



Livingston County Department of Planning

October 22, 2020

Cohoctah Township Board of Trustees
c/o Barb Fear, Clerk
3530 Gannon Road
Howell, MI 48855

Kathleen J. Kline-Hudson
AICP, PEM
Director

**Re: Planning Commission Review of Planning Act 116 Applications:
PA-03-20, PA-04-20, PA-05-20, PA-06-20, PA-07-20, PA-08-20, and PA-09-20,
Gary Hoisington**

Robert A. Stanford
AICP, PEM
Principal Planner

Dear Board Members:

Scott Barb
PEM
Principal Planner

The Livingston County Planning Commission met on Wednesday, October 21, 2020 and reviewed the PA -116 requests referenced above. The County Planning Commissioners made the following recommendations:

PA-03-2020 Approval.
PA-04-2020 Approval.
PA-06-2020 Approval.
PA-08-2020 Approval.

The properties comply with criteria established by PA 116 by being:

- A farm of 40 or more acres in one ownership, with 51% or more of the land devoted to an agricultural use.

PA-05-2020 Approval.
PA-07-2020 Approval.
PA-09-2020 Approval.

The properties comply with criteria established by PA 116 by being:

- A parcel of 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Department Information

Administration Building
04 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

Kathleen J. Kline-Hudson

Kathleen Kline-Hudson

Meeting minutes and agendas are available at:

<http://www.livgov.com/plan/econdev/Pages/meetings.asp>

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-03-20

CITATION:

Part 361 of the Natural Resources and
Environmental Protection Act, 1994 Act
451 as amended, more commonly know
as PA 116.

TOTAL NUMBER OF ACRES ON
THIS FARM:

40 acres

ACREAGE IN CULTIVATION/TYPE
OF ENTERPRISE:

37 acres in cultivation, 3 acres in swamp
or woods

TOWNSHIP:

Cohoctah Township

SECTION:

18

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Owosso-Miami Sandy
Loams and Miami Loams, 0-12% slopes

SURROUNDING USE:

Farming and agricultural; single family
residential

LOCAL MASTER PLAN:

(2011) Agriculture/Residential

STAFF RECOMMENDATION:

APPROVAL

LCPC MEETING DATE:

October 21, 2020

LIVINGSTON COUNTY PLANNING
COMMISSION
RECOMMENDATION:

APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING
COMMISSION REVIEW

Brian Prokuda
Planning Commission Chairperson

PA-03-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



United States
Department of
Agriculture

Livingston County, Michigan



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agriculture Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequent damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). All state year NAIP imagery may be displayed for tracts located in other states.

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO: PA-04-20

CITATION: Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM: 46.9 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE: 46.9 acres in cash crop

TOWNSHIP: Cohoctah Township

SECTION: 18

APPLICANT NAME(S): Gary Hoisington

APPLICANT ADDRESS: 9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S): Predominantly Hillsdale Sandy Loam and Locke Sandy Loam, 0- 12 % slopes

SURROUNDING USE: Farming and agricultural; single family residential

LOCAL MASTER PLAN: (2011) Agriculture/Residential

STAFF RECOMMENDATION: APPROVAL

LCPC MEETING DATE: October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION: APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW: Brian Prokuda
Planning Commission Chairperson

PA-04-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.

 United States
Department of
Agriculture **Livingston County, Michigan**



Common Land Unit
Common Land Unit
Non-Cropland
Tract Boundary
Section Line

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created October 04, 2018
2016 NAIP Early Access Imagery

Farm 5045
Tract 4437

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PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-05-20

CITATION:

Part 361 of the Natural Resources and
Environmental Protection Act, 1994 Act
451 as amended, more commonly know
as PA 116.

TOTAL NUMBER OF ACRES ON
THIS FARM:

28 acres

ACREAGE IN CULTIVATION/TYPE
OF ENTERPRISE:

28 acres in cash crop

TOWNSHIP:

Cohoctah Township

SECTION:

18

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Hillsdale Sandy Loam
and Miami Loam, 2- 12 % slopes

SURROUNDING USE:

Farming and agricultural; single family
residential

LOCAL MASTER PLAN:

(2011) Agriculture/Residential

STAFF RECOMMENDATION:

APPROVAL

LCPC MEETING DATE:

October 21, 2020

LIVINGSTON COUNTY PLANNING
COMMISSION
RECOMMENDATION:

APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING
COMMISSION REVIEW

Brian Prokuda

Planning Commission Chairperson

PA-05-20
October 2, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

USDA United States Department of Agriculture
Livingston County, Michigan



Common Land Unit
Common Land Unit
Non-Cropland
Tract Boundary
Section Line

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created October 04, 2018
2016 NAIP Early Access Imagery

Farm 4249
Tract 3800

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. I refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).

PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-06-20

CITATION:

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM:

68 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE:

62.15 acres in cash crop

TOWNSHIP:

Cohoctah Township

SECTION:

18

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Hillsdale Sandy Loam and Miami Loam, 2- 12 % slopes

SURROUNDING USE:

Farming and agricultural; single family residential

LOCAL MASTER PLAN:

(2011) Agriculture/Residential

STAFF RECOMMENDATION:

APPROVAL

LCPC MEETING DATE:

October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW

Brian Prokuda
Planning Commission Chairperson

PA-06-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



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PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-07-20

CITATION:

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM:

21.3 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE:

19.67 acres in cash crop

TOWNSHIP:

Cohoctah Township

SECTION:

7

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Conover Loam and Owosso Miami Sandy Loam, 0 – 6 % slopes

SURROUNDING USE:

Farming and agricultural; single family residential

LOCAL MASTER PLAN:

(2011) Agriculture/Residential

STAFF RECOMMENDATION:

APPROVAL

LCPC MEETING DATE:

October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW

Brian Prokuda
Planning Commission Chairperson

PA-07-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.



PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-08-20

CITATION:

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM:

94.918 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE:

65 acres in cash crop

TOWNSHIP:

Cohoctah Township

SECTION:

7

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Owosso-Miami Sandy Loam and Arkport Fine Sandy Loam, 0 – 6 % slopes

SURROUNDING USE:

Farming and agricultural; single family residential

LOCAL MASTER PLAN:

(2011) Agriculture/Residential

STAFF RECOMMENDATION:

APPROVAL

LCPC MEETING DATE:

October 21, 2020

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL ☒
DISAPPROVAL ☐
OTHER ☐

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW

Brian Prokuda
Planning Commission Chairperson

PA-08-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.



Livingston County, Michigan



Common Land Unit
Cropland CLU
Non-Cropland CLU
Tract Boundary
Section Lines

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

This box is applicable ONLY for certification maps.
Options only valid if checked.
☐ Shares - 100% OP
☐ Certified Organic
☐ All Crops - NI
☐ CORN - YELGR
☐ WHEAT - GR (SRW or SWW)
☐ SOY - COMGR
☐ ALFALFA - FG or GZ
☐ DRY BEANS - DE
☐ MIXFG - FG or GZ

2020 Program Year
CLU Date: September 21, 2018
2018 NAIP Imagery

Farm 4908
Tract 4348

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PA 116 APPLICATION
Farmland and Open
Space Preservation
Program

FILE NO:

PA-09-20

CITATION:

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

TOTAL NUMBER OF ACRES ON THIS FARM:

15.01 acres

ACREAGE IN CULTIVATION/TYPE OF ENTERPRISE:

15.01 acres in cash crop

TOWNSHIP:

Cohoctah Township

SECTION:

18

APPLICANT NAME(S):

Gary Hoisington

APPLICANT ADDRESS:

9354 Fleming Road
Fowlerville, MI 48836

SOIL TYPE(S):

Predominantly Owosso Miami Sandy Loam and Miami Loam, 2-12 % slopes

SURROUNDING USE:

Farming and agricultural; single family residential

(2011) Agriculture/Residential

LOCAL MASTER PLAN:

STAFF RECOMMENDATION:

APPROVAL

October 21, 2020

LCPC MEETING DATE:

APPROVAL

☒

DISAPPROVAL

☐

OTHER

☐

LIVINGSTON COUNTY PLANNING COMMISSION RECOMMENDATION:

Brian Prokuda

LIVINGSTON COUNTY PLANNING COMMISSION REVIEW

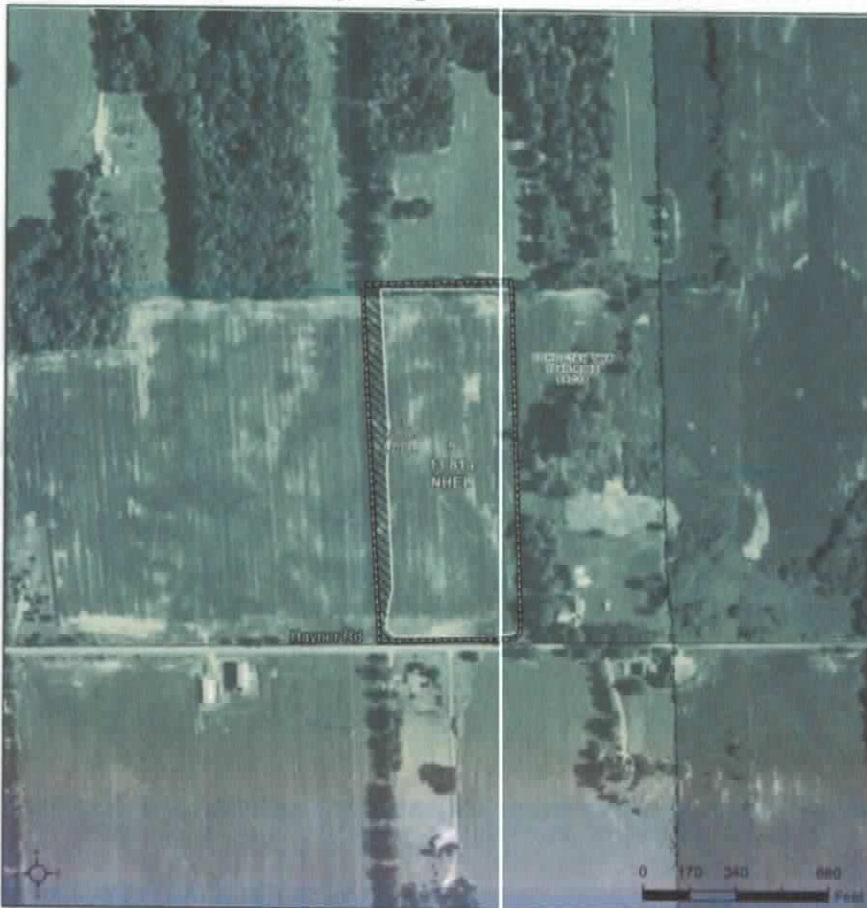
Planning Commission Chairperson

PA-09-20
October 5, 2020

EXPLANATION OF HOW THIS APPLICATION MEETS P.A. 116 REQUIREMENTS:

- This property complies with criteria established by PA 116 because the parcel is 5 acres or more, but less than 40 acres and the land produces a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

USDA United States Department of Agriculture
Livingston County, Michigan



Common Land Unit
Common Land Unit
Non-Cropland
Tract Boundary
Section Line

Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created October 04, 2016
2016 NAIP Early Access Imagery

Farm 4249
Tract 295

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