



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commission and the Cohoctah Township Board of Trustees

FROM: Martha Haglund, Principal Planner

DATE: November 10, 2025

SUBJECT: Z-39-25: Article 13.29 Moratoriums

Scott Barb
AICP, PEM
Director

Robert A. Stanford
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The Cohoctah Township Planning Commission is proposing to amend their Zoning Ordinance to include standards for Moratoriums including stating the purpose of the moratorium and adding language regarding deadline and extension guidelines.

Staff reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are noted throughout with additions and changes to the ordinance in **red**.

Add new Section 13.29, "Moratoriums"

Sec. 13.29. - Moratoriums

- A. Moratorium by Resolution.** The Township Board, by resolution, may impose a temporary moratorium upon the review or issuance of any and all applications, permits, rezonings, licenses, or approvals for special or other land uses in the Township if the Township Board desires to review, enact, or amend provisions of the master plan or zoning ordinance to regulate existing or emerging land uses that may impact the health, safety or welfare of township residents or property.
- B. Purpose and Findings.** The resolution must state the purpose of the moratorium and include findings of the Township Board in support of the moratorium.
- C. Length of Moratorium.** Any resolution adopted pursuant to this Section must specify the length of the moratorium which may not exceed twelve (12) months. The resolution may provide for one (1) extension of the moratorium, by resolution, for up to six (6) months.
- D. Notice.** Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:
1. A summary of the resolution's effect.
 2. The length of the moratorium and whether an extension is possible.
 3. Where the public may inspect the resolution enacting the moratorium.

Department Information

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Staff Comments: *The Township should verify their zoning ordinance and application standards do not require the township to take action on an application within a specific time that could conflict with their moratorium time requirements.*

Staff Comments: *The moratorium ordinance mandates that the township clearly articulate the purpose and define the duration of the moratorium. Both requirements are appropriate and reasonable, and they will offer guidance and consistency for future township officials.*

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL. The Cohoctah Township Planning Commission recommended approval at their November 6, 2025, meeting. During the public hearing one person spoke in favor of the proposed ordinance.

RECOMMENDATION: APPROVAL. The proposed ordinance amendment has been thoroughly reviewed by staff and the Township Attorney. The proposed amendments are appropriate and consistent with zoning ordinance language.