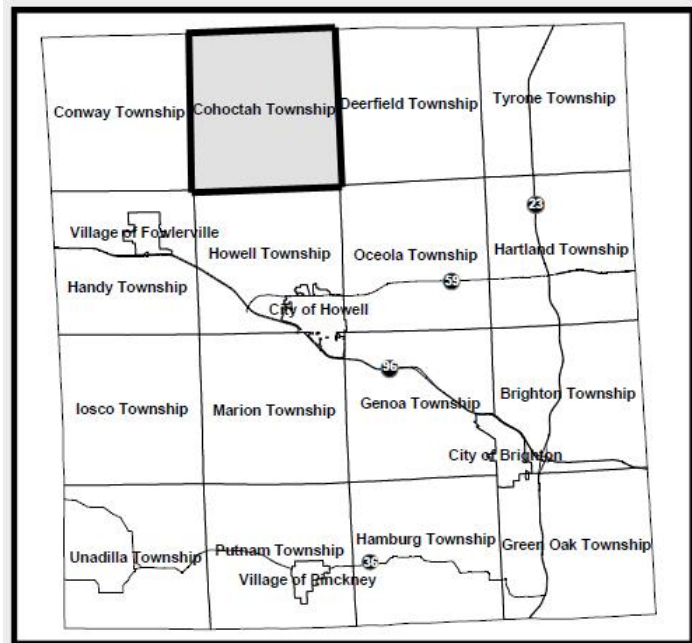


MASTER PLAN

Community Profile

For

Cohoctah Township



Livingston County, Michigan

LOCATION

Cohoctah Township is located in the northwest quadrant of Livingston County, Michigan. It is one of the largest farming communities in the county and is rural in nature. The quaint settlements of Oak Grove, Cohoctah, and Cohoctah Center are the primary population centers within the Township.

TAX RATES

2021 Residential Millage Rates:

Homestead:

20.7059-27.5547/ \$1,000 of taxable value

Non-Homestead:

38.5786-45.5547/ \$1,000 of taxable value

Sources: Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S. Census Bureau, Michigan Department of Technology, Management & Budget.

GOVERNMENT

Hall Address: 10518 Antcliff Road,
Fowlerville, MI 48836

Mailing Address: 3530 Gannon Road,
Howell, MI 48855

Phone: (517) 546-0655

Web Site: <http://www.cohoctahtownship.org>

Business Hours

Tuesday - Thursday
10:00 a.m. to 2:00 p.m.

County Commissioners

Doug Helzerman, District 4

Township Officials

Supervisor: Mark Fosdick
Clerk: Barb Fear
Treasurer: Tami Bock

POPULATION AND HOUSEHOLD DATA FOR COHOCTAH TOWNSHIP

	Census 2020	Census 2010	SEMCOG 2045
Total Population	3,246	3,317	3,142
Household Population	3,246	3,314	3,142
Housing Units	1,284	1,295	-
Occupied Units	1,217	1,176	1,234
Average Household Size	2.67	2.82	2.55

*Source: U.S. Census Bureau & SEMCOG

FORECASTED POPULATION CHANGE 2015-2045

Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	62	71	60	62	49	45	50	-12	-19.4%
5-17	534	372	307	343	393	410	391	-143	-26.8%
18-24	383	302	242	170	152	173	214	-169	-44.1%
25-54	1,267	1,213	1,207	1,205	1,242	1,250	1,251	-16	-1.3%
55-64	706	564	511	443	366	330	355	-351	-49.7%
65-84	421	570	712	775	755	725	690	269	63.9%
85+	57	59	77	83	120	153	191	134	235.1%
Total	3,430	3,151	3,116	3,081	3,077	3,086	3,142	-288	-8.4%

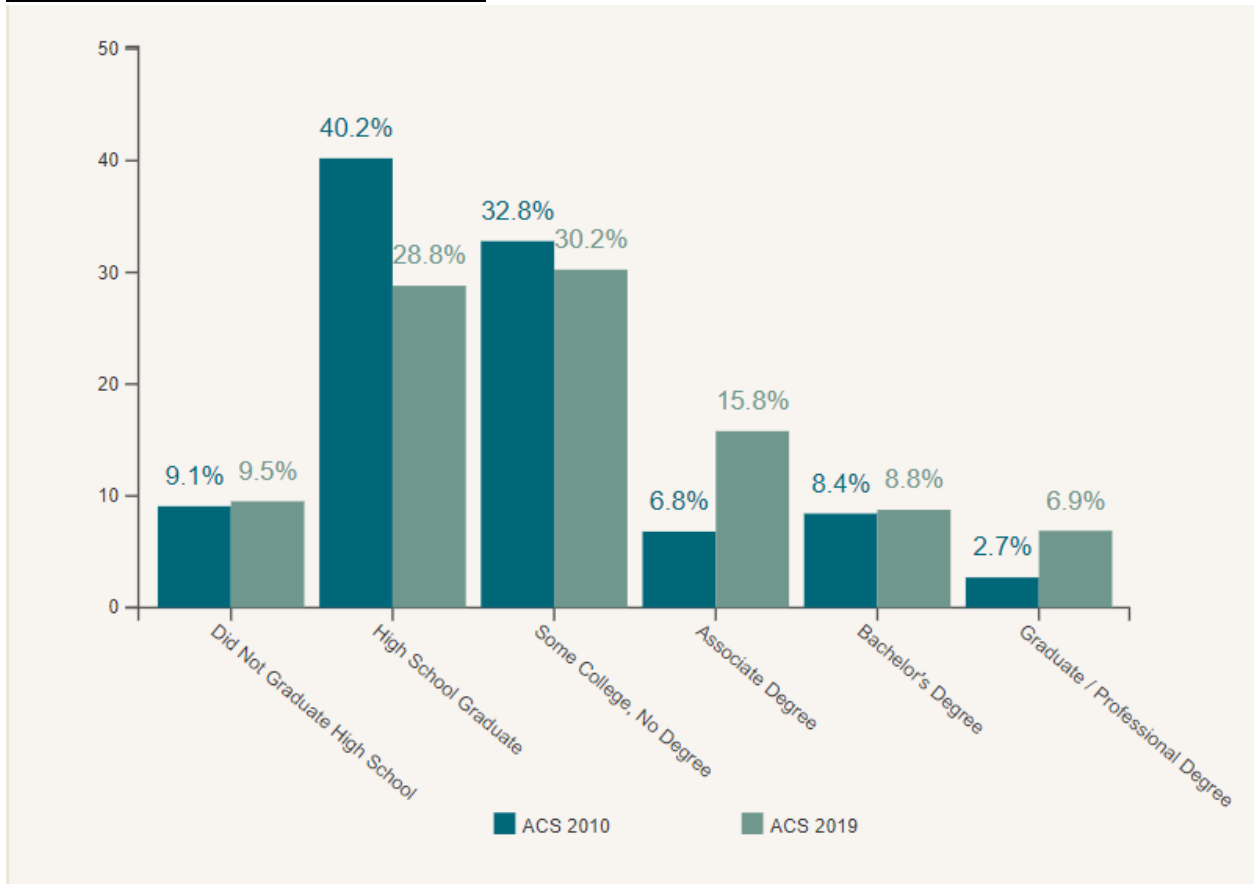
*Source: SEMCOG 2045 Regional Development Forecast

RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	3,269	98.6%	3,175	97.8%	-0.7%
White	3,202	96.5%	2,990	92.1%	-4.4%
Black	3	0.1%	7	0.2%	0.1%
Asian	17	0.5%	24	0.7%	0.2%
Multi-Racial	32	1%	133	4.1%	3.1%
Other	15	0.5%	21	0.6%	0.2%
Hispanic	48	1.4%	71	2.2%	0.7%
Total	3,317	100%	3,246	100%	0%

*Source: U.S. Census Bureau Decennial Census, SEMCOG

HIGHEST LEVEL OF EDUCATION



*Source: U.S. Census Bureau, SEMCOG, & ACS 5 Year Estimates 2006-2010/2015-2019

HOUSING TYPES

Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	1,257	1,388	131	19
Multi-Unit	31	14	-17	0
Mobile Homes or Other	32	33	1	0
Total	1,320	1,435	115	19
Units Demolished				-1
Net (Total Permitted Units - Units Demolished)				18

***Source: U.S. Census Bureau, SEMCOG, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

HOUSING VALUE AND RENT

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$227,144	\$223,700	\$-3,444	-1.5%
Median gross rent	\$694	\$958	\$264	38.1%

***Source: SEMCOG & ACS 5 Year Estimates 2006-2010/2015-2019**

BUILDING PERMITS 2010-2018

	Single Family	Two-Family	Attached Condo	Multi-Family	Total
2010	0	0	0	0	0
2011	0	0	0	0	0
2012	1	0	0	0	1
2013	1	0	0	0	1
2014	3	0	0	0	3
2015	3	0	0	0	3
2016	4	0	0	0	4
2017	3	0	0	0	3
2018	5	0	0	0	5
2019	3	0	0	0	3
2020	5	0	0	0	5
2021	5	0	0	0	5

***Source: SEMCOG**

HOUSEHOLD INCOME

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$74,918	\$72,633	\$-2,285	-3.1%
Per Capita Income	\$29,554	\$33,299	\$3,745	12.7%

*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

POVERTY

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons in Poverty	260	7.6%	220	6.7%	-1%
Households in Poverty	90	7.7%	70	5.5%	-2.2%

*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

HOUSING TENURE

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	1,082	1,214	132
Renter occupied	94	67	-27
Vacant	119	154	35
Seasonal/migrant	42	20	-22
Other vacant units	77	134	57
Total Housing Units	1,295	1,435	140

*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

TOWNSHIP AND COUNTY MAP AND MASTER PLAN LINKS:

Cohoctah Township Zoning Map:

[https://library.municode.com/mi/cohoctah_township_\(livingston_co.\)/codes/zoning](https://library.municode.com/mi/cohoctah_township_(livingston_co.)/codes/zoning)

Cohoctah Township Master Plan:

http://www.cohoctahtownship.org/docs/Master_Plan_2011.zip

Countywide Generalized Zoning Map:

<https://livgov.maps.arcgis.com/apps/webappviewer/index.html?id=1e91d68c9eb540d5b63d8cc51f8b3652>

2018 Livingston County Master Plan: <https://www.livgov.com/plan/Pages/County-Plans.aspx>