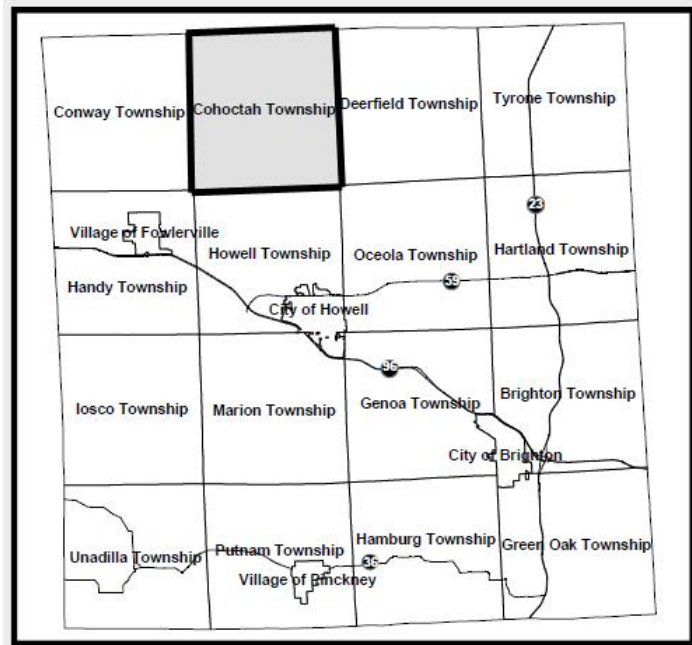


MASTER PLAN

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

2019 Residential Millage Rates:

Homestead:

24.3257/ \$1,000 of taxable value

Non-Homestead:

42.3257/ \$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 2010	SEMCOG (July 2018)	SEMCOG 2045
Total Population	3,317	3,423	3,142
Household Population	3,314	3,423	3,142
Housing Units	1,295	1,270	-
Occupied Units	1,176	1,229	1,234
Average Household Size	2.82	2.79	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%

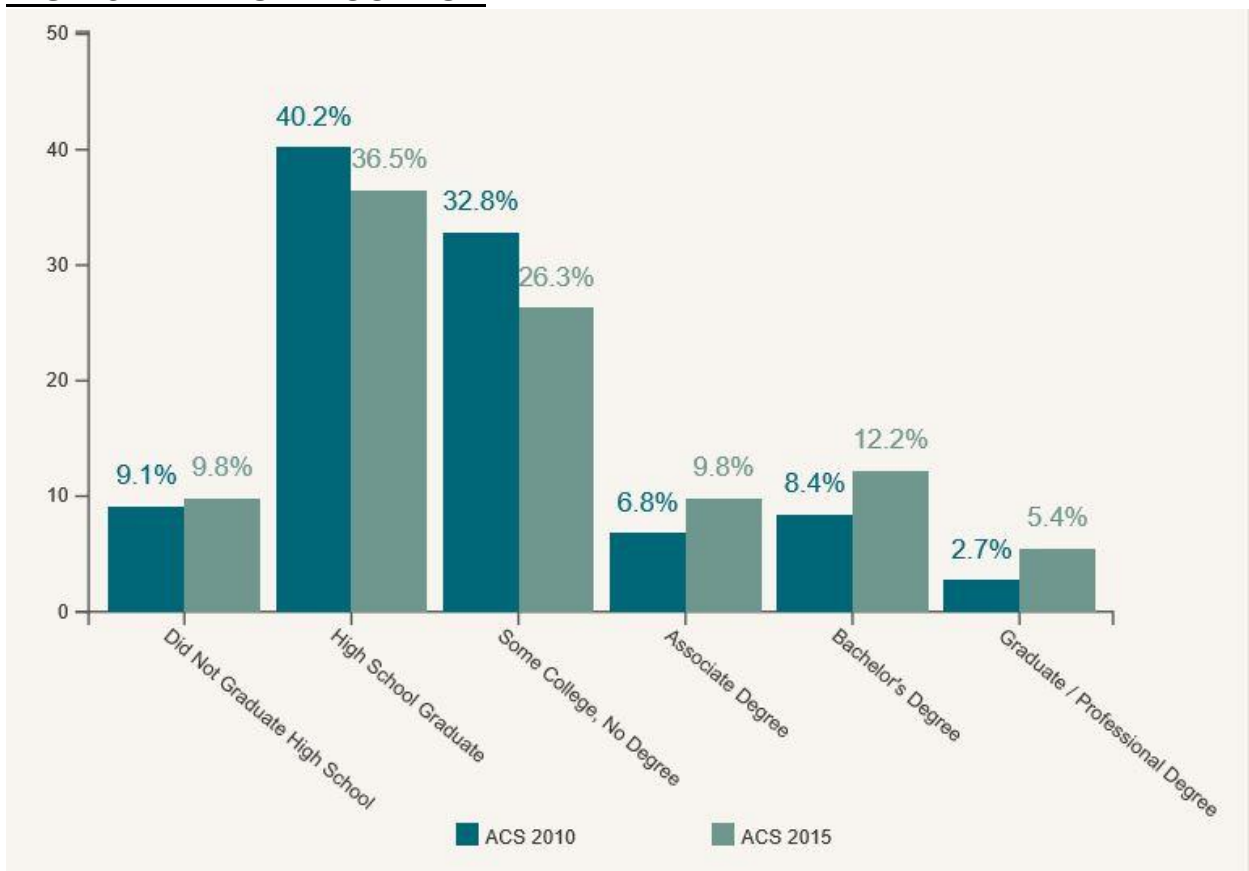
*Source: SEMCOG 2045 Regional Development Forecast

RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	ACS 2015	Percent of Population 2015	Percentage Point Change 2010-2015
Non-Hispanic	3,269	98.6%	3,331	99.5%	0.9%
White	3,202	96.5%	3,237	96.7%	0.1%
Black	3	0.1%	16	0.5%	0.4%
Asian	17	0.5%	50	1.5%	1%
Multi-Racial	32	1%	21	0.6%	-0.3%
Other	15	0.5%	7	0.2%	-0.2%
Hispanic	48	1.4%	18	0.5%	-0.9%
Total	3,317	100%	3,349	100%	0%

*Source: U.S. Census Bureau, SEMCOG, & 2015 ACS Survey 5 Year Estimates

HIGHEST LEVEL OF EDUCATION



*Source: U.S. Census Bureau, SEMCOG, & ACS 5 Year Estimates

HOUSING TYPES

Housing Type	ACS 2010	ACS 2015	Change 2010-2015	New Units Permitted 2015-2018
Single Family Detached	1,257	1,276	19	15
Duplex	0	10	10	0
Townhouse / Attached Condo	12	41	29	0
Multi-Unit Apartment	19	0	-19	0
Mobile Home / Manufactured Housing	32	25	-7	0
Other	0	0	0	
Total	1,320	1,352	32	15
Units Demolished				-1
Net (Total Permitted Units - Units Demolished)				14

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

HOUSING VALUE AND RENT

Housing Value (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median housing value	\$203,322	\$161,300	-\$42,022	-20.7%
Median gross rent	\$621	\$1,120	\$499	80.4%

*Source: SEMCOG & U.S. Census Bureau

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

*Source: SEMCOG

HOUSEHOLD INCOME

Income (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median Household Income	\$69,455	\$67,708	\$-1,747	-2.5%
Per Capita Income	\$27,399	\$26,866	\$-533	-1.9%

***Source: U.S. Census Bureau, ACS Survey 5 Year Estimates 2010 & 2015**

POVERTY

Poverty	ACS 2010	% of Total (2010)	ACS 2015	% of Total (2015)	% Point Chg 2010-2015
Persons in Poverty	260	7.6%	177	5.3%	-2.3%
Households in Poverty	90	7.3%	82	6.6%	-0.6%

***Source: U.S. Census Bureau, 2010 & 2015 ACS 5 Year Estimates**

HOUSING TENURE

Housing Tenure	Census 2010	ACS 2015	Change 2010-2015
Owner occupied	1,082	1,195	113
Renter occupied	94	43	-51
Vacant	119	114	-5
Seasonal/migrant	42	25	-17
Other vacant units	77	89	12
Total Housing Units	1,295	1,352	57

***Source: U.S. Census Bureau, 2010 & 2015 ACS 5 Year Estimates**

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>

