

# Cohoctah Township Recreation Plan 2009

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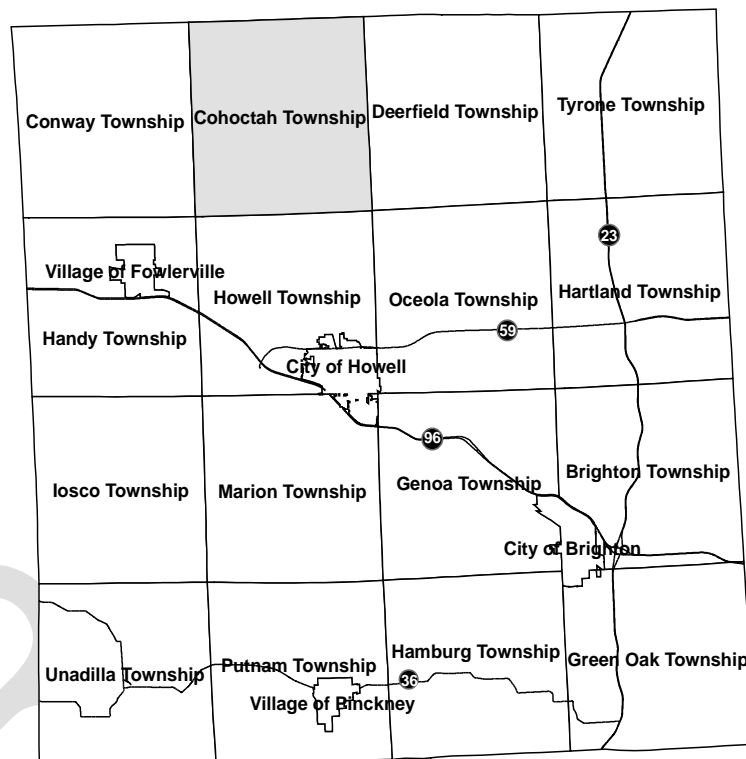
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## Community Description

Cohoctah Township is located in the Northwest quadrant of Livingston County, Michigan. It is a township that remains primarily rural, but growth is coming to its borders. The demographic profile, taken from the Township's master plan, is included in the appendix.

The Cohoctah Township Recreation Plan was developed solely for the township. The plan's focus is to address township wide recreation services, including activities for youth, adults, and senior adults.



## Administrative Structure and Budget

The Cohoctah Township Board of Trustees, elected by the voters in the township, carry out all the administrative functions for the recreation plan. The Township is primarily rural, with agricultural, farming, and single family homes as the main land use within the township.

The enabling legislation is 1905 Public Act 156, and 1917 Public Act 157.

The recreation staff consists of a part-time park ranger that does park scheduling at the township's horse riding arena that was acquired with a state grant. The park ranger also makes sure groups that have used its horse park have cleaned up after the event, and may perform other duties that may be assigned to this individual by the township clerk or township board.

The current year and projected Recreation Budgets are \$16,200, which breaks down as follows: Wages, \$1,000; Park Improvements, \$1,000; Park Maintenance, \$4,000; Park Mowing, \$2,800; Fowlerville Recreation Department, \$4,400; Parade Funds, \$2,400; Utilities, \$600. The Township parks are funded from the general operating fund. The budget for 2010 has not been completed, but the amounts will in all likelihood be increased as more planning will be needed. The resources of funding the parks and recreation budget is from the Township's general fund. User fees will not be charged except for riders in the Cohoctah Park who use the horse riding arena. This cost is minimal, \$5 per rider per year and was instituted at the request of the Livingston County 4-H Horse Leaders.

The volunteers involved in the park and recreation programs are used on an as needed basis.

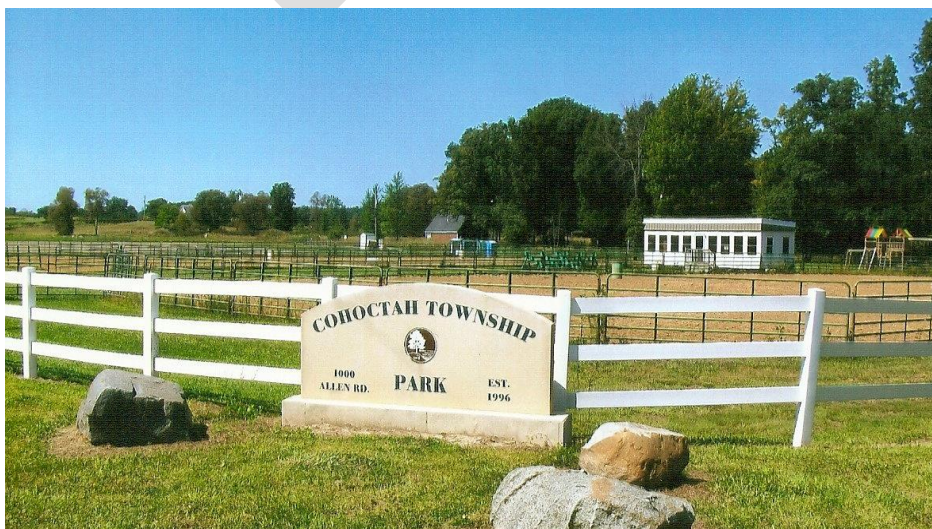
Cohoctah Township is a member of the Fowlerville Schools Recreation Program through a contractual arrangement with the Fowlerville Community School, Conway Township, Handy Township, and Iosco Township. This recreation program provides recreation services to youth in the area. A citizen of the township serves as a representative of the Fowlerville Recreation and is paid \$28 per meeting.

The township has partnered with the Livingston County 4-H Horse Leaders over the past 10 years to develop and maintain the Cohoctah Township Park.

## Recreation Inventory

### Cohoctah Township Park

Cohoctah Township, through a grant received from the State of Michigan in the Mid 1990's acquired 40 acres of land that was farmland and recreation land. This property contains water that could be used for fishing. This property that is located on the corner of Allen and Preston Roads in the Southeast quadrant of the township and was acquired with a grant from the Michigan Natural Resources Trust Fund. This property is being used in conjunction with the Livingston County 4-H Horse Leaders Council for horse shows. The township and 4-H has developed two horse riding arenas.



This property has land to expand the horse riding area to the West.





The Cohoctah Township Park on its 40 acres also contains woods, wetland areas, and water.





## Antcliff Road Property (41 + Acres)

In December 2005, the township purchased nearly 42 acres of land across the street from the current township hall located at 10518 Antcliff Road, Fowlerville, Michigan 48836, for a future township hall, second fire station (when needed), and park land. This property is located in the Northwest quadrant of the township. The township board has developed a map to aid in future development of this land. A copy of this map is attached as an exhibit. The vision for this property are baseball or softball fields, soccer fields, and a walking trail. This land is flat and currently continues to be used for farming.





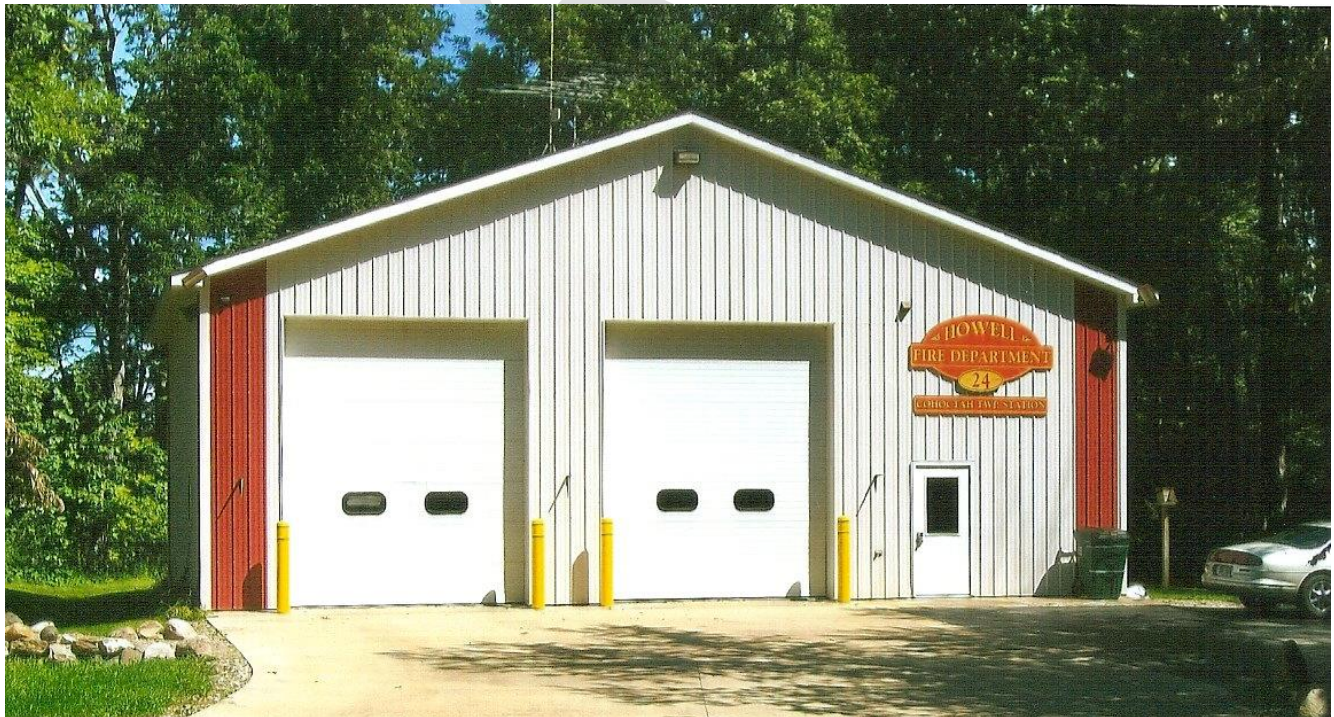
### **Cohoctah Road and Oak Grove Road Property (Two Acres)**

The township also owns two acres of land on the corner of Cohoctah Road and Oakgrove (heading toward the village of Byron). This land could be used for a mini-park.



### **Fire Hall Property (Five Acres)**

In addition, the township currently owns five acres of land where the Cohoctah Fire Station is located on the corner of Oakgrove and Chase Land Road. The township has the option to purchase an additional 2.5 acres when and if it were to be offered for sale. This land could also be used for a mini-park.



## **Oak Grove Recreation Area**

The State of Michigan owns land that is used primarily for hunting along the Southeast township line with Deerfield Township. In the Appendix, Appendix 1 Public Resource Map 1 is a map entitled "Cohoctah Township Community Resources" that shows the location of the Oak Grove Recreation Area, and the location of other public property owned by the Township.

## **Accessibility Assessment**

Currently, the location for the parks are not easily accessible for persons with disabilities, and thus do not meet accessibility guidelines. Thus, the ranking would be a 1. The township is aware of this deficiency and will make efforts to improve accessibility as it continues to develop its parks.

## **DNR Recreation Grant Inventory**

As mentioned above, The Cohoctah Township Park was acquired with a grant from the Michigan Natural Resources Trust Fund under a land acquisition project agreement dated October 12, 1995. The project number is TF94-164. Project Title is Cohoctah Township Park. This land, as described above, is being used in partnership with the Livingston County 4-H Horse Leader Council for horse riding arenas.

## **Public Input Process**

Cohoctah Township gathered public input regarding parks and recreational plans on \_\_\_\_ different occasions during the preparation of the recreation plan. The first was \_\_\_\_\_, The second was \_\_\_\_\_. The third was \_\_\_\_\_. All the meetings were at the township hall. Flyers were placed around the township and a notice was published in the Press and Argus. A copy of the notice posted in the township and in the newspaper is attached in the Appendix. In addition, the township conducted a township survey that asked questions on recreation. A copy of the survey results are attached in the appendix.

## **Community Meetings**

All attendees at the community meetings were given an opportunity to provide input and ideas regarding parks and recreation in Cohoctah Township. Those ideas are listed below.

## **Goals and Objectives**

Developing goals and objectives is an important part of the recreation planning process. The goals developed are based on the demographic characteristics of the population and the

physical and environmental characteristics of the area. The goals developed are broad and general. The objectives carry out the purpose of the goal. The Action Plan is the most specific.

The Cohoctah Township Board, with input from citizens at the meetings, formulated the following goals and objectives.

### **Goal 1**

#### **Provide broad community-based recreation opportunities that improve the overall quality of life for all residents of Cohoctah Township.**

Parks serve as a natural gathering place for community residents and provide free or inexpensive recreation opportunities. To enrich the quality of life for Cohoctah Township, it is important to strive to provide recreational opportunities and work to improve land the township owns for recreational activities.

#### **Objectives:**

Continue to develop the Cohoctah Township Park by working with 4-H to improve and expand the horse riding area and offer the opportunity to fish on the property.

Create a township recreation committee comprised of citizens of the township.

Work with the state, county or other recreational organizations to expand recreation in the township.

Seek local, state, and federal grant monies to develop the township's park land.

### **Goal 2**

#### **Continue to keep options open to purchase additional land to maintain open space and recreational uses within the township.**

#### **Objective:**

Continue to look for property in the Southwest quadrant of the township. Ideally this property should have access to a lake or other water body.

## **Action Program**

Over the next five-year period, the Cohoctah Township Recreation Plan will be used by the leaders of the township to accomplish the goals set forth through this planning process. Through the planning process, it became apparent that the township is strongly dedicated to providing recreational opportunities to its community residents and capitalizing on the township's abundant natural resources while maintaining the community's rural character. Township



officials also recognize that this will not be an easy task, but are committed to the goals established through the creation of the recreation plan.

### **Action Item 1 - Develop a Recreation Committee**

#### **Priority- High**

As one of the first steps toward accomplishing the goals, the township would like to establish a Cohoctah Township recreation committee to assist in recreation planning within the township. The committee will work closely with the township board to bring the goals and objectives to fruition. The township will seek community participation in the process by asking for volunteers to serve on the recreation committee with a small stipend. The committee members will be appointed by the township board. The committee will prepare and make recommendations to the township board.

### **Action Item 2 - Develop the Cohoctah Township Park to offer other recreational opportunities such as fishing and picnic areas.**

#### **Priority - High**

The township should continue to work with 4-H to develop and expand the horse riding arena on the Southern portion of the park. Work toward a covered riding area should be pursued.

Through grants or other funding sources, a board walk along the water in the park should be pursued with locations available to offer fishing opportunities. A study needs to be done to determine what fish are in the water and whether the water could be stocked with fish.

### **Action Item - Consider collaborating with the Fowlerville Community School Recreation Group to develop the land across from the township hall for baseball and soccer fields.**

#### **Priority - Medium**

There continues to be a shortage of baseball and soccer areas in the communities surrounding the township. Discussions have occurred with the Fowlerville Community School Group on using the land across from the township hall for soccer fields. This use should continue to be considered.

### **Action Item 3 - Obtain additional open space and recreation land for future parks**

#### **Priority - Medium**

Additional park land is needed in the Southwest quadrant of the township. Ideally this land should be on water or have access to water.

## **Adoption**

After the public input and notification process described above, the Cohoctah Township Recreation Plan was adopted by the Township Board on \_\_\_\_\_. Copies of the plan were

transmitted to the Livingston County Planning Commission, and the Michigan Department of Natural Resources in \_\_\_\_\_.

Copies of the notification advertisements, the public hearing minutes, the resolutions, and the transmittal letters the planning agencies are included in the appendix.

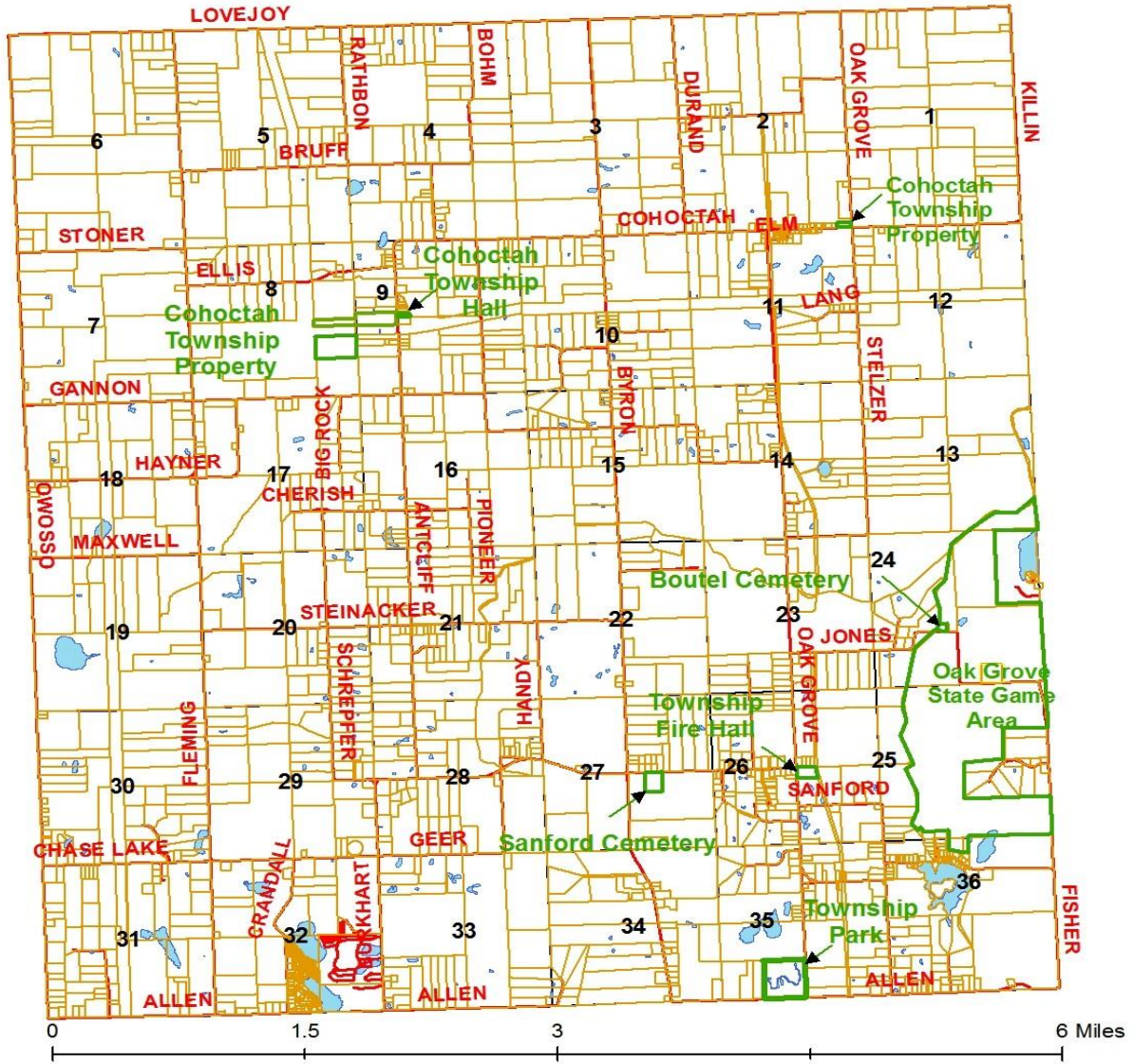
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**Appendix 1  
Public Resource Map**

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# Map 1 Cohoctah Township Community Resources



<b>Legend</b>	
Cohoctah_parcel	Public Land
Cohoctah_lakes	Township Sections
Cohoctah_roads	

Prepared by: Livingston County  
 Department of Planning, July 2009  
 Source: Livingston County  
 Geographic Information System

Cohoctah Township  
 Comprehensive Plan





**Appendix 2-**  
**Township Demographics**

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## **Chapter 3: Demographic Profile**



## Cohoctah Township Demographic Profile

In preparation for the development and amendment of the Cohoctah Township Comprehensive Plan, several demographic characteristics were compiled and analyzed to add understanding to the unique community needs of Cohoctah Township as compared to surrounding communities and Livingston County as a whole.

### Population

The Township's population remained relatively stable for decades until more rapid population growth occurred after 1960. For nearly 100 years between 1870 and 1960, the decennial census recorded a Township population that fluctuated by no more than 188 persons per decade.

#### HISTORICAL POPULATION PROFILE

1870	1880	1890	1900	1910	1920	1930	1940	1950	1960
1,177	1,276	1,286	1,340	1,152	1,113	1,057	976	1,015	1,160

Source: U.S. Bureau of the Census

Between the 1970 and 1980 censuses, the Township population finally exceeded 2,000 persons. This decade was also the period of time in which the percent population growth was most dramatic, mirroring the most dramatic period of growth for the county as a whole. The population has since risen to a 2000 Census population of 3,394.

***Cohoctah Township's percent population change was most dramatic between 1970 and 1980***

#### PERCENT POPULATION CHANGE

1960 Census	% change 1960 - 1970	1970 Census	% change 1970 - 1980	1980 Census	% change 1980 - 1990	1990 Census	% change 1990 - 2000	2000 Census
1,160	25.3%	1,454	67.5%	2,436	10.6%	2,693	26.0%	3,394

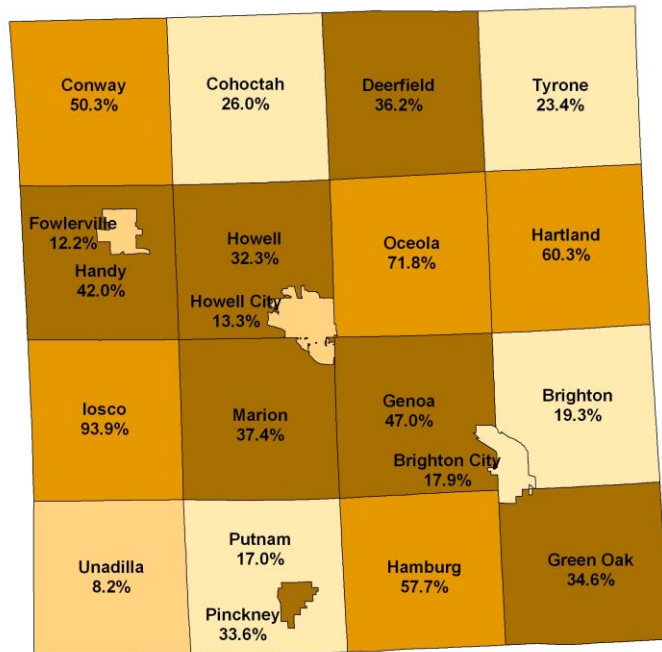
Source: U.S. Bureau of the Census

Compared with the surrounding communities of Conway, Deerfield, and Howell Townships in Livingston County, and Burns Township In Shiawassee County, Cohoctah Township only surpassed Burns Township in population gain between the 1990 and 2000 Censuses. Cohoctah Township gained 701 new residents during this time period. Although Cohoctah Township's 26% population increase was significant, it was lower than that of most surrounding communities and lower than Livingston County's growth rate of 35.7% during this decade.

#### 1990 - 2000 POPULATION COMPARISON

Community	1990 Population	2000 Population	Numerical Change 1990 - 2000	% Change 1990 - 2000
<b>Cohoctah Township</b>	<b>2,693</b>	<b>3,394</b>	<b>701</b>	<b>26.0%</b>

**LIVINGSTON COUNTY**  
**Percent Change in Population, 1990-2000**



**Legend**  
**By Municipality**  
**Percent Change in Population**  
 Small Increase: 0.0% to 15.0%  
 Moderate Increase: 15.1% to 30.0%  
 Large Increase: 30.1% to 50.0%  
 Very Large Increase: over 50.0% gain

Conway Township	1,818	2,732	914	50.3%
Deerfield Township	3,000	4,087	1,087	36.2%
Howell Township	4,294	5,679	1,385	32.3%
Burns Township	3,019	3,500	481	15.9%
<b>LIVINGSTON COUNTY</b>	115,645	156,951	41,306	35.7%

Source: U.S. Bureau of the Census, 1990 and 2000 Census

The Southeast Michigan Council of Governments (SEMCOG) estimates that Cohoactah Township's February 1, 2009, population is 3,603. A numerical change of 209 persons in approximately a nine year time period. This estimate reflects a 6.2% population growth for this decade thus far, which is considerably less than the 26% growth rate of the 1990 – 2000 decade.

In the long term, SEMCOG forecasts that Cohoactah Township's population will grow to 3,742 by 2010, 3,960 by 2020 and 4,449 by 2035. This reflects a 2000 to 2035 population gain of 1,055 persons for a percent change of 31.1%. Growth is

expected to be very incremental between the years 2005 and 2035, with the largest gains in population expected between 2005 and 2010 (232) and 2030 and 2035 (234). For each five year period in between, SEMCOG forecasts that the Township will gain less population, ranging from a 7 person gain to a 211 person gain.

***Between 2005 and 2035, Cohoctah Township's largest periods of growth are forecast to be between the years 2005 and 2010 and the years 2030 and 2035***

<b>COHOCTAH TOWNSHIP POPULATION FORECAST</b>												
<b>2005</b>	<b>Pop. Gain 2005 - 2010</b>	<b>2010</b>	<b>Pop. Gain 2010 - 2015</b>	<b>2015</b>	<b>Pop. Gain 2015 - 2020</b>	<b>2020</b>	<b>Pop. Gain 2020 - 2025</b>	<b>2025</b>	<b>Pop. Gain 2025 - 2030</b>	<b>2030</b>	<b>Pop. Gain 2030 - 2035</b>	<b>2035</b>
3,510	232	3,742	7	3,749	211	3,960	112	4,072	143	4,215	234	4,449

Source: Southeast Michigan Council of Governments 2035 Regional Development Forecast

Compared to the three surrounding Livingston County communities, Cohoctah Township is expected to gain slightly less population than Conway and Deerfield Townships between 2000 and 2035. A total gain of 1,055 persons is expected in Cohoctah Township, while Conway Township is expected to gain 1,131 new residents, and Deerfield Township is expected to gain 1,314 new residents. Howell Township is expected to gain significantly more new residents in this 2000 to 2035 time frame (4,373).

**Dependent Population**

The dependent population consists of persons under the age of 18, and persons that are age 65 and older. When the total number of persons in these age categories is divided by the total number of persons considered to be the non-dependent ages of 18 through 64, a dependency ratio results. This ratio can help a community plan for housing and services that primarily serve the dependent population.

In Cohoctah Township the dependency ratio derived from the 2000 Census is 56%, which means that there are approximately 56 dependent persons for every 100 non-dependent persons in the Township.

<b>DEPENDENT POPULATION COMPARISON</b>					
<b>Community</b>	<b>Under 18 Population</b>	<b>% of Total Population</b>	<b>65 and Older Population</b>	<b>% of Total Population</b>	<b>Dependency Ratio</b>
<b><i>Cohoctah Township</i></b>	<b>985</b>	<b>29.0%</b>	<b>233</b>	<b>6.9%</b>	<b>56%</b>
Conway Township	855	31.3%	202	7.4%	63%
Deerfield Township	1,220	29.9%	266	6.5%	57%
Howell Township	1,558	28.0%	582	10.2%	60%
Burns Township	1,022	29.2%	321	9.2%	62%
<b>LIVINGSTON COUNTY</b>	45,125	28.8%	13,037	8.3%	59%

Source: U.S. Bureau of the Census, 2000 Census

In comparison with the surrounding four municipalities, Cohoctah Township has a low

***There are approximately 56 dependent persons for every 100 non-dependent persons in Cohoctah Township***



percentage of population that is under eighteen and a low percentage of population that is age 65 and older. As a result, Cohoctah Township's dependency ratio is lower than all neighboring communities and Livingston County as a whole.

## Housing

### Housing Units

Although population is an important factor to consider when contemplating the potential future impacts upon a community, it is the built environment or housing units that will accommodate this future population growth and have the most impact on future land use.

<b>HOUSING UNIT COMPARISON</b>				
Community	Total Housing Units			
	1990	2000	Change	
			#	%
<b><i>Cohoctah Township</i></b>	<b>900</b>	<b>1,206</b>	<b>306</b>	<b>34%</b>
Conway Township	581	919	338	58.2%
Deerfield Township	1,057	1,495	438	41.4%
Howell Township	1,358	1,993	635	46.8%
Burns Township	1,044	1,230	186	17.8%
<b>LIVINGSTON COUNTY</b>	<b>41,863</b>	<b>58,919</b>	<b>17,056</b>	<b>40.7%</b>

Source: U.S. Bureau of the Census, 1990 and 2000 Census

The number of housing units in Cohoctah Township grew steadily between 1990 when the Census recorded 900 housing units and 2000 when the Census recorded 1,206 housing units. These figures reflect a growth of 306 new housing units (a 34% increase). Cohoctah Township's growth in housing units is somewhat lower than that of surrounding Livingston County communities, although significantly higher than the growth in housing units experienced by Burns Township in Shiawassee County. In terms of total housing units, the surrounding communities of Deerfield, Howell and Burns Townships surpass Cohoctah Township; however, Cohoctah Township has a larger stock of housing units than neighboring Conway Township.

### Households

<b>HOUSEHOLD COMPARISON</b>								
Community	Total Households		2000 Census Family Households		2000 Census Non Family Households		Average Household Size	Average Family Size
	1990	2000	#	%	#	%		
<b><i>Cohoctah Township</i></b>	<b>841</b>	<b>1,124</b>	<b>939</b>	<b>83.5%</b>	<b>185</b>	<b>16.5%</b>	<b>3.02</b>	<b>3.30</b>
Conway Township	561	887	749	84.4%	138	15.6%	3.08	3.38
Deerfield Township	961	1,386	1,119	80.7%	267	19.3%	2.95	3.30
Howell Township	1,338	1,902	1,566	82.3%	336	17.7%	2.91	3.20
Burns Township	1,010	1,191	993	83.4%	198	16.6%	2.94	3.20
<b>LIVINGSTON COUNTY</b>	<b>38,887</b>	<b>55,384</b>	<b>43,506</b>	<b>78.6%</b>	<b>11,878</b>	<b>21.4%</b>	<b>2.80</b>	<b>3.18</b>

Source: U.S. Bureau of the Census, 1990 and 2000 Census

Cohoctah Township

has gained 283 households since 1990, which represents a 33.7% percent change. This 1990 – 2000 numerical change in households is less than all surrounding communities except for Burns Township. The Township’s 1,124 households contain a larger average household size (3.02 persons) and a larger average family size (3.30 persons) than the surrounding Livingston County communities except Conway Township; most of the surrounding communities have average household sizes under 3 persons whereas Cohoctah and Conway Townships have an average household size over 3 persons. Like all Livingston County townships, Cohoctah Township households are predominantly composed of families (83.5%) with a lesser number of households consisting of a non-family composition (16.5%). Most Cohoctah Township family households are headed by a married couple (73.3%), while a lesser number of family households are headed by a female (6.0%) or a male parent (4.2%). Non-family households in Cohoctah Township are primarily comprised of householders living alone.

<b>COHOCTAH TOWNSHIP HOUSEHOLD FORECAST</b>											
<b>Household Type</b>	<b>2010</b>	<b>Change 2010 - 2015</b>	<b>2015</b>	<b>Change 2015 - 2020</b>	<b>2020</b>	<b>Change 2020 - 2025</b>	<b>2025</b>	<b>Change 2025 - 2030</b>	<b>2030</b>	<b>Change 2025 - 2035</b>	<b>2035</b>
<b>Households With Children</b>	540	-49	491	0	491	26	517	41	558	15	573
<b>Households Without Children</b>	799	91	890	86	976	24	1,000	29	1,029	65	1,094
<b>Total Households</b>	1,339	42	1,381	86	1,467	50	1,517	70	1,587	80	1,667

Source: Southeast Michigan Council of Governments 2035 Regional Development Forecast

SEMCOG forecasts that Cohoctah Township will experience growth in households with children and even more substantially, in households without children. This is contrary to the region which is expected to experience a decline in the number of households with children. Between 2010 and 2035 Cohoctah Township is expected to gain 33 new households with children and a more dramatic 295 households without children. Growth in Cohoctah Township households with children is not anticipated under after 2025. Growth in households without children is expected during each five year period between 2010 and 2035. SEMCOG forecasts that Cohoctah Township will gain the most new households between 2015 and 2020 (86 households).

**Housing Value**

Census 2000 figures show that among all eighty-three counties in Michigan, Livingston County has the highest median housing value for owner-occupied housing units (\$187,500). Cohoctah

Township’s median housing value of \$159,400 is significantly lower than the county’s median value and lower than the median housing value of thirteen townships in Livingston County. The Village of Fowlerville, and Conway, Handy and Unadilla Townships, are the only Livingston County communities that have lower median housing values. The value of most Cohoctah Township homes range from

\$50,000 to \$299,999, with the largest number of homes valued in the \$100,000 to \$149,999 category. The change in these values over the last 10 years has been dramatic. Between the 1990 and 2000 censuses, Cohoctah Township’s median housing value doubled (from \$70,800 to \$159,400 for a percent change of 125%).

***Between the year 2010 and the year 2035 Cohoctah Township is expected to gain 328 households for a 24.5% change***

***The value of most Cohoctah Township homes fall in the \$100,000 to \$149,999 category***

In comparison, most surrounding communities had less of a change in numeric value, and only Burns Township surpassed Cohoctah Township in terms of percent change in median housing value over the 10 year period.

<b>COMPARISON OF MEDIAN HOUSING VALUES</b>				
Community	Median Value of Owner-Occupied Units			
	1990	2000	# Change	% Change
<b>Cohoctah Township</b>	<b>\$70,800</b>	<b>\$159,400</b>	<b>\$88,600</b>	<b>125%</b>
Conway Township	\$73,700	\$154,200	\$80,500	109%
Deerfield Township	\$83,100	\$172,300	\$89,200	107%
Howell Township	\$89,500	\$161,200	\$71,700	80%
Burns Township	\$52,600	\$119,300	\$66,700	127%
<b>LIVINGSTON COUNTY</b>	<b>\$97,300</b>	<b>\$187,500</b>	<b>\$90,200</b>	<b>93%</b>

Source: U.S. Bureau of the Census, 1990 and 2000 Census

According to the Livingston County Planning Department's housing sale price database, the southeast quadrant of Livingston County has long maintained the highest median housing sale price in the county, followed by the northeast quadrant, the central portion of the county, and then the western portion of the county which includes Cohoctah Township.

## Income

Livingston County has the highest 1999 median household income in the state (\$67,400), and is second only to Oakland County for the highest 1999 median family income (\$75,284). Cohoctah Township's median values of \$57,500 (household) and \$63,182 (family) are in the lower half of Livingston County community values.

<b>MEDIAN INCOME COMPARISON</b>						
Community	Median Income 1989		Median Income 1999		Household Change	
	Household	Family	Household	Family	#	%
<b>Cohoctah Township</b>	<b>\$43,944</b>	<b>\$46,098</b>	<b>\$57,500</b>	<b>\$63,182</b>	<b>\$13,556</b>	<b>30.8%</b>
Conway Township	\$41,312	\$43,017	\$64,306	\$67,206	\$22,994	55.7%
Deerfield Township	\$42,805	\$44,394	\$65,756	\$69,750	\$22,951	53.6%
Howell Township	\$47,784	\$49,367	\$63,114	\$67,034	\$15,330	32.1%
Burns Township	\$33,577	\$36,861	\$49,671	\$52,888	\$16,094	47.9%
<b>LIVINGSTON COUNTY</b>	<b>\$45,439</b>	<b>\$49,910</b>	<b>\$67,400</b>	<b>\$75,284</b>	<b>\$21,961</b>	<b>48.3%</b>

Source: U.S. Bureau of the Census, 1990 and 2000 Census

Compared with surrounding communities, Cohoctah Township has the lowest 1999 household median income and 1999 family median income. The Township's income figures are most comparable to Howell and Conway Townships. Over the last ten years, Cohoctah Township's household median income has increased by \$13,556 or 30.8%. Most

***Most Cohoctah Township households have an income range of \$75,000 to \$99,999***



Cohoctah Township households have a household and family income in the \$75,000 and \$99,999 range.

## Occupations

According to the 2000 Census, Cohoctah Township has an employed civilian population aged 16 and over, consisting of 1,670 workers. Most of these workers (87.5%) are private wage and salary workers with self-employed workers in their own unincorporated business comprising the second largest class of workers in the Township (7.1%) and government workers comprising the third largest class of workers in the Township (5%).

As recorded in the 2000 Census, the dominant occupation category in Cohoctah Township is *Sales and Office Occupations*. 565 or 33.8% of the 1,670 workers claim this as their occupation. *Management, Professional, and Related Occupations* is the second largest occupation category with 441 workers or 26.4% of the employed civilian population aged 16 and over. The third largest occupation category in the Township is *Production, Transportation, and Material Moving Occupations*. This occupational category has 275 workers or 16.5% of workers.

<b>COHOCTAH TOWNSHIP OCCUPATIONS</b>		
<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Sales and Office Occupations	565	33.8%
Management, Professional, and Related Occupations	441	26.4%
Production, Transportation, and Material Moving Occupations	275	16.5%

Source: U.S. Bureau of the Census

## Education

Cohoctah Township is part of three public school districts, the largest being Howell Public Schools. A western segment of the township is in the Fowlerville Community Schools district, while a northern segment of the township is in the Byron Area Schools district. Cohoctah Township does not contain any of school facilities that are a part of these districts.

The 2000 Census recorded 1,012 Cohoctah Township residents age 3 years and older that are enrolled in school. The majority of these students (43.7%) are enrolled in elementary school grades 1 through 8. The second largest percent of students (27.2%) are enrolled in high school grades 9 through 12 and the third largest percent of students are enrolled in college or graduate school (21%).

Cohoctah Township consists of a well educated population age 25 years and older. 88.2% of this adult population group has graduated from high school or obtained a higher degree level. Cohoctah Township's educational attainment level is slightly lower than Livingston County's 91.4% high school graduate or higher attainment, and slightly lower than that achieved by most surrounding communities. However, Cohoctah Township's percentages of educational attainment are very comparable to that of Burns Township.

<b>EDUCATIONAL ATTAINMENT COMPARISON</b>						
<b>Population 25 years and over</b>						
<b>Community</b>	<b>Population 25 years</b>	<b>Less than 9<sup>th</sup> grade</b>	<b>9<sup>th</sup> – 12<sup>th</sup> grade, no</b>	<b>High School</b>	<b>% High School</b>	<b>% Bachelor's</b>

	and over		diploma	graduate	graduate or higher	degree or higher
<b>Cohoctah Township</b>	<b>2,167</b>	<b>60</b>	<b>196</b>	<b>674</b>	<b>88.2%</b>	<b>12.8%</b>
Conway Township	1,683	20	192	692	87.4%	10.8%
Deerfield Township	2,594	41	192	877	91%	18.6%
Howell Township	3,685	52	417	1,293	87.3%	18.6%
Burns Township	2,197	30	212	894	89%	13.2%
<b>LIVINGSTON COUNTY</b>	<b>101,381</b>	<b>1,701</b>	<b>7,030</b>	<b>28,702</b>	<b>91.4%</b>	<b>28.2%</b>

Source: U.S. Bureau of the Census, 2000 Census

Cohoctah Township does not have as large a percent of population 25 years and over that have obtained a bachelor's degree or higher. 12.8% of this adult population group in Cohoctah Township has obtained a bachelor's degree or higher as compared to 28.2% in Livingston County as a whole.

## Agriculture

Agricultural activities figure prominently in the Cohoctah Township way of life. U.S. Census of Agriculture figures are only compiled on a county-wide basis, therefore the best local indicator of agricultural activity is by tracking the number of farms enrolled in Public Act 116 Farmland and Open Space Preservation contracts.

Each of these agreements between the State and a landowner, represents a temporary restrictive covenant regarding the use of the land. A landowner voluntarily agrees to preserve their land for agriculture in exchange for certain tax benefits and exemptions for various special assessments. An agreement runs with the land and is for a jointly agreed upon length of time (at least 10 years).

The twenty-seven (27) current Farmland and Open Space Preservation contracts in Cohoctah Township far outnumber most other Livingston County communities with the exception of Conway, Handy and Unadilla Townships. The table below illustrates the location of the Farmland and Open Space Preservation contracts in Cohoctah Township.

### COHOCTAH TOWNSHIP FARMLAND AND OPEN SPACE PRESERVATION CONTRACTS

Size in Acres	Section Number	Quadrant of Township
65	3	Northeast
69	3	Northeast
118	12	Northeast
10	12	Northeast
10	12	Northeast
44	3	Northeast

Size in Acres	Section Number	Quadrant of Township
40	8	Northwest
64	18	Northwest
190	6	Northwest
11	6	Northwest
20	35	Southeast
10	35	Southeast

100	3	Northeast
60	3	Northeast
85	17	Northwest
98	7	Northwest
Unk.	7	Northwest
91	7	Northwest
Unk.	17	Northwest
120	6	Northwest

130	35	Southeast
176	36	Southeast
91	36	Southeast
130	33	Southwest
160	33	Southwest
40	33	Southwest
75	32	Southwest

Summary Table of Farmland and Open Space Preservation Contracts		
Quadrant of the Township	Total Number of Contracts	Total Number of Acres Under Contract
Northeast	8	476
Northwest	10	699+
Southeast	5	427
Southwest	4	405
<b>TOTALS</b>	<b>27</b>	<b>2,007</b>

Source: Michigan Department of Agriculture, Farmland and Open Space Preservation Program, April 2009

Most of the Farmland and Open Space Preservation contracts in Cohoctah Township (37%) are in the northwest quadrant of the township; particularly sections 6,7 and 17. The second highest number of contracts are in northeast quadrant, followed by the southeast and southwest quadrants.

The largest amount of acreage held in these contracts was also in the northwest quadrant where over 699 acres (35% of the acreage preserved in all Cohoctah Township contracts) are preserved in 10 contracts. The largest amount of acreage held in a single contract is 190 acres in section 6 of the northwest quadrant. More than half of the contracts (17 out of 27) in Cohoctah Township are for less than 100 acres.

Like most communities in Livingston County, agriculture is not as prominent in Cohoctah Township as it was in years past. Each decade, agricultural land use has diminished due to various circumstances such as future generations choosing not to farm, low return on commodities making farming unprofitable, and increased residential growth and development.

## Demographic Trends in Cohoctah Township

From the demographics analyzed in this section, we can identify some trends that should influence future planning and development in Cohoctah Township; for instance, these trends may influence the goal and objectives section of this comprehensive plan. Following are identified trends and how they may impact Township planning.

- **Trend:** In comparison with the surrounding four municipalities, Cohoctah Township has a low percentage of population that is age 65 and older. **Planning Implication:** A small portion of the Township needs to be master planned for senior living. Settlement areas in the Township are the logical location for senior uses because these areas offer more services (post office, stores, etc.) than more rural areas of the Township.
  
- **Trend:** Cohoctah Township has the third lowest number of rental housing units in Livingston



County. **Planning Implication:** A small portion of the township needs to be master planned for high density multiple family uses such as rental housing.

- **Trend:** Cohoctah Township has a larger average household size and a larger average family size than most surrounding Livingston County communities. **Planning Implication:** Larger dwelling units may prevail in the Township. Future residential land use should accommodate family-scale housing. Future recreation planning should consider the activity needs of families.
- **Trend:** Compared with surrounding communities, Cohoctah Township has the lowest 1999 household median income and family median income. **Planning Implication:** The comprehensive plan could allow for limited expansion of commercial and industrial development that may add employment opportunities in the community, thereby impacting income. Commercial and industrial future land use planning could concentrate on growth in agricultural-related commerce and industry.
- **Trend:** Agricultural activities figure prominently in the Cohoctah Township way of life. The twenty-seven (27) current Farmland and Open Space Preservation contracts in Cohoctah Township far outnumber most other Livingston County communities with the exception of Conway, Handy and Unadilla Townships. **Planning Implication:** A future land use classification in Cohoctah Township should encourage the continuation of agricultural activities.

**Appendix 3**  
**Survey (attach)**

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