

Cohoctah Township, Livingston County
Planning Commission Meeting Minutes
February 2, 2017

The regular meeting of the Cohoctah Township Planning Commission was called to order at 8:06 pm., with the pledge to the flag, at the Township Hall, 10518 Antcliff Rd, Fowlerville. Member present: Beach, Charette, Cican, Hertz, [Wines absent], [K. Thurner absent], Twp rep Buckner; Twp ZA Flanary, Twp attorney Kehoe; 6 citizens.

Approval of Agenda – Motion by Buckner, support by Cican to approve agenda as presented. Motion carried.

Approval of Minutes – January minutes will be approved at the March meeting.

First call to the Public – None.

Matters pertaining to the General Citizenry – Land Use, Special Use, Site Plan Review for Verizon Wireless tower/Jon Crane. Overview: Mr. Crane, representing Verizon Wireless explained that Verizon found a need to build a single monofold shaft tower very close to the center section of the township to provide more coverage. A map was submitted showing current towers, holes in coverage, and what the new tower would cover. The tower will not be lit, it will have 3 low wattage lights which are on a switch that can be turned on if necessary for maintenance purposes. They do not anticipate that any landscaping will be needed. The setbacks of the Cohoctah Township Zoning Ordinance state the fall distance must be 1.2 times the tower height. The setback shown on the applications does not comply with this requirement. Twp attorney Kehoe advised the applicant to schedule a meeting with the Zoning Board of Appeals to request a variance to this requirement, and to address the wetland concerns prior to moving forward. Motion by Charette, support by Buckner to table the applications until after the ZBA meeting. Motion carried. If the variance is granted the applicant will then come back to the planning commission to set a public hearing date.

Unfinished Business

a. MTA Conference attendance-Erin Hertz

b. 5 year review of Master Plan – The Planning Commission reviewed and discussed the first three chapters of the Master Plan along with some brief information from the 2010 census that was presented. That census data wasn't available at the time the Plan was prepared and adopted. As part of the review and discussion, it was noted that from the census data, no significant demographics have changed since the Master Plan was adopted. It was also noted there had not been many new houses built recently either. The rest of the Master Plan will be reviewed at the next meeting.

Amendments 80 and 81 were sent to the Township Board for review and comment was forwarded to the pc. The Township Board asked that the pc implement the suggestion from the County Planning Commission to type and spell the numbers used. It was determined by the pc that it has never been an issue previously and found it to be unnecessary.

Second Call to Public – Clerk Meek announced her resignation, which has been accepted by the Township Board, effective March 31, 2017.

Adjournment – Motion by Charette, support by Hertz, to adjourn meeting at 9:14 pm. Motion carried.

Next Meeting Date – Thursday March 2, 2017

Respectfully submitted by

Karen Thurner, Corresponding Secretary

Prepared by

Brenda Meek, Recording Secretary