421

675 East Highland Road, Howell Mi. 48843

Michigan Storage Barns, LLC

Email : Sales@MichiganStorageBarns.com

Phone : 810-793-5432/ 517-518-8020 (Howell Lot)

Website : Wwww.MichiganStorageBarns.com

ESTIMATE

QOT-9986

04/14/2026

Expires on 05/14/2026Shipping address**Jerry Aston**

6893 Sanford Road

Howell MI 48855

Phone : 810-923-2907

Billing address**Jerry Aston**

6893 Sanford Road

Howell MI 48855

Phone : 810-923-2907

Item name & description	Tax	Qty.	Unit price	Amount
16x32 Mackinaw 700 Dutchbarn Vinyl Standard Features: 6x6 double door 10' tall 6'6" side wall height 2-21x27 windows w/ screens and shutters	✓	1	\$13,725.00	\$13,725.00
Deluxe Model Upgrade (10% of base price) Deluxe doors w/ Transom windows, Architectural Shingles or steel roof option, Two half round vents, Window trim, 6" Overhang around whole building, 3 1/2 upgraded trim	✓	1	\$1,372.50	\$1,372.50
24x36 Window w/ screens and shutters Upgrade from 21x27 windows	✓	2	\$106.00	\$212.00
9x7 Roll up door	✓	1	\$983.00	\$983.00
3/4" Treated Plywood Floor Upgrade	✓	1	\$752.64	\$752.64
Duckbill anchors	✓	4	\$35.00	\$140.00
Delivery from Lot To: 6893 Sanford Road Howell MI 48855 United States		1	\$1,903.00	\$1,903.00

17x33 shed base

1

\$4,174.90

\$4,174.90

Gravel Shed Base no border w/ Rat wall
 Price Includes removal of 2" of the top soil. We can drop it in the yard somewhere or we can haul it away for an additional cost. Price also includes up to 5" out of level in the area of the shed base. If the area happens to be more than 5" out of level then there will be additional costs added to the job for additional Material needed and that will be added once the job is complete. Each base will have a ground Cloth/ Weed Barrier under the stone. The base will be Laser leveled for accuracy and the Crushed Limestone will be Compacted down so you have a solid base for your new shed.

Subtotal	\$23,263.04
Sales Tax (\$17,185.14 @ 6%)	\$1,031.11
Total	\$24,294.15

Payment Information

- *Flexible Purchase Options Available
- * 90 days Same as Cash available with Rent to Own.
- * Budget Friendly Monthly Payments with approved Financing.

Thank you for your interest in Michigan Storage Barns! We look forward to providing you with a quality storage shed!

Michigan Storage Barns, LLC is NOT responsible for the following:

- Site Preparation, an existing level site is required to set your building on. (Unless we handle the site Prep)
- Any permitting with your City/Township
- Minor blocking and blocking materials, leveling of shed (if Site is Prepared Properly)
- Site accessibility
- Property damage resulting from inaccessibility i.e. soft ground, trees, wells, septic systems, concrete etc.
- Moving limbs, shrubs, landscaping, fencing, etc.

If site is inaccessible because of rocks, trees, fences or other buildings, our driver may unload the shed as close to the intended site as these conditions permit. If our driver must return with the barn, a return shipping cost will be charged to the customer.



Michigan Storage Barns

5464 North Lapeer Road, Columbiaville Mi. 48421
 675 East Highland Road, Howell Mi. 48843
 Michigan Storage Barns, LLC
 Email : Sales@MichiganStorageBarns.com
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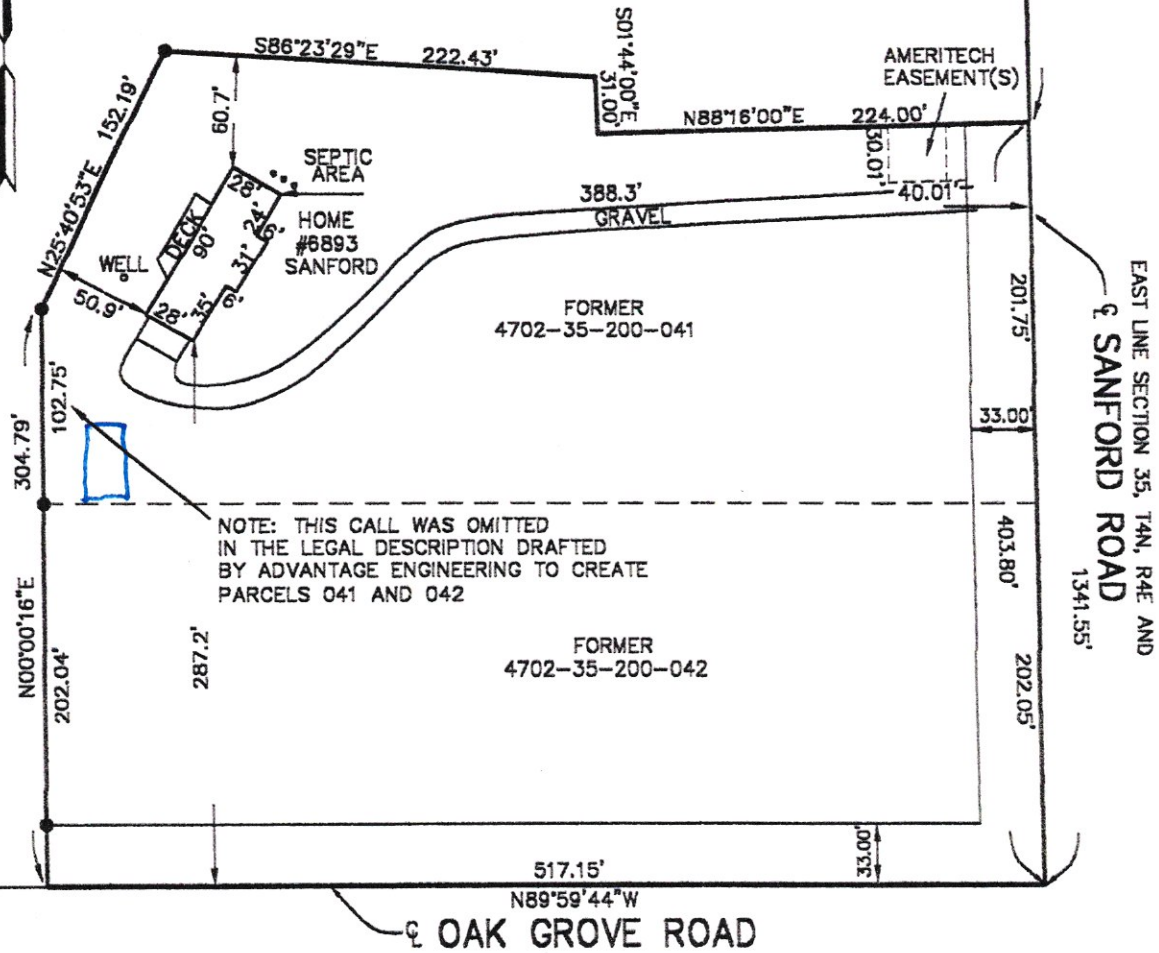
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PER REMONUMENTATION

CORNER MARKER USED
HISTORICALLY AS THE
NORTHEAST CORNER OF
SECTION 35 ON VARIOUS
SURVEYS OF RECORD

N

● = FOUND CORNER MARKER



NOTE: THIS CALL WAS OMITTED
IN THE LEGAL DESCRIPTION DRAFTED
BY ADVANTAGE ENGINEERING TO CREATE
PARCELS 041 AND 042

LEGAL DESCRIPTION (6893 SANFORD):

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THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM Assessing Department Cohoctah Township 10518 Antcliff Road Fowlerville, MI 48836	<b style="text-align: center;">PARCEL IDENTIFICATION PARCEL NUMBER: 4702-35-200-048 PROPERTY ADDRESS: 6893 SANFORD RD HOWELL, MI 48855 SCHOOL DISTRICT CODE: 47070
--	---

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ASTON JERRY & DEBRA 6893 SANFORD RD HOWELL MI 48855	<b style="text-align: center;">EXEMPTIONS % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

LEGAL DESCRIPTION:
 Split/Combined on 01/23/2026 from 4702-35-200-041, 4702-35-200-042;

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 002 Inactive Real

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$5913	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	0	250,400	250,400
2. ASSESSED VALUE:	0	250,400	250,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	0	250,400	250,400
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

6. Assessor Change Reason(s):

The 2026 Inflation rate Multiplier is: 1.027
 Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: Cindy Garber	Telephone Number: (517) 546-0655	Email Address: cohoctahwpassessor@gmail.com
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE COHOCTAH TOWNSHIP MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 9, 2026 FROM 3:00PM - 9:00PM & TUESDAY, MARCH 10, 2026 FROM 9:00AM - 3:00PM. THE APPEAL MEETINGS WILL BE HELD AT: COHOCTAH TWP HALL 10518 ANTCLIFF ROAD. WRITTEN APPEALS MUST BE RECEIVED BY MARCH 5, 2026. APPOINTMENTS ARE NOT REQUIRED. CALL (517) 546-0655 FOR ANY QUESTIONS.

RECEIVED
4-22-26
COHOCTAH TOWNSHIP

#DW
Fee \$50. - CK 1616

APPLICATION FOR DEMOLITION WAIVER
COHOCTAH TOWNSHIP
Deliver to: Cohoctah Township 10518 Antcliff Road, Fowlerville MI 48836

Owner's Name Travis Harvey Date 4-22-26
Mailing Address 1235 W. Cohoctah Rd.
Property Address 1235 W. Cohoctah Rd
Nearest Crossroads oak grove
Phone: 517-518-0562 Tax ID#: 4702-11-200-003

Contractor (if applicable) P+J Construction LLC Phone: 989-494-3287

Type of structure for demolition: House Barn Trailer/mobile home Other (specify) _____

1. Submit site plan with waiver application, including all buildings and structures located on property.

After obtaining first site visit signature from the Zoning Administrator the applicant **MUST:**

- 1. Apply to Livingston County Building Department for building permit.
- 2. Apply to Livingston County Health Department for Addition/Alteration of Existing Dwelling permit.

Remove all debris and waste from site and backfill with approved material and excavate.

***NOTIFY ZONING ADMINISTRATOR WHEN PROJECT IS COMPLETE.**

Signature of applicant [Signature] Date 4-22-26

Township Office use only:

Date Received _____

To be completed by Zoning Administrator

Date of first site visit 4-28-2020 Signature [Signature]

Will demolition create a zoning ordinance violation Yes _____ No If Yes: _____

Describe the violation: _____

Date of second site visit _____ Signature _____

To be complete by township assessor

Date of site visit _____ Signature _____

RECEIVED
4.22.26
COHOCTAH TOWNSHIP

Land Use No. 19-2026
Fee \$50.00 CK 16116

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

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

OWNER Travis Harvey DATE 4-17-26

ADDRESS 1235 W. Cohoctah Rd. TAX CODE NO. 4702-11-200-003

CITY Howell ZIP ~~48805~~ 48816 PHONE 517-518-0562

Contractor (if applicable) D+J Construction Address 2738 Parmenter Rd.

City Corunna Zip 48817 Phone 989-444-3287 *Call contractor

Site Address 1235 W Cohoctah Rd Nearest Crossroads Oakgrove Rd.

Size of lot: Front 147' Rear 147' Side 165' Side 165' Acres .52

Zoning District Settlement

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

Principal Structure
 New Single Family Addition Attached Garage Other

Accessory Structure
X Detached Garage, Shed, or Pole Barn Deck Fence Pool/Hot Tub Sign Other

Foundation: Basement Crawlspace Slab X Posts Other

Size of structure: Width 30' Length 40' Height 12' 17' peak height

Square feet: 1st Floor 1200 2nd Floor 3rd Floor

Structure setback (feet from property line): Front 35' Rear 59' Side 7' Side 110'

✓ 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)

APPROVED
COHOCTAH TOWNSHIP
BY [Signature]
DATE 4/28/26

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

1. Land use Permit shall be null and void if proposed development does not have its first inspection within one (1) year.
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)!
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.
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 Allan J. Jahn II Printed Name Allan J. Jahn II
If not property owner, attach a copy of signed authorization D+J Construction LLC

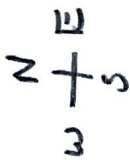
TO TOWNSHIP USE ONLY

Zoning Administrator [Signature] Date 4/28/26
Phone No. (517) 404-3312

Approved Disapproved Comments _____



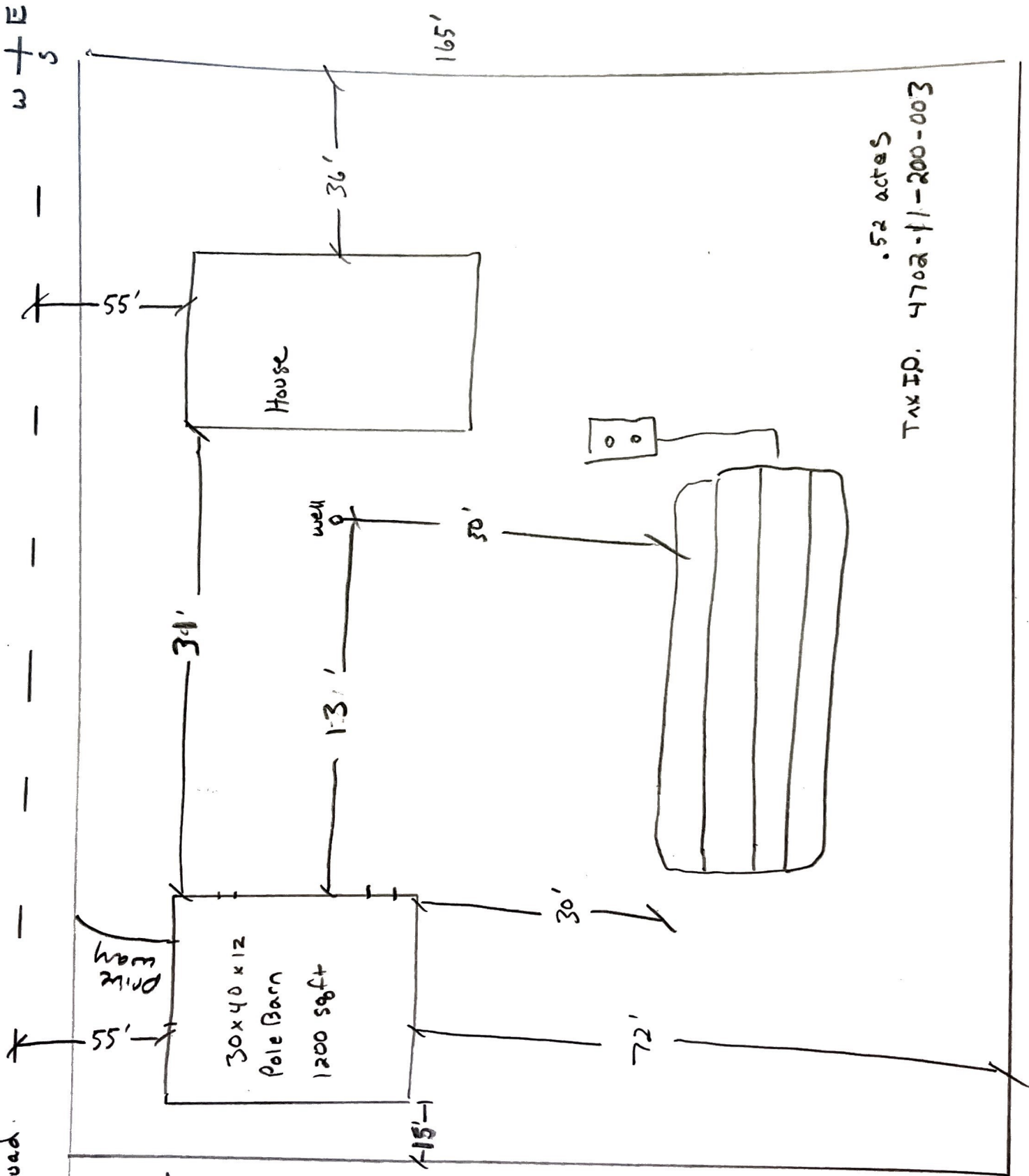
1235 W. Conoctan Rd.



Center of Road.

Option # 1

Proposed if front set back is within boundaries

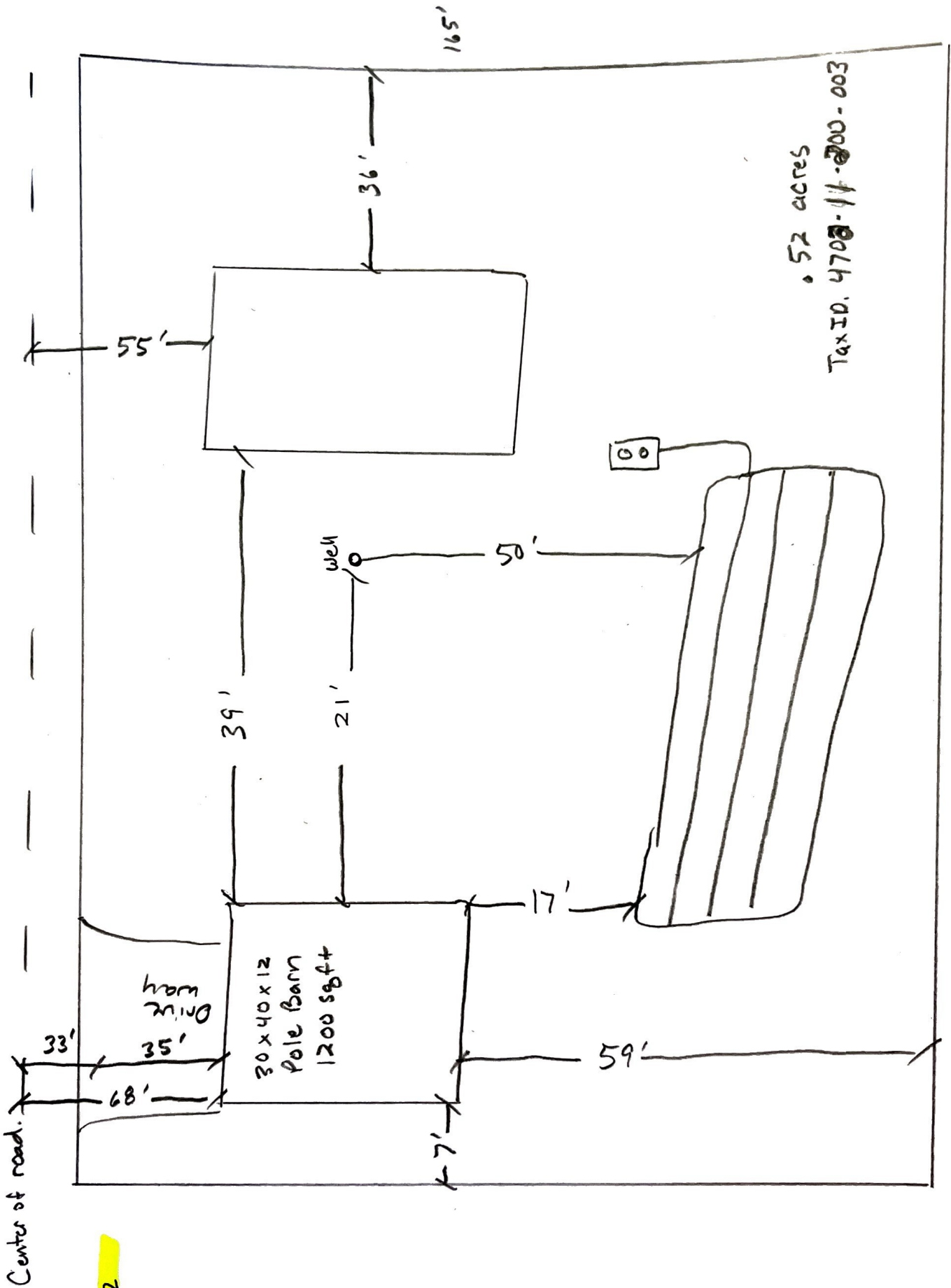


.52 acres
TAX ID. 4702-11-200-003

147'

1235 W. Cohestah Rd.

N
E
W
S



• 52 acres
Tax ID. 4708-11-000-003

option 2

147'

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec 211 24c and Sec 211 34c, as amended. This is a model assessment notice to be used by the local assessor

<p>FROM Assessing Department Cohoctah Township 10518 Antcliff Road Fowlerville, MI 48836</p>	<p style="text-align: right;">PARCEL IDENTIFICATION</p> <p>PARCEL NUMBER: 4702-11-200-003</p> <p>PROPERTY ADDRESS: 1235 W COHOCTAH RD COHOCTAH, MI 48816</p> <p>SCHOOL DISTRICT CODE: 47070</p>														
<p>OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</p> <p>HARVEY TRAVIS A 1235 W COHOCTAH RD Howell MI 48855</p>	<p style="text-align: right;">EXEMPTIONS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>% Exempt As "Homeowners Principal Residence":</td> <td style="text-align: right;">100.00%</td> </tr> <tr> <td>% Exempt As "Qualified Agricultural Property":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Industrial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Commercial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>Exempt As "Disabled Veteran or Surviving Spouse":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Exempt As "Qualified Forest Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Exempt As "Development Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table>	% Exempt As "Homeowners Principal Residence":	100.00%	% Exempt As "Qualified Agricultural Property":	.00%	% Exempt As "MBT Industrial Personal":	.00%	% Exempt As "MBT Commercial Personal":	.00%	Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
% Exempt As "Homeowners Principal Residence":	100.00%														
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% Exempt As "MBT Commercial Personal":	.00%														
Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
<p>LEGAL DESCRIPTION: SEC. 11 T4N, R4E, COM. 76 RDS. 15 FT. 3 1/2 IN. E OF NW COR. OF NE 1/4, S 10 RDS., E 12 RDS., N 10 RDS., W 12 RDS. TO BEG. EXC. W 60 FT.</p>															
<p>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential</p>															
<p>PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential</p>															
<p>The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$31</p>															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRIOR AMOUNT YEAR: 2025</th> <th style="width: 50%;">CURRENT TENTATIVE AMOUNT YEAR: 2026</th> <th style="width: 50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">48,434</td> <td style="text-align: center;">49,741</td> <td style="text-align: center;">1,307</td> </tr> <tr> <td style="text-align: center;">93,200</td> <td style="text-align: center;">93,700</td> <td style="text-align: center;">500</td> </tr> <tr> <td style="text-align: center;">93,200</td> <td style="text-align: center;">93,700</td> <td style="text-align: center;">500</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	48,434	49,741	1,307	93,200	93,700	500	93,200	93,700	500		
PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR													
48,434	49,741	1,307													
93,200	93,700	500													
93,200	93,700	500													
1. TAXABLE VALUE:															
2. ASSESSED VALUE:															
3. TENTATIVE EQUALIZATION FACTOR: 1.000															
4. STATE EQUALIZED VALUE (SEV):															
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
6. Assessor Change Reason(s):															

The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

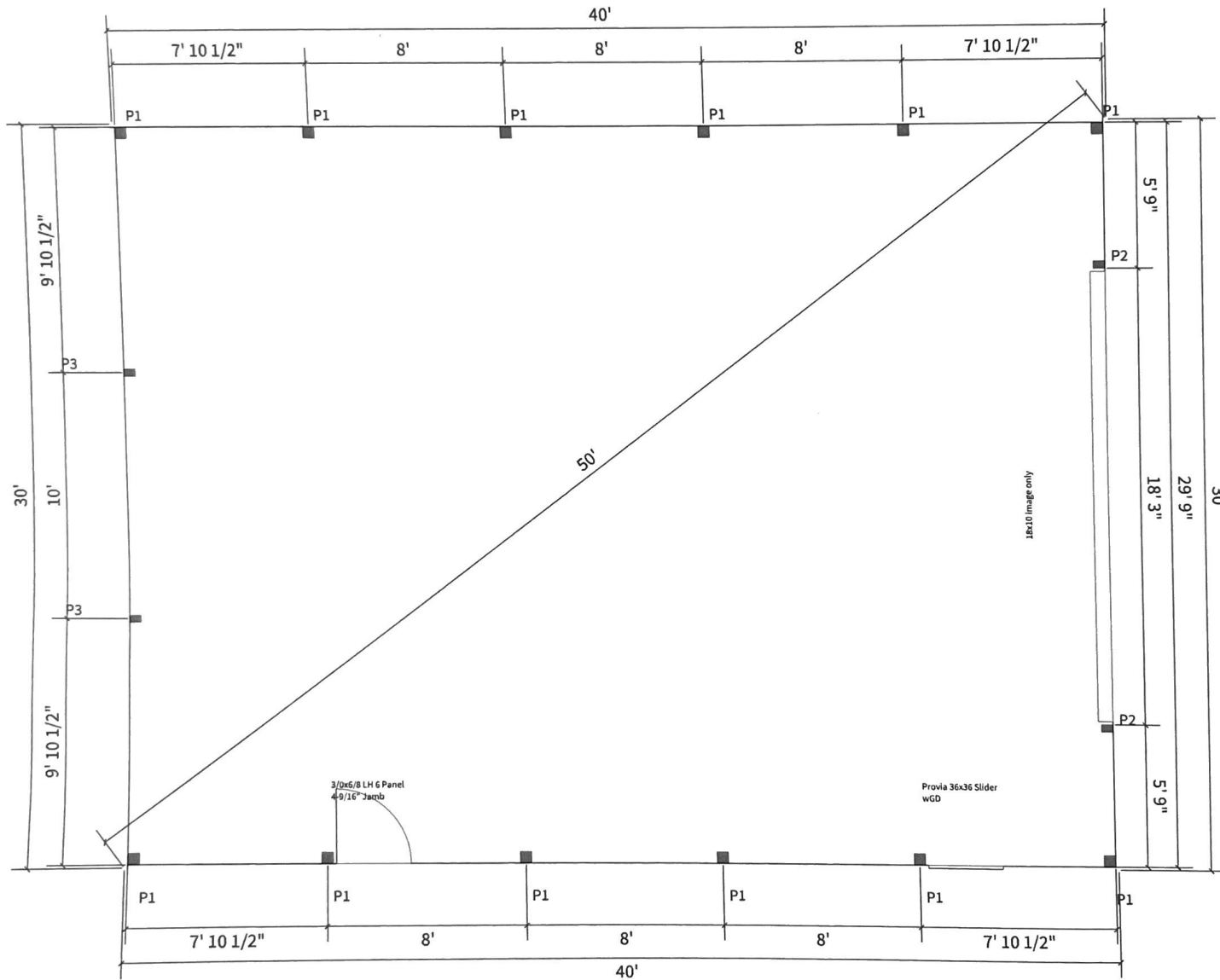
Name: Cindy Garber	Telephone Number: (517) 546-0655	Email Address: cohoctahpassessor@gmail.com
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Post Layout

Job: Harvey
Date: 4/19/2026
Time: 11:08 AM



P1	Treated 6x6
	HOLE: 4' x 1' 6"
	6x6 Wet Set Sturdi Wall Bracket
	6x6 Wet Set Sturdi Wall Hardware
P2	Treated 4x6
	HOLE: 4' x 1' 6"
	6x6 Wet Set Sturdi Wall Bracket
	6x6 Wet Set Sturdi Wall Hardware
P3	Treated 4x6
	HOLE: 4' x 1' 6"
	4x6 Wet Set Sturdi Wall Bracket

Cross Section - EXT-1

ROOF MATERIAL: LMS Charcoal 36" Smart Rib

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: 6" Beaded Fascia
SOFFIT: Alum Soffit 12" Centervent

WALL MATERIAL: LMS Hawaiian Blue 36" Smart Rib
UPPER SHEATHING MATERIAL: LMS Pewter 36" Smart Rib

TOP OF WALL: F-J Trim

EXTERIOR CARRIER: 2x12 SPF

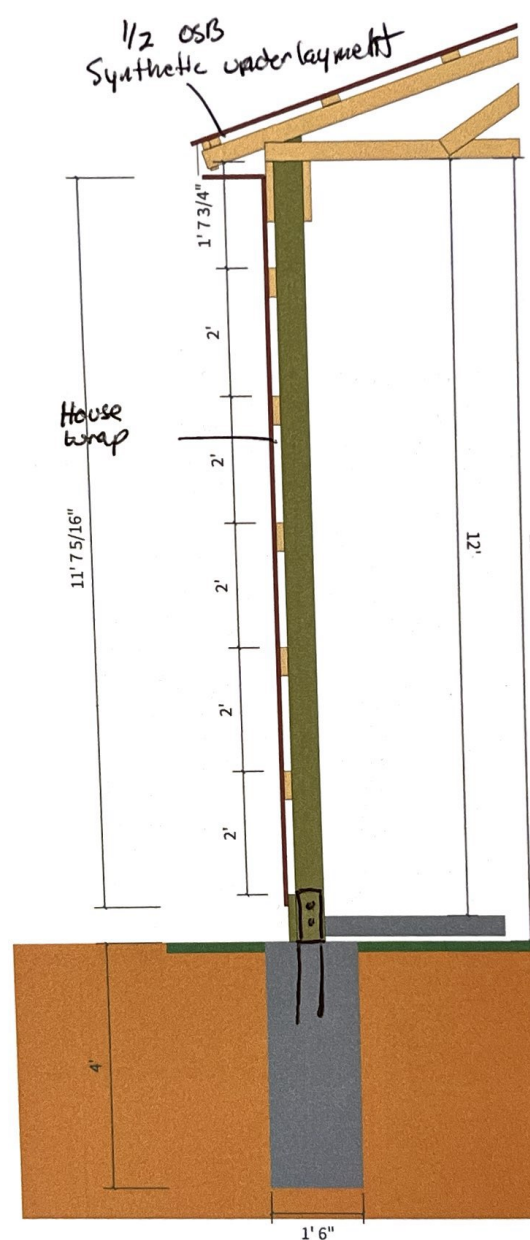
EXTERIOR WALL GIRTS: 2x6 SPF

CORNER POSTS:
Treated 6x6

INTERMEDIATE POSTS:
Treated 6x6

EXTERIOR SKIRT BOARD: Treated 2x10
BOTTOM IS AT GRADE

SIDING BEGINS 0' 7" ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6"
TRUSS SPACING: 48 IN. O. C.

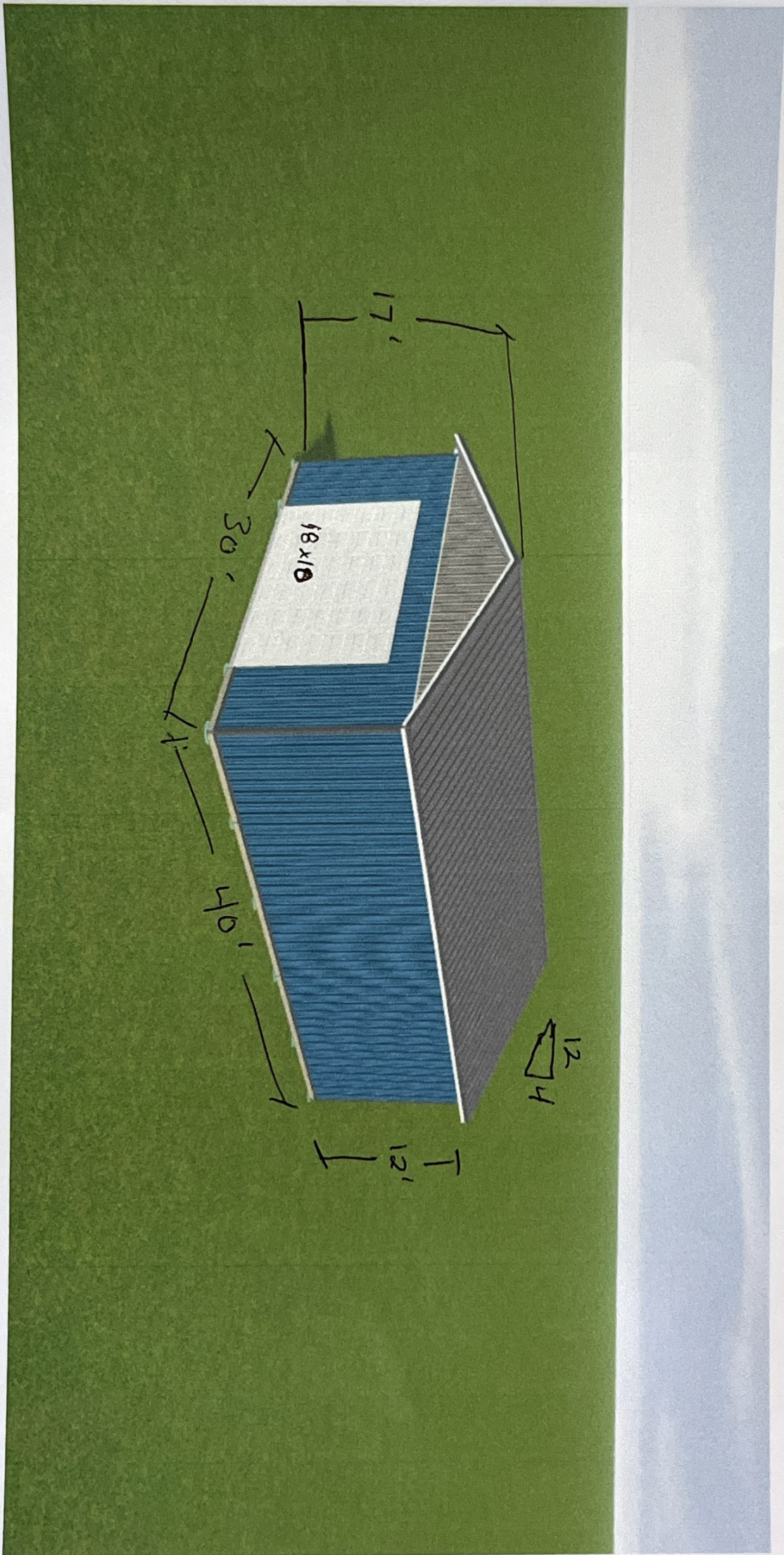
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR CARRIER: 2x12 SPF

SLAB DEPTH 0' 4" OFFSET 0' 1" ABOVE GRADE

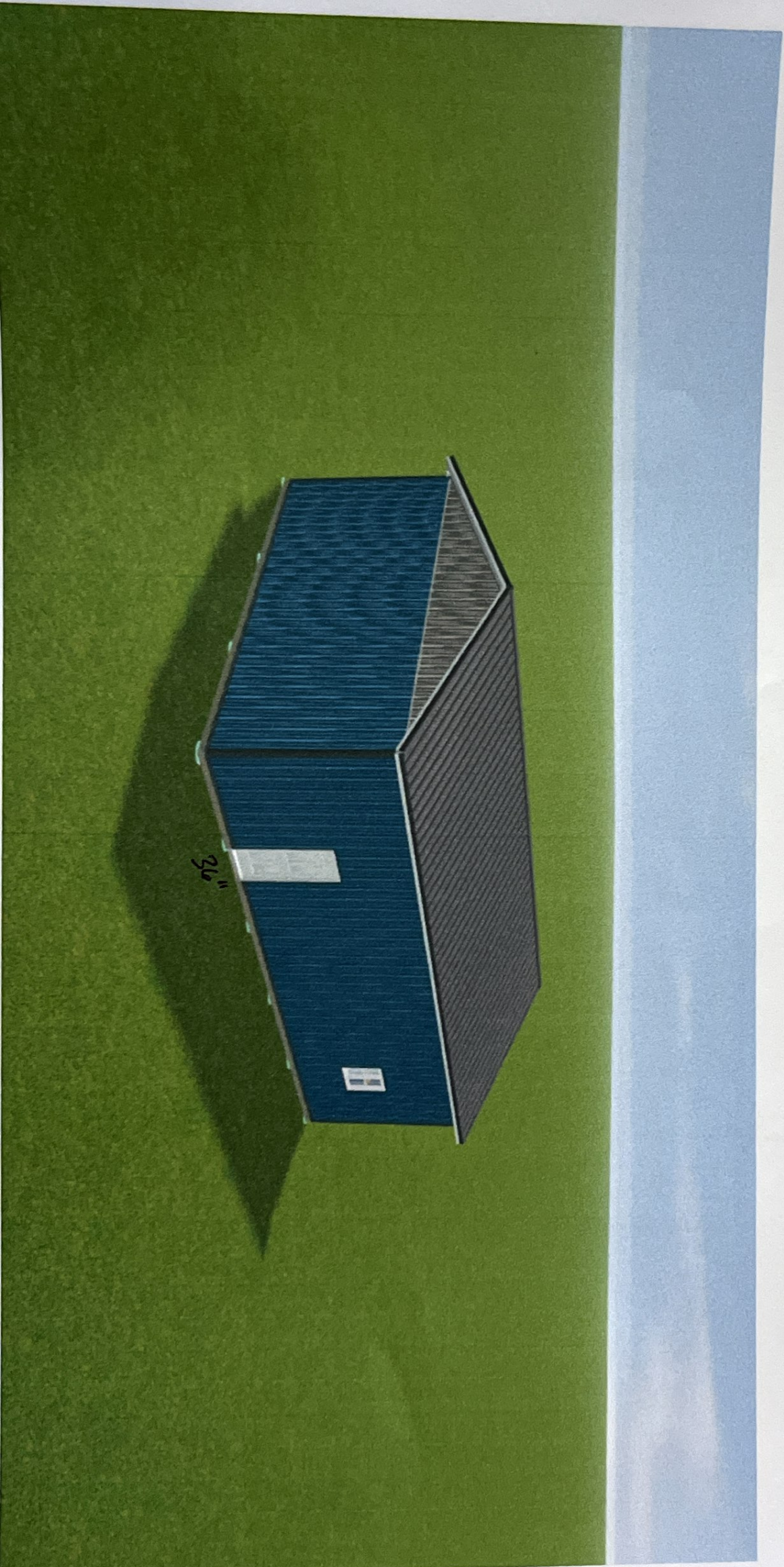
FOUNDATION NOTES:
POST HOLE: 4' X 1' 6" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: 6x6 Wet Set Sturdi Wall Hardware
POST BASE: 6x6 Wet Set Sturdi Wall Bracket

ISO 1



ISO 2

Job: Harvey
Date: 4/19/2026
Time: 11:08 AM



COHOCTAH TOWNSHIP

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE TO REGULATE ESSENTIAL SERVICES**

THE TOWNSHIP OF COHOCTAH ORDAINS:

Section 1. Amendment of Section 16.19 of the Zoning Ordinance: Essential Services.

Section 16.19 of the Zoning Ordinance, entitled “Essential Services,” is amended in its entirety to read as follows:

A. General Regulations.

1. Essential services shall include the erection, construction, alteration or maintenance by public utilities, municipal departments, or other governmental agencies of underground or overhead gas, electrical, communication, steam, or water transmission or distribution systems or collection, supply or disposal systems, including electric power stations, relay stations, switching stations, gas regulator stations, pumping stations, poles, wires, mains, drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, police or other call boxes, traffic signals, hydrants and other similar facilities, equipment and accessories in connection therewith reasonably necessary for furnishing adequate service by such utilities or agencies, or for the public health or safety or general welfare; but not including offices and buildings or yards used for bulk storage, fabrication, or manufacture of materials used by such utilities or municipal departments or other governmental agencies.
2. No such building constructed as a part of an essential service shall be used for human occupancy.
3. All essential services must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes.
4. If an applicant, owner, or operator of an essential service fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke any approvals after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.
5. The surface of land used for pipeline rights-of-way and underground equipment or structures shall be restored and maintained as near as possible to its original conditions prior to the construction of the pipeline.

6. Essential services in all districts shall meet the requirements of the SR Residential District for all buildings, structures, and areas used for offices, power generators, power transformers, electric substations and electric switching stations, storage, fabrication or manufacture of materials necessary to the provision of essential services.
7. Electrical Substations and Electrical Switching Stations must also comply with the requirements of Section 13.28. If a conflict exists between the requirements of the SR Residential District and Section 13.28, the more restrictive regulation controls.

Section 2. Addition of New Section 13.28 to the Zoning Ordinance.

New Section 13.28 is added to the Zoning Ordinance, and reads in its entirety as follows:

Sec. 13.28. Electrical Substations and Electrical Switching Stations.

Electrical substations and electrical switching stations require Special Land Use approval in accordance with Article 13 and Site Plan Review in accordance with Article 20. Electrical substations and electrical switching stations are also subject to the following requirements.

- A. *Special Land Use Permit Application Requirements.* In addition to the requirements of Article 13, the applicant for an electrical substation or electrical switching station must provide the Township with all of the following:
 1. The name of the applicant, any parent company, subsidiary of the parent company, ~~or~~ any entity “doing business as” of the parent company.
 2. Application fee in an amount set by resolution or fee schedule approved by the Township Board.
 3. The Applicant shall deposit funds in an escrow fund with the Township. The escrow is used to cover all costs and expenses associated with the special land use and site plan review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, and Township Engineer, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. The Township Board may from time to time by resolution set the initial escrow amount. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant. An

itemized billing of all expenses will be provided to the applicant upon request.

4. A list of all parcel numbers that will be used by the electrical substation or electrical switching station including applicable attachments, establishing ownership of each parcel, with memoranda of all lease agreements, easements, or purchase agreements for the subject parcels. All agreements related to the use of the subject parcels and not defined as confidential under Michigan law must be recorded with the Livingston County Register of Deeds.
5. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
6. A written emergency response plan detailing the applicant's plan for responding to emergencies, including fire emergencies, and analyzing whether adequate resources exist to respond to fires and other emergencies. If adequate resources do not exist, the applicant must identify its plan for providing those resources.
7. A written description of the fire suppression system that will be installed, which must identify the manufacturer of the fire suppression system and generally describe its operations and capacity to extinguish fires.
8. Current ground and aerial photographs of the property, including both a physical and electronic copy of the photographs.
9. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management.
10. A transportation plan for construction and operation phases, including any applicable agreements with the Livingston County Road Commission and Michigan Department of Transportation.
11. An attestation that the applicant will indemnify and hold the Township, its elected and appointed officials, employees, volunteers, and agents harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the electrical substation or electrical switching station. The Township shall be named as an additional insured for such indemnity.
12. A ground cover vegetation establishment and management plan that complies with this ordinance.
13. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the application

is considered by the Township.

14. A groundwater analysis of all parcels in the participating property.

15. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

B. *Site Plan Application Requirements.*

1. *Contents of Site Plan.* In addition to the requirements in Article 20, the applicant must provide a boundary survey by a surveyor licensed in the State of Michigan of the project and a detailed site plan draft to a scale of 1" = 200 feet with the following:

- a. Location of all existing and proposed structures, equipment, electrical tie lines, transmission lines, transformers, inverters, substations, security fencing, and all other components of the electrical substation or electrical switching station within the participating property and all dwellings and/or structures within 1000 feet of the property lines of the participating property.
- b. Depiction (to scale) of all setbacks, property lines, fences, signs, greenbelts, screening, drain tiles, easements, flood plains, bodies of water, proposed access drives, and road rights of way.
- c. Plan for any land clearing and grading required for the installation and operation of the electrical substation or electrical switching station.
- d. Plan for ground cover establishment and management.
- e. Description of measures to be taken to support the flow of rainwater and/or stormwater management.
- f. Security plan detailing measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the electrical substation or electrical switching station.
- g. A maintenance plan, including landscaping upkeep, regular checks, and maintenance for the equipment, and decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the electrical substation or electrical switching station is decommissioned. The maintenance plan must include a plan for maintaining all setback areas.
- h. Anticipated construction schedule, including timeline to completion and scope of work.
- i. Sound modeling study including sound isolines extending from the sound

sources to the property lines.

- j. Any additional studies requested by the Planning Commission, including but not limited to the following:
 - i. Visual Impact Assessment: A technical analysis by a third-party qualified professional acceptable to the Township of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.
 - ii. Environmental Analysis.
 - (a) The applicant shall have a third-party qualified professional, acceptable to the Township, conduct an analysis to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.
 - (b) The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).
 - (c) Wildlife Impact: A wildlife impact study, including an analysis of the impact on the properties within one mile of the project.
- k. Electrical substations or electrical switching stations are not permitted on property enrolled in the Farmland and Open Space Preservation Act, being in PA 116, of 1974, now codified in Part 361 of the Natural Resources and Environmental Protection Act, PA 451 of 1974, as amended. However, a Site Plan may be approved for such property, conditioned upon relinquishment of the PA116 agreement by the Michigan Department of Agriculture and Rural

Development:

- l. *Conceptual Layout Plan.* Applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback.
- m. *Approvals from Other Agencies.* Final site plan approval and building permits may be granted only after the applicant receives (1) all required federal and state approvals, and (2) approval by the local fire chief, county drain commissioner, county road commission, local airport zoning authority (if applicable), county building department, and any other federal, state or local agency having jurisdiction or authority to grant permits related to the electrical substation or electrical switching station, including NERC and FERC.
- n. *Application Items as Substantive Requirements.* The information, plans, documents, and other items identified as application requirements in this ordinance, including the site plan and special land use permit, are substantive requirements for obtaining approval for an electrical substation or electrical switching station. The Planning Commission will review the sufficiency of the application materials. If the Planning Commission determines that the substance of any application item is insufficient to protect the public health, safety, and welfare, the Planning Commission may deny approval on that basis.

C. *System and Location Requirements.*

1. Electrical substations or electrical switching stations are only permitted within the Renewable Energy Systems Overlay District.
2. Electrical substations and electrical switching stations must be set back at least 250 feet from the nearest property line of any non-participating property at the time of application. In addition, if a non-participating dwelling is within 500 feet of said setback, the setback must be increased to maintain 500 feet from said dwelling. If a single electrical substation or electrical switching station is located on more than one lot, or if the adjacent parcel is owned by the same owner as the property on which the electrical substation or electrical switching station is located, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots. All property in the setback areas, if not farmed, shall be maintained as defined in a maintenance setback plan acceptable to the Township.
3. Electrical substations and electrical switching stations must be set back at least 100 feet from the edge of any wetland, shoreline, or drain easement. The Planning Commission may increase this setback requirement up to 200 feet if the Planning Commission determines that such a setback is necessary to protect the public health, safety, and welfare.
4. The height of the electrical substation or electrical switching station and any

accessory structures, and related equipment must not exceed 25 feet. Lightning rods shall not exceed 25 feet in height or the height of the substation or switching station, whatever is less, and shall not be any greater than necessary to protect the electrical substation or electrical switching station from lightning.

5. *Permits.* All required county, state, and federal permits must be obtained before final site plan approval and before the electrical substation or electrical switching station begins operating.
6. *Screening.* Greenbelt screening is required around any electrical substation or electrical switching station and around any equipment associated with the same to obscure, to the greatest extent possible, the electrical substation or electrical switching station from any adjacent residences, as described below, or as otherwise approved by the Planning Commission:

- a. The screening shall be installed to obscure the electrical substation or electrical switching station and shall contain two rows of staggered evergreen trees, as part of an earth berm, planted not more than twelve (12) feet apart trunk to trunk, and the two rows shall be no greater than ten (10) ft apart. The Township may consider an alternative landscape buffer as a part of the special land use approval, provided the alternative provides adequate screening. The screening shall be as near as possible to the property lines of the subject parcel(s).

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The berm may be required to reduce noise levels surrounding all electrical substation or electrical switching station. The berm must be no more than 10 feet from the outermost sound-producing components, must be at least as tall as sound producing components, but not more than three feet taller than the height of the tallest sound producing component. Berms shall be engineered with drainage so they shall not adversely impact drainage on subject parcel and do not cause drainage or other water flow to neighboring parcels. drainage shall not be pushed onto neighboring properties.

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- b. Plantings shall be least eight (8) feet tall at time of planting and shall reach a height of ten (10) feet within three (3) growing seasons.
- c. The trees may be trimmed but must maintain a height of at least eighteen (18) feet.
- d. Evergreen trees shall be Norway Spruce or such alternative approved by the Township.
- e. Good husbandry techniques shall be followed with respect to vegetation, including but not limited to, proper pruning, proper fertilizing, and proper mulching, so that the vegetation will reach

maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted in a manner consistent with this Section at the next appropriate planting time.

- f. Front, side, and rear yard screening is required if the electrical substation or electrical switching station is adjacent to a non-participating property.

7. **Noise.** The noise generated by the electrical substation or electrical switching station must not exceed 40 dBA Lmax, as measured at the property line of any adjacent parcel. This limit shall specifically include any standby / emergency power sources.

8. **Appearance.** The exterior surface of an electrical substation or electrical switching station must be generally neutral in color and substantially non-reflective of light.

9. **Agricultural Preservation and Habitat Impact.** Land clearing and clear-cutting trees and other vegetation shall be limited to what is minimally necessary for installation and operation of the electrical substation or electrical switching station given the topography of the land. Topsoil distributed during preparation shall be retained on site. In addition, access drives shall be designed to minimize extent of soil disturbance, water run-off, and soil compaction.

10. **Lighting.** Lighting of the electrical substation or electrical switching station must be down facing and is limited to the minimum light necessary for safe operation. Lighting shall not be more than 15 feet taller than the maximum height of any component of the structure(s) and in no case shall lighting be taller than 50 feet. Illumination or shadows from any lighting must not extend beyond the perimeter of the lot(s) used for the electrical substation or electrical switching station, except as otherwise mandated by law.

11. **Signage.** Signage is not permitted except as required in this subsection and for purposes of posting information that may be necessary for electrical operations and the safety and welfare of the public. An information sign shall be posted and maintained at the entrance(s) listing the name, address, and phone number of the operator.

12. **Security Fencing.** Security fencing is required around all electrical equipment related to the electrical substation or electrical switching station. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the electrical substation or electrical switching station. Required fencing must be at least seven feet tall and compliant with NERC and FERC regulations.

13. **Drain Tile Inspections.** The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection

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occurring before construction of any part of the electrical substation or electrical switching station occurs. The applicant or operator must submit proof of the inspection to the Township and Livingston County Drain Commission. Any damaged or inoperable tile shall be repaired prior to construction. After the electrical substation or electrical switching station is operational, the owner or operator must repair any damage or failure of the drain tile within 30 days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection. Documentation of repairs shall be submitted to the property owner, the township, and the Livingston County Drain Commission and must indicate the location, nature, and satisfactory completion of the repairs.

14. *Groundwater Analysis.* The operator of the electrical substation or electrical switching station must provide a groundwater analysis for the property(ies) annually.
15. *Access Routes.* Access drives are subject to the approval of the Livingston County Road Commission and the Township Planning Commission. Access drives must be adequately maintained for emergency vehicle use, even in winter.
16. *Construction.* Construction or maintenance of the electrical substation or electrical switching station may only occur between 7:00 a.m. and 6:00 p.m. Monday through Friday, excluding federal holidays. Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a electrical substation or electrical switching station shall be repaired at the applicant's expense.
17. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$10 million per occurrence. All insurance policies shall name the Township as an additional insured and shall be reviewed by the Township Attorney.
18. *Extraordinary Events.* If the electrical substation or electrical switching station experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
19. *Transferability.* A special use permit for an electrical substation or electrical switching station is transferable to a new owner or operator. The new owner or operator must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.
20. *Lease.* If the participating property is proposed to be leased, instead of owned, by the owner or applicant of the electrical substation or electrical switching station,

all subject parcels must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the uses. All necessary leases, easements, or other agreements between the electrical substation or electrical switching station owners or applicant and the property owners must be in place prior to commencing construction.

21. *Site Plan Amendments.* Site plan amendments may be permitted pursuant to Article 20 of the zoning ordinance, except the following shall not be considered a minor amendment by the Planning Commission: changes of the location of structures, fencing, buildings, or ancillary equipment by 10 feet or more.

22. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

~~22-23.~~ *Retention Pond:* Retention pond(s) shall be included on the parcel and shown on the site plan. The retention pond shall be engineered to maintain a permanent pool of water and provide adequate capacity for storm events, as determined by the Drain Commissioner or other qualified expert acceptable to the Planning Commission.

D. Electrical Substations and Switching Stations under Public Act 233.

1. As long as PA 233 of 2023 is in effect, Electrical Substations and Switching Stations that are proposed as part of a solar, wind, or energy storage system that is of the requisite size to qualify for a siting certificate from the Public Service Commission are exempt from this Section to extent that this Section conflicts with the Township's applicable Compatible Renewable Energy Ordinance and is more restrictive than Section 226(8) of PA 233. It is the Township's intent to maintain the enforceability of its Compatible Renewable Energy Ordinances to the maximum extent feasible under state law.

Section 3. Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 6. Repealer.

All ordinances are parts of ordinances in conflict with this Ordinance are repealed, but only to the extent that a conflict between provisions exists.

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PC wants to ensure we have a spot for the inevitable excessive water we will have on the property.

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Section 7. Effective Date.

This Ordinance takes effect upon the expiration of seven days after publication, as provided by law.

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