

**BINGHAM TOWNSHIP
REGULAR BOARD MEETING AGENDA**

December 20, 2021 7pm

By Phone: (929)205-6099

ZOOM MEETING ID: 842 5963 4955 PASS CODE: 436103

<https://us02web.zoom.us/j/84259634955?pwd=UGVjYVoyZ3RDUEExTRzJCM2VueWpwUT09>

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. AGENDA APPROVAL**
- 5. CONFLICT OF INTEREST**
- 6. APPROVAL OF November 15, 2021 MEETING MINUTES**
- 7. PUBLIC COMMENT**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - a. 2022 Board Meeting Dates
 - b. Reappoint Board of Review Members to 2 year, 2022 & 2023
 - c. Renewal of Host Compliance/Granicus Short Term Rental Monitoring Company
 - d. Rezoning part of Bingham Road from Rural Residential to Commercial (E. Harding property)
- 10. COMMITTEE, STAFF AND OFFICER REPORTS**
 - a. Parks and Recreation Committee – Todd Stone
 - b. Building & Grounds Committee – Kathy Morio
 - c. Cemetery Committee - Midge Werner
 - d. Zoning Administrator/STR Administrator-Steve Patmore
 - e. Planning Commission-Steve Patmore, Jeff Layman
 - f. Fire Authority (documents emailed)
 - g. Assessor's Quarterly Report (Jan/Apr/Jul/Oct)
 - h. Treasurer-Draft Audit
 - i. Trustee
 - j. Clerk
 - i. Vendor & Payroll Reports
 - k. Supervisor
- 11. PUBLIC COMMENTS AND ANNOUNCEMENTS**
- 12. ADJOURNMENT**

DRAFT
BINGHAM TOWNSHIP
REGULAR MEETING MINUTES
NOVEMBER 15, 2021 7pm

1. CALL TO ORDER

Supervisor Midge Werner called the Bingham Township Board Meeting to order on Monday, November 15, 2021, at 7:00 p.m., a zoom meeting.

2. ROLL CALL- QUORUM

Present: Midge Werner, Kathy Morio, Jeff Layman, Todd Stone
Absent and excused: Sandra Grant
Staff Present: Recording Secretary, Marge Johnson - Zoom

3. PLEDGE OF ALLEGIANCE

4. AGENDA APPROVAL

Midge Werner/moved, Jeff Layman/supported, to approve the agenda adding under New Business – Youth Works Grant applicaton to G.T. Band, PASSED

5. CONFLICT OF INTEREST

None

6. APPROVAL OF MINUTES - October 18, 2021

Midge Werner/moved, Todd Stone/supported, to approve the October 18, 2021 Minutes as presented, PASSED.

7. PUBLIC COMMENT

Bill Perkins, County Solid Waste Board, gave an update on recycling in the County. A new recycling site at the Road Commission property on Eckerle Rd.is proposed. In the beginning there was a recycling site wherever there was a grocery store which worked. It was determined there should be a satellite recycling center to take pressure off of the other sites. Perkins said Bingham Township would be a good site. About 20 percent of the people using the Suttons Bay site come from Bingham Township. The townships do not have recycling sites in the commercial area in the zoning ordinances. The way to get around that is to have the recycling site on public property. Somewhere in Bingham Township on public property would be a good place for a recycling site. The Solid Waste Board would prepare an area for a recycling site. Perkins said American Waste (GFI) has a person who goes around the recycling sites and cleans them up.

Midge Werner said all of Bingham's public properties are small areas. The Board will

speak to Steve Patmore, Zon. Admin. to discuss a possible amendment to the zoning ordinance to allow recycling sites in commercial areas.

8. OLD BUSINESS

- a. None.

9. NEW BUSINESS

- a. **Appointment of Sandra Grant and Linda Mikowski to the Aquatic Invasive Species Committee of the Lake Leelanau Association**

Nancy Popa said she is heading up the Aquatic Invasive Species Committee. Sandra Grant and Linda Mikowski will perform a specific function around trying to engage the community in a strategy for the boat launches. This is an open-ended appointment. Popa plans to come back to the township and ask for volunteers.

Todd Stone/moved, Jeff Layman/supported, to appoint Sandra Grant and Linda Mikowski to the Aquatic Invasive Species Committee of the Lake Leelanau Lake Association. PASSED.

- b. **Works Grant to Grand Traverse Band.**

Midge Werner said there was contact from Bill Watson who works with the youth group and has worked with the township on a couple of occasions to help do work at the parks. Bill Watson has asked if the township is interested in applying for a grant for 2% funds thru the Grand Traverse Band, asking for a \$16,000 grant this year which would allow the youth group to do work for the township primarily in the parks and possibly other work in the township. The township is looking to develop Groesser Park. No matching funds are required.

Todd Stone said it is important to identify the projects that the youth group will be working on, mainly Groesser Park.

Midge Werner said the group could possibly do some restoration work at the township cemeteries. The township will come up with a work plan that it wants the youth group to do.

Midge Werner/moved, Kathy Morio/supported, that Bingham Township authorize Bill Watson to apply for a grant for Bingham Township for 2% funds from the Grand Traverse Band for the youth works group to work on township parks and in other areas necessary in the amount of \$16,000.00, authoring Midge Werner to sign the grant application. PASSED

10. COMMITTEE, STAFF AND OFFICER REPORTS

a. Parks and Recreation Committee

Todd Stone said the committee is putting a standard task list together so that the committee will know the work that has to be done. The committee is working to make the 5-year plan more relevant to committee work. Signs have been received for the parks.

Midge Werner said an addition has been added to the sign south of Bingham Road stating the location of the Lake Leelanau access site. It now indicates there is access to West Grand Traverse Bay north of Bingham Road.

b. Building & Grounds Committee

Midge Werner said work on the outside of the Bingham Township Hall has been completed by Camelot Construction, which cost less than the original bid. Dennis Grant mentioned the township hall building is in need of painting and bids should sought now if planning to obtain a painting contractor for spring work.

c. Cemetery Committee - No report.

d. Zoning Administrator/STR Administrator -Steve Patmore

Steve Patmore's report was received and reviewed.

e. Planning Commission

Jeff Layman said the Planning Commission is continuing to work on updating the master plan.

f. Fire Authority (documents e-mailed)

g. Assessor's Quarterly Report (Jan/Apr/Jul/Oct)

No report.

h. Treasurer - No report.

i. Trustee - No report.

j. Clerk

Kathy Morio submitted the Vendor Balance of \$17,464.02 and Payroll of \$8,234.65 for approval.

Midge Werner/moved, Jeff Layman/supported, to approve the Vendor Balance of \$17,464.02 and Payroll of \$8,234.65, PASSED.

Kathy Morio asked if the township should renew the Enterprise subscription for another year. Consensus of the board is to renew the subscription.

k. Supervisor

Discussion was held about having a potluck dinner before the December meeting. Consensus is to not have a potluck dinner before the December meeting.

11. PUBLIC COMMENT AND ANNOUNCEMENTS - None.

12. ADJOURNMENT - Midge Werner adjourned the meeting at 8:01 pm.

**Minutes by Marge Johnson, Recording Secretary
Kathy Morio, Clerk**

2022

Bingham Township Regular Board Meeting Dates

January 17, 2022

February 21, 2022

March 21, 2022

April 18, 2022

May 16, 2022

**June 20, 2022 Annual Meeting at 5:30 pm
and Regular Meeting at 7:00 pm**

July 18, 2022

August 15, 2022

September 19, 2022

October 17, 2022

November 21, 2022

December 19, 2022

BINGHAM TOWNSHIP BOARD

Agenda Item for December 20, 2021 Board Meeting:

Renewal of Contract with Host Compliance (Granicus)

For Short Term Rental Compliance Monitoring during 2022

Contents:

- **Proposed Contract for 2022 - \$10,047.30**
- **Cost Information from 2021 - \$9,390.00**

The Host Compliance information was very helpful during the 2021 Short Term Rental Season, and will be utilized more in 2022.

The cost is \$117 per permit, based upon 86 permits – and is covered by the permit fee.



408 Saint Peter Street, Suite 600
Saint Paul, MN 55102
United States

THIS IS NOT AN INVOICE

Order Form
Prepared for
Bingham, MI

Granicus Proposal for Bingham, MI

ORDER DETAILS

Prepared By: Tee Rudnitski
Phone:
Email: tee.rudnitski@granicus.com
Order #: Q-162093
Prepared On: 12/01/2021
Expires On: 02/07/2022

ORDER TERMS

Currency: USD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Current Subscription
End Date: 02/07/2022
Period of Performance: 02/08/2022 - 02/07/2023

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Renewing Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Address Identification	Annual	120 Rental Listings	\$5,778.00
24/7 Hotline	Annual	95 Rental Units	\$1,219.80
Rental Activity Monitoring	Annual	95 Rental Units	\$3,049.50
SUBTOTAL:			\$10,047.30

PRODUCT DESCRIPTIONS

Solution	Description
Address Identification	<p>Ongoing monitoring of 60+ Short Term Rental websites including major platforms Airbnb, VRBO, HomeAway, Booking.com, FlipKey, & Expedia. Our machine learning will deduplicate all known Listings into unique Rental Units, where our identification team will provide owner contact information for further enforcement. This product includes:- Ongoing monitoring of all listings in your jurisdiction</p> <ul style="list-style-type: none"> - Updating listing activity and details every 3-5 days - Screenshot activity of every listing - Deduplication of listings into unique Rental Units - Activity dashboard and map to monitor trends and breakdown of compliance
24/7 Hotline	<p>24/7 web and phone hotline for your community to report short term rental complaints such as parking, trash, noise disturbances, and illegal short term rentals. This product include:- Mobile-enabled online web form for citizens to submit tips or complaints (text, videos, and photos)</p> <ul style="list-style-type: none"> - 24/7 call center for citizens to contact and report complaints verbally - Recordings for all call center complaints - Email notifications to your team when complaints are logged - Automatic outbound IVR calls and SMS messages to permit emergency contacts notifying them of the complaint - SMS support for emergency contacts to mark a complaint as acknowledged or resolved with the ability to send resolution notes - Hotline Dashboard for tracking complaint volumes, trends, and categories - Ability to upload Notes/Comments to each complaint
Rental Activity Monitoring	<p>Ongoing monitoring of Short Term Rental listings for signs of rental activity including historical revenue estimates & occupancy. Coupled with our Tax Collection product, users can also compare historical revenue estimates to actual reported revenue to identify those that may be underreporting and underpaying sales tax (i.e. TOT).</p>

TERMS & CONDITIONS

- Link to Terms: https://granicus.com/pdfs/Master_Subscription_Agreement.pdf
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Bingham, MI to provide applicable exemption certificate(s).
- Granicus certifies that it will not sell, retain, use, or disclose any personal information provided by Client for any purpose other than the specific purpose of performing the services outlined within this Agreement.
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- Notwithstanding anything to the contrary, Granicus reserves the right to adjust pricing at any renewal in which the volume has changed from the prior term without regard to the prior term's per-unit pricing.
- Renewal pricing for Address Identification, Compliance Monitoring, Rental Activity Monitoring, 24/7 Hotline, Tax Collection, and Mobile Permitting & Registration is based on the average volume of rental listings or units for the preceding 10-12 months and is subject to volume-based pricing adjustments as described herein.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	<input type="checkbox"/> - No <input type="checkbox"/> - Yes
Billing Address:		PO Number: <i>If PO required</i>	
Billing Email:		Billing Phone:	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-162093 dated 12/01/2021 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Bingham, MI	
Signature:	
Name:	
Title:	
Date:	



CURRENT 2021 CONTRACT

Annual Fees for New Subscriptions

Solution	Billing Frequency	Quantity/Unit	Annual Fee
Address Identification	Annual	120 Rental Listings	\$5,400.00
24/7 Hotline	Annual	95 Rental Units	\$1,140.00
Rental Activity Monitoring	Annual	95 Rental Units	\$2,850.00
SUBTOTAL:			\$9,390.00

Product Descriptions

Name	Description
Address Identification	Service to systematically identify the addresses and owner's contact information for short-term rentals located in a specific local government's jurisdiction. Data provided in the form of an online software platform which makes it easy to access the complete property and owner address information and screenshots for all identifiable short-term rental units.
Address Identification - Setup and Configuration	Setup and configuration of the platform to facilitate the systematic identification of the addresses and owner's contact information for short-term rentals located in a specific local government's jurisdiction.
Address Identification - Online Training	Virtual training session with a Granicus professional services trainer.
24/7 Hotline	Mobile-enabled online platform for neighbors to report, prove and get instant resolution to non-emergency short-term rental related problems.
	<i>Rental listings are defined as advertisements on short term rental sites (Airbnb, VRBO, etc.)</i>
	<i>Rental units and Rental listing quantities reflect a monthly average from the previous 10-12 months based on the availability of data.</i>
Rental Activity Monitoring	Ongoing monitoring of Short-term Rental listings for signs of rental activity. Makes it easy to identify highly utilized properties, high-grossing short-term rental properties and other high value tax audit candidates
24/7 Hotline - Setup and Configuration	Setup and configuration of the online platform to enable neighbors to report, prove and get instant resolution to non-emergency short-term rental related problems.
24/7 Hotline - Online Training	Virtual training session with a Granicus professional services trainer.
Rental Activity Monitoring - Setup and Configuration	Setup and configuration of ongoing monitoring of Short-term Rental listings for signs of rental activity.

BINGHAM TOWNSHIP BOARD

Agenda Item for December 20, 2021 Board Meeting:

Zoning Amendment for Rezoning of

Property Number 45-001-030-021-06 on E. Bingham Rd.

Owned by the Eric Harding Trust

From Rural Residential to the Commercial Zoning District

Contents:

- **Proposed Ordinance to Amend the Bingham Township Zoning Ordinance.**
- **Background Information**
- **Bingham Township Zoning Map showing Subject Parcel.**
- **Leelanau County Planning Commission Staff Report & Excerpt of Minutes.**

**BINGHAM TOWNSHIP
LEELANAU COUNTY, MICHIGAN**

Ordinance No. _____

(Zoning Ordinance Amendment)

**AN ORDINANCE TO AMEND THE BINGHAM TOWNSHIP
ZONING ORDINANCE BY AMENDING ARTICLE 3 – ZONING MAP**

THE TOWNSHIP OF BINGHAM ORDAINS:

Bingham Township Ordinance Part 1: Amendment of Section 3.2.

The zoning map incorporated into Section 3.2 of the Bingham Township Zoning Ordinance is hereby amended to rezone the following property situated in the Township of Bingham, County of Leelanau, State of Michigan and described as:

Part of the Northwest ¼ of the Northwest ¼ of Section 30, Town 29 North, Range 11 West, Bingham Township, Leelanau County, Michigan, described more fully as follows:
COM S 1/4 COR SEC 30 T29N R11W TH N 0 DEG 01'59" W 1334.34 FT TH S 89 DEG 47'36" E 668.91 FT TO POB TH CONT S 89 DEG 47' 36" E 662.40 FT TH S 0 DEG 08'58" E 400.22 FT TH N 89 DEG 47'36" W 865.32 FT TH N 26 DEG 48'36" E 447.60 FT TO POB. 7.01 A M/L. SUBJ TO & TOG W/ 30 FT W ING/EGR/UTILITY ESMT OF RECD & OTHER ESMTS & RESTS OF RECD IF ANY.

E. Bingham Road, Traverse City, MI 49684
Parcel Number 45-001-030-021-06

from the Rural Residential District to the Commercial District, as authorized by Section 405 of the Michigan Zoning Enabling Act, being MCL 125.3405.

Bingham Township Ordinance Part 2: Severability

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not effect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Bingham Township Ordinance Part 3: Effective Date

This Ordinance shall become effective eight (8) days after publication in a newspaper of general circulation within the township.

Ordinance No. _____ was hereby adopted on the 20th day of December, 2021 by the Bingham Township Board of Trustees as follows:

Motion by:
Seconded by:
Yeas:
Nays:
Absent:

MOTION CARRIED

I certify that this is a true copy of Ordinance No. _____ that was adopted at a regular meeting of the Bingham Township Board on _____, 2021 and published in the Leelanau Enterprise on _____.

Dated: _____

Kathy Morio,
Bingham Township Clerk

Date of Township Approval:

Date of Publication:

Effective Date:

BINGHAM TOWNSHIP BOARD

Zoning Amendment for Rezoning of Property from Rural Residential to the Commercial Zoning District

BINGHAM TOWNSHIP PLANNING COMMISSION

December 2021

Background:

The Eric Harding Trust submitted an application to rezone their property off of E. Bingham Road from Rural Residential to Commercial. The Application did not include any voluntary offer of conditions. The subject property is accessed off the commercial corridor on Bingham Road.

The Public Hearing on the Application was held on November 4, 2021. The Applicant made a presentation, the floor was opened to public comment, the PC reviewed and approved General Findings of Fact, and reviewed and approved Findings of Fact on Rezoning Standards. Based upon these findings, the PC unanimously recommended approval of the Application to the Bingham Township Board.

It should be noted that the owner of the property adjacent to this property supported the proposal.

The Leelanau County Planning Commission reviewed the request at their November 23, 2021 meeting. The Staff Report and Minutes are attached.

Prior History:

The Bingham Township Planning Commission has had a lot of discussion on the Bingham Road Commercial Corridor in the past few years.

- In 2016, the Grand Traverse Band of Ottawa and Chippewa Indians applied for and received approval for a rezoning of a sliver of property to commercial at 8595 E. Bingham Road (former PDM Lumber property) because that parcel had split zoning.
- The PC had an open house for property owners along the commercial corridor, during which the topic of adding parcels to the commercial district was mentioned.
- In 2017, the PC had a Public Hearing on a proposed Map Amendment that would have squared up the Commercial Zoning District and added parcels to the Commercial District, including the subject parcel in this Application. The proposal failed by a 4-3 vote of the PC.
- When this proposal failed, the affected property owners were encouraged to apply individually if they wanted consideration for a rezoning.
- In 2020, the Bingham Township Board approved the re-zoning of one of the other properties accessed by this private road.

Compliance with Master Plan:

The Future Land Use Map in the 1998 Bingham Township Comprehensive Plan shows the subject parcel as Rural Residential, and states that there is enough land zoned commercial in the township.

In reviewing this Application, the PC made the following Findings:

1. 1998 Future Land Use Map delineates the area of the subject parcel as Rural Residential.
2. 1998 Master Plan states that there is enough commercial area.
3. There have been significant changes in the area since the Master Plan; the former PDM Lumber property changes and the future Consumers Energy electrical substation.
4. The subject parcel is accessed through the current commercial zoning district and existing commercial uses.
6. It was noted that, while the Bingham Township Comprehensive Plan was first completed in 1998 and has been reviewed every five years thereafter, and is now being updated.

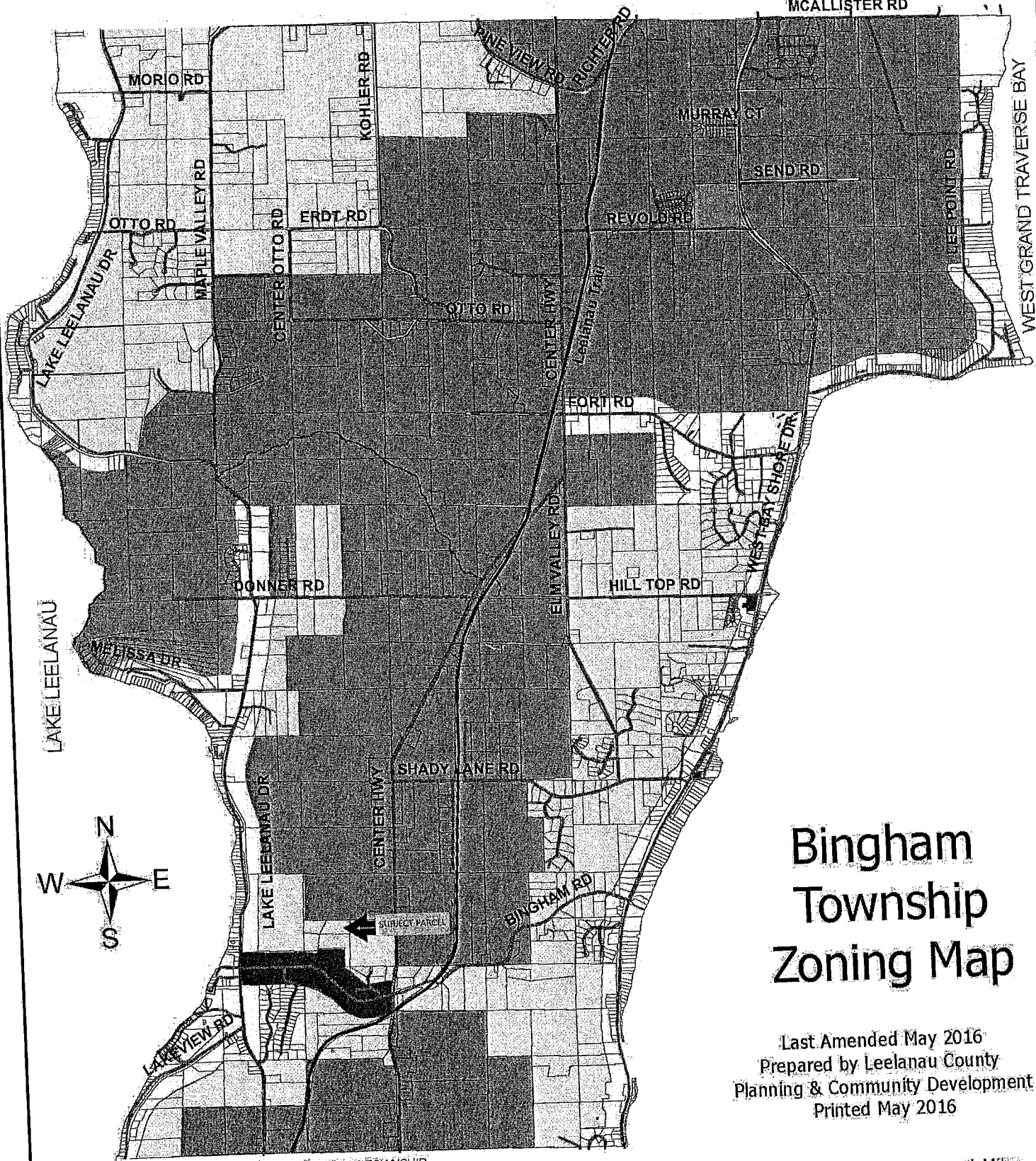
The BTPC finds that, while the subject parcel is not indicated on the Future Land Use Map as Commercial, the reasons listed above are adequate to deviate from the map.

***MOTION THAT THE BINGHAM TOWNSHIP BOARD ADOPT ORDINANCE NO. _____
AS PRESENTED, AN ORDINANCE TO AMEND THE BINGHAM TOWNSHIP OFFICIAL
ZONING MAP TO REZONE PARCEL NO. 45-001-031-021-06, E. BINGHAM RD. FROM
RURAL RESIDENTIAL TO COMMERCIAL.***

ROLL CALL VOTE.

SUTTONS BAY TOWNSHIP:

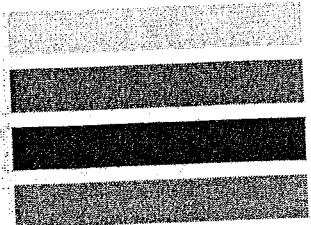
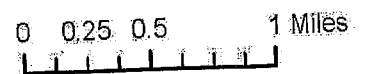
MCALLISTER RD



Bingham Township Zoning Map

Last Amended May 2016
 Prepared by Leelanau County
 Planning & Community Development
 Printed May 2016

ELMWOOD TOWNSHIP



- Rural Residential Zoning District
- Agricultural Zoning District
- Commercial Zoning District
- Industrial Zoning District
- Residential Zoning District

Where the Township Zoning Map shows that the edge of a zoning district extends parallel to, and beyond, a private or public road right of way ("ROW"); the boundary of the zoning district, determined roughly perpendicular to the ROW, shall be construed as extending 450 feet beyond the center line of the ROW, unless the Zoning Map shows the zoning district boundary terminates at the rear parcel line of a parcel that adjoins the ROW.

NOTICE OF MEETING

A Regular Meeting of the Leelanau County Planning Commission (LCPC) will be held at 5:30 pm Tuesday, NOVEMBER 23, 2021 in the Leelanau County Government Center – 1st floor.

(Please silence any unnecessary cellular/electronic devices)

DRAFT AGENDA

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL

CONSIDERATION OF AGENDA

CONFLICT OF INTEREST *(refer to Section 3.7 of the Bylaws)*

PUBLIC COMMENT

STAFF COMMENTS

CONSIDERATION OF OCTOBER 26, 2021 MEETING MINUTES *pgs 2-6*

NEW BUSINESS

- A. PC13-2021-01 Bingham Township, Rezoning Rural Res. To Commercial *pgs 7-48*
- B. PC14-2021-10 Solon Township Zoning Ordinance *pgs 49-71*
- C. Recommendation to County Board RE: Appointments to Planning Commission *(sent separately)*
- D. Educational opportunities *pgs 72-73*

REPORTS

1. Education Committee *(no meeting)*
2. Housing Action Committee *(Lautner)*
3. Parks & Recreation Committee *(Noonan)*
4. Report from LCPC members of attendance at township/village meetings, or Other Meetings/Trainings

COMMUNICATIONS

PUBLIC COMMENTS

STAFF COMMENTS

COMMISSIONER & CHAIRPERSON COMMENTS

ADJOURN

LCPC Members

Steve Yoder, Chairman
Casey Noonan, Vice-Chairman
Melvin Black, Chair Pro-Tem
Dan Hubbell
Melinda Lautner
Gail Carlson
Robert Miller
Tom Nixon
Kim Todd
Nathan Griswold
Amy Trumbull

REZONING REQUEST

PC13-2021-01 Bingham Township

Rezoning Request

Rural Residential to Commercial

Reviewing Entity: Leelanau County Planning Commission
Date of Review: November 23, 2021
Date Request Received: November 5, 2021
Last Day of Review Period: December 5, 2021 (30-day review period under the Michigan Zoning Enabling Act)
Requested Action: Review and comment on a rezoning request in Bingham Township for approximately 7 acres from Rural Residential to Commercial.

Applicant: Sarah Keever
 Northview 22, LLC
 Traverse City, MI 49684

Owner: Eric Harding Trust

General Location:
 The subject parcel, property tax number 45-001-030-021-06, is situated just north of E. Bingham Rd. and the Commercial Zoning District.

A copy of the application is included in the Appendix.

Existing Land Use: The parcel is currently vacant.

Adjacent Land Use and Zoning¹

NORTH	Land Use: Zoning:	Northwest Michigan Horticultural Research Center Agricultural
SOUTH/SOUTH WEST	Land Use: Zoning:	Vacant parcel, pole barn w/living Rural Residential & Commercial
EAST	Land Use: Zoning:	Single family home Rural Residential
WEST	Land Use: Zoning:	Vacant (proposed future substation for Consumers Energy) Rural Residential

Property Description:

The subject parcel is approximately 7 acres in size and located north of E. Bingham Rd. and east of S. Whispering Hills Dr., Section 30, Town 29 North, Range 11 West, Bingham Township. The parcel is subject to and together with a 30-foot- wide easement.

¹ 2017 Spring Aerials, and Bingham Township Maps.

Zoning History

According to the application and township minutes – Sarah Keever of Northview 22, LLC, submitted an application on behalf of Eric Harding, Trustee of the Eric Harding Trust, to rezone the property at E. Bingham Rd. from Rural Residential to Commercial. The application did not include any voluntary offer of conditions. The subject parcel is adjacent to the commercial corridor on Bingham Rd. A Public Hearing was held on November 4, 2021. Public comments were made from several neighbors who supported the rezoning request and it was noted there was also a correspondence received in favor of the request from another adjacent property owner.

It was noted that since the commercial corridor parallels Bingham Rd and does not necessarily follow property lines, there has been a lot of discussion on “squaring up” the commercial district to follow property lines.

In 2016 the Grand Traverse Band of Ottawa and Chippewa Indians applied for and received approval for a rezoning of a sliver of property to commercial at 8595 E. Bingham Rd. (former PDM Lumber property) because that parcel had split zoning.

In 2017 the Planning Commission had a Public Hearing on a proposed Map Amendment that would have squared up the Commercial Zoning District and added parcels to the district, including the subject parcel in this application. The proposal failed by a 4-3 vote of the Planning Commission. When this proposal failed, the affected property owners were encouraged to apply individually if they wanted consideration for a rezoning. The owner of this parcel is now applying for rezoning of their parcel to the Commercial district.

In 2019 Jeff and Amy Sobek, Hardbeck, LLC applied for and received approval for a rezoning from Rural Residential to Commercial for their property at 8531 E. Bingham Rd.

Significant Elements of the Comprehensive Plan:

Bingham Township Plan:

Township Plan: The **Future Land Use Map** of the Bingham Township Comprehensive Plan, calls for **Rural Residential** for the subject parcel. The Comprehensive Plan, Section 6 – Future Land Use, page 6-7 states: *Over 100 acres of land is designated for commercial development on the Future Land Use Map. The majority of this land is located on Bingham Road in an area already designated for commercial development. Ample land currently exists in this area to provide for future growth of businesses. The goal of commercial development in the Township will be to provide services to local residents, while not requiring public services such as sewer and water.*

Leelanau General Plan: The Leelanau General Plan (Amended 2019) **Future Land Use Map**, Map 5-2a, and Future Land Use Map Natural Features, Map 5-2b, does not specifically identify the subject parcel.

Relevant Sections of the Zoning Ordinance:

Current and Proposed Zoning District – Link to the Township Zoning Ordinance at:
<https://www.leelanau.gov/binghamtwpord.asp>

OTHER AGENCY INPUT

Township Planning Commission:

Following a public hearing held on November 4, 2021, the township planning commission reviewed the Findings of Fact, and then passed the following motion at its regular meeting.

Jeff Layman/moved, Charlie Dashner/supported, to recommend approval of a request from Eric G. Harding Trust to rezone the subject property (property no. 45-001-030-021-06) from Rural Residential to Commercial Zoning, based upon the Application, Rezoning Standards, and the Public Hearing and Planning Commission discussion and that the rezoning be sent to Leelanau County Planning Commission for approval and to the Township Board. Motion passed.

STAFF ANALYSIS AND FINDINGS

Would rezoning be consistent with other zones and land uses in the area?

Rezoning would be consistent with the Commercial zoning district and land uses to the south of the subject parcel.

Would rezoning be consistent with development in the area:

Rezoning to the Commercial district would be consistent with the commercial development to the south of the subject parcel.

Will the proposed use be consistent with both the policies and uses proposed for the area in the Bingham Township Plan?

The Bingham Township Master Plan has not been updated since 1999, although it has gone through several 5-year reviews. The township planning commission has noted that the Plan is due for an update. The Master Plan calls for Rural Residential for this property.

Are uses in the existing zone reasonable?

The uses in the existing zone are reasonable, although the applicant states that the ability to use this parcel in its present zoning classification (residential) is completely unnatural and unreasonable for the area.

Do current regulations leave the applicant without economically beneficial or productive options?

No. The applicant has the right to build any of the uses in the existing district.

STAFF COMMENTS

This request is for rezoning of a 7-acre parcel of land from Rural Residential to Commercial. The attached application and report from the township spell out the reasons the applicant has requested rezoning, and includes the Findings of Fact from the township planning commission and their motion to recommend the property be rezoned.

Changing the zoning designation on any property can have far reaching consequences. Therefore, a careful evaluation of a proposed rezoning is essential. As with any zoning decision, the use of standards is essential to reaching fair and consistent decisions - a number of court decisions and professional and legal writings have resulted in some common evaluation tools such as: what is allowed under current zoning, what is allowed under the proposed zoning, what is designated in the Master Plan(s), are uses consistent with adjoining uses?

A change in zoning is a change to a zoning ordinance. Zoning ordinances spell out the districts, and the text, along with a zoning map which visually depicts the zoning districts and boundaries. The Michigan Zoning Enabling Act (MZEA) makes provision for the amendment of the zoning ordinance following its initial adoption: The legislative body...may provide by ordinance for the manner in which the regulations and boundaries of districts or zones shall be...amended or supplemented. Amendments or supplements to

the zoning ordinance shall be adopted in the same manner as provided under this act for the adoption of the original ordinance.

When reviewing rezoning requests, it is important to consider all the potential uses of the property under the proposed zoning.

According to the Bingham Township Zoning Ordinance, the intent of the Rural Residential District is to serve as a buffer between the denser residential areas of the Township and the productive agricultural lands of the Township. This district has standards on low density residential uses and agricultural uses that balance the impact on each other.

The uses permitted by right in the Rural Residential District include:

- Single Family Dwelling
- Farming
- Family Child Care Homes
- AFC Family Care Homes
- Short-Term Rentals
- Tasting Room
- Farm Market
- Wildlife Management Areas

The Commercial District is intended to accommodate those retail and business activities that serve the whole community in a way that respects the natural environment and encourages the rural character of Bingham Township. The uses permitted by right in the Commercial District include:

- Retail
- Services
- Professional/Office
- Residential:
 - a. One (1) single family home or one (1) duplex.
 - b. Upper story dwelling units.
 - c. Bed and Breakfast and Rooming House.
 - d. Short-term rental.
 - e. Family Child Care Home. For up to six (6) minor children provided it is licensed and approved by the State of Michigan.
 - f. Adult Foster Care (AFC) Family Care Homes. For up to six (6) adults provided it is licensed and approved by the State of Michigan.
- Private Wind Turbine Generator
- Business operated from within a motor vehicle, such as a food truck, provided that it complies with the setbacks, and all parking is off road and not in the right-of-way.
- Buildings or uses customarily accessory and clearly incidental to the principal permitted uses above.

The Schedule of Regulations for the Rural Residential District requires a 2-acre minimum lot area. There is no minimum lot area in the commercial district – the minimum lot area and lot width is that needed for the building(s) and the required space needed for the permitted well(s) and septic field(s) (Section 3.6 of the Township Zoning Ordinance) .

There are 4 parcels on the north end of this easement: the subject parcel, a parcel to the west owned by Consumers Energy Co., a parcel to the south owned by David & Danielle Wheelock, and a parcel to the southwest owned by Hardbeck LLC. A parcel further south (001-030-021-00) abutting E. Bingham Rd. (AB&E LLC), was given an address on October 11, 2005 for a pole barn and on September 16, 2019, two

additional addresses for a duplex were assigned. In September of 2021, AB&E LLC applied for and received another additional address for a proposed boat service and storage facility. (see attached aerial map from spring of 2017).

It is important when reviewing rezoning requests to look at the current uses, the uses allowed in the proposed zoning district, the Master Plan, and the surrounding uses and zoning districts. This stretch of Bingham Road includes a Commercial zoning designation which does not follow parcel boundary lines. The subject parcel is north of the commercial zoning strip along Bingham Rd. and there are other commercial uses along Bingham Rd. east and west of this area.

The applicant has provided an application showing the background related to this parcel and the surrounding area, the development of a future substation on the Consumers Energy parcel to the west, and the commercial development to the south. The township planning commission appears to have done a thorough job of reviewing this request, the requirements of the zoning ordinance, and putting together the Findings of Fact before making a recommendation to the Township Board to approve rezoning of the subject parcel.

The Bingham Township Zoning Map (updated May 2016) as well as the Future Land Use Map, shows Rural Residential Zoning for this parcel and the surrounding parcels. There have been significant changes in the area since the adoption of the Master Plan in 1999.

It is up to the Township to follow their Plan when applications are made to rezone properties. If it is determined a request is not in compliance with the Plan, the proper method to make a change would be to first amend the Plan to reflect the desires and needs of the community and then apply criteria to each rezoning request, including the guidance in the Plan.

If the township determines this rezoning should be approved, the Master Plan should be amended. As noted above, the proper way to do this would be to change the Plan first. If the rezoning is approved prior to any change to the Master Plan, Bingham Township should clearly spell out the reasons for approving a rezoning which is not consistent with the Future Land Use Map for the township. They could reference the changes that have occurred to this area over the past several years.

**A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS
HELD ON TUESDAY, NOVEMBER 23, 2021, AT THE LEELANAU COUNTY
GOVERNMENT CENTER.**

Proceedings of the meeting were recorded and are not the official record of the meeting. The formally approved written copy of the minutes will be the official record of the meeting.

EXCERPT OF DRAFT MINUTES

Meeting was called to order at 5:30 p.m. by Chairman Yoder who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI and via ZOOM.

ROLL CALL

Members Present: K. Todd (Leelanau Twp.)
(via ZOOM)

Members Present: S. Yoder, M. Lautner, T. Nixon, A Trumbull
(At Government Center) M. Black, R. Miller, C. Noonan.

Members Absent: G. Carlson, N. Griswold, D. Hubbell
(prior notice)

Staff Present: G. Myer, Senior Planner
(At Government Center)

Public Present: Steve Patmore
(At Government Center)

CONSIDERATION OF AGENDA

Motion by Noonan, seconded by Black, to accept the agenda as presented. Motion carried 8-0.

CONFLICT OF INTEREST

Yoder stated he had a conflict of interest regarding "Item B" on the agenda and members agreed. He will abstain from voting.

PUBLIC COMMENT – None.

STAFF COMMENTS – None.

CONSIDERATION OF OCTOBER 26, 2021 MEETING MINUTES

Motion by Nixon, seconded by Noonan, to accept the minutes as presented. Motion carried 8-0.

NEW BUSINESS

PC13-2021-01 Bingham Township – Rezoning Rural Res. to Commercial

Myer reviewed the staff report saying that this request was received on November 5, 2021 and the last day of review under the Michigan Zoning Enabling Act 30-day review period is December 5. The applicant is Sarah Keever of Northview 22, LLC and the owner is the Eric Harding Trust. The requested action is to review and comment on a rezoning request in Bingham Township for approximately 7-acres from Rural Residential to Commercial.

Myer continued, reviewing the surrounding parcel uses and zoning:

North	Land Use: Zoning:	Northwest Michigan Horticultural Research Center Agricultural
South/Southwest	Land Use: Zoning:	Vacant parcel, pole barn w/living Rural Residential & Commercial
East	Land Use: Zoning:	Single family home Rural Residential
West	Land Use: Zoning:	Vacant (proposed future substation for Consumers Energy Rural Residential

Myer continued, reviewing the zoning history, saying that according to the application and township minutes – Sarah Keever of Northview 22, LLC, submitted an application on behalf of Eric Harding, Trustee of the Eric Harding Trust, to rezone the property at E. Bingham Rd. from Rural Residential to Commercial. The application did not include any voluntary offer of conditions. The subject parcel is adjacent to the commercial corridor on Bingham Rd. A Public Hearing was held on November 4, 2021. Public comments were made from several neighbors who supported the rezoning request and it was noted there was also a correspondence received in favor of the request from another adjacent property owner.

It was noted that since the commercial corridor parallels Bingham Rd and does not necessarily follow property lines, there has been a lot of discussion on “squaring up” the commercial district to follow property lines.

In 2016 the Grand Traverse Band of Ottawa and Chippewa Indians applied for and received approval for a rezoning of a sliver of property to commercial at 8595 E. Bingham Rd. (former PDM Lumber property) because that parcel had split zoning.

In 2017 the Planning Commission had a Public Hearing on a proposed Map Amendment that would have squared up the Commercial Zoning District and added parcels to the district, including the subject parcel in this application. The proposal failed by a 4-3 vote of the Planning Commission. When this proposal failed, the affected property owners were encouraged to apply individually if they wanted consideration for a rezoning. The owner of this parcel is now applying for rezoning of their parcel to the Commercial District.

In 2019 Jeff and Amy Sobeck, Hardbeck, LLC applied for and received approval for a rezoning from Rural Residential to Commercial for their property at 8531 E. Bingham Rd.

Myer said the Future Land Use Map of the Bingham Township Comprehensive Plan, calls for Rural Residential for the subject parcel and the Leelanau General Plan does not specifically identify the subject parcel. Rezoning would be consistent with the Commercial zoning district, commercial development and land uses to the south of the subject parcel. Myer continued, saying the Bingham Township Master Plan has not been updated since 1999, although it has gone through several 5-year reviews. The township planning commission has noted that the Plan is due for an update. The Master Plan calls for Rural Residential for this property.

Myer concluded by saying the application and report from the township spell out the reasons the applicant has requested rezoning, and includes the Findings of Fact from the township planning commission and their motion to recommend the property be rezoned. Changing the zoning designation on any property can have far reaching consequences. Therefore, a careful evaluation of a proposed rezoning is essential. As with any zoning decision, the use of standards is essential to reaching fair and consistent decisions - a number of court decisions and professional and legal writings have resulted in some common evaluation tools such as: what is allowed under current zoning, what is allowed under the proposed zoning, what is designated in the Master Plan(s), are uses consistent with adjoining uses?

Noonan commented that he was on the Zoning Board of Appeals for Empire Township, and it is always a slippery slope when you start rezoning properties. You want to make sure they have good ground to stand on and good justification if the township does decide to move along with the zoning.

Black said his only concern was that someone might complain about spot zoning because there is nothing adjoining to this parcel that is commercial. It does appear however, that the neighbors are not opposed to the rezoning which is critical.

Nixon questioned Patmore regarding the zoning history. In 2017 the township Planning Commission addressed rezoning this entire area and it came to a 4-3 vote to oppose it. What reasons were advanced to not approve it at that time? Patmore stated that it was a broader review of the district at that time which included other parcels. It was a bigger parcel across the road that was the issue, not any of these four parcels. Nixon continued, then why not amend the plan at that time so that the controversy would roll right into the property across the street and these properties would all be considered part of the commercial are? Patmore responded that they did have community meetings and talked about uses and areas prior to that 4-3 vote, so they felt they covered the Master Plan. They are however, in the process of updating the Master Plan at this time. Back in 2017, the township attorney recommended that individual property owners should apply for rezoning. In 2020 one of the owners of a neighboring parcel did apply for and receive a rezoning. Patmore continued, saying that the township Planning Commission did look at the spot zoning question this month and it was a little bothersome because of the one parcel in between, but the owner was present via Zoom at the township meeting and didn't have a problem with this rezoning request.

Lautner questioned if the prior failed rezoning request came before the County Planning Commission for review. Patmore said no, because the township planning commission was looking at a blanket squaring up of the zoning lines for this district, it wasn't an actual request.

Patmore reviewed the zoning of the surrounding parcels, and said that the Wheelock parcel is residential, they want to build a house. They are also okay with the rezoning of this parcel. Black commented that when it goes commercial, sometimes you run into conflicts insuring a house. Patmore continued, saying that one of the factors considered by the township planning commission was that anything commercial has to go back to the planning commission for site plan review to look at buffering, screening and mitigation. The fact that the owners were aware of the rezoning request and were in favor of it, was taken into consideration. The fact is that the owners will probably be quite limited with what they can do on this parcel because of its size and the access, which is not a very good access road. Also factored into the decision by the planning commission, was that you have to go through a commercial area to get back to the subject parcel.

Lautner said she really likes the idea of Bingham Township looking at this as a block of parcels, because this whole area makes sense as commercial. Her only concern was the residential parcel in between. Patmore said that was a concern of the township planning commission also, but the fact that the owner came in and supported the rezoning made a difference. A representative of the Northwest Michigan Horticultural Research Center, located on the parcel to the north, was present via Zoom at the township meeting and understood that a buffer would be required.

Todd said she is concerned about the piecemeal aspect of this and the fact that the township planning commission earlier didn't want to approve this. She can see their reasons though. It is obviously a problematic issue and she would be happier if the Master Plan were changed, but that would take too long. Patmore said they are in the process of updating the Master Plan, but it won't be done for another year or so.

Lautner asked what some of the commercial uses are and if there are restrictions for noise, odor, height, etc. Patmore responded that because it would be a change of use, almost everything would have to go through site plan review and anything with more than 10 parking spaces or a 3,000 square foot building, requires a special use permit which involves further discretion by the planning commission. They will look at noise and there is a provision already for buffering. Lautner questioned what the owner was planning on doing with the property. Patmore concluded by saying that when the planning commission looks at it, they will look at traffic, the access road, screening and buffering.

Yoder commented that spot zoning sounds like it was discussed, and everyone is aware of what is going on. Property can always be sold and you don't know what will go in there. Sounds like the neighbors were all made aware of what was going on and they are all in agreement.

Motion by Black, seconded by Noonan, to forward staff report, minutes and all comments to Bingham Township Planning Commission. Motion carried 8-0.

ZONING ADMINISTRATOR'S REPORT

NOVEMBER 2021

BINGHAM TOWNSHIP

PREPARED BY STEVE PATMORE

For December 2021 Planning Commission and Township Board Meetings

LAND USE PERMITS ISSUED

DATE	TOTAL	NEW HOMES	ADDITIONS	ACCESSORY BUILDINGS	COMMERCIAL AND B&B
November 2021	6	1	4	1	0
Year To Date 2021	59	24	11	18	6
YTD 2020	33	9	10	14	0
YTD 2019	48	16	12	17	3
YTD 2018	53	19	9	23	2
YTD 2017	59	22	16	20	1
YTD 2016	45	19	9	16	1
YTD 2015	44	14	14	10	6
YTD 2014	31	6	6	17	2

Many questions on Land Use Permits, setbacks, zoning, permit process, etc.
Revisions to Land Use Permits

Land Divisions

- Pending LDA Application awaiting Road Commission – Otto Rd

Zoning Board of Appeals:

- No Activity

Short Term Rental Administration

- 70 Short Term Rental Permits issued so far for 2021.
- Still getting several questions, inquiries, and request for interpretations every week
- Renewal permits starting to come in.

Other Work:

- Lots of questions and inquiries on properties.
- County Planning Meeting on Rezoning
- Follow-up on Special Use Permits
- Inquiry about Recycling Facility in Bingham Township
- Solar Energy Planning & Zoning Guide by MSU Extension.
- Inquiries about guest houses/accessory dwellings.

Bingham Township
Treasurer's Monthly Report
November 2021

	<u>Nov 21</u>
Income	
Property Tax Revenues	
402 . Current Property Taxes	23,081.45
Total Property Tax Revenues	<u>23,081.45</u>
245 set aside	
665 . 245 interest income	105.45
Total 245 set aside	<u>105.45</u>
Regular Revenue	
474 . Short Term Rental Permit	300.00
478 . Land Divisions	50.00
574 . Revenue Sharing	45,738.00
642 . Ord. Books, Copies, FOIAs	78.60
665 . Interest Income	9.84
Total Regular Revenue	<u>46,176.44</u>
Total Income	<u>69,363.34</u>
Expense	
General Expenses	
Expenses	17,464.02
Payroll Expense	10,653.26
Total General Expenses	<u>28,117.28</u>
Property Tax Disbursements	
Commission on Aging	0.00
County Allocation	1,674.23
School Debt	1,204.74
School Operating Tax	7,900.62
School Sinking Fund	413.85
State Education Tax	2,955.76
TBAISD	1,428.75
Total Property Tax Disbursements	<u>15,577.95</u>
Total Expense	<u>43,695.23</u>
Net Income	<u><u>25,668.11</u></u>

Bingham Township Clerk and Treasurer Balance Sheet

	As of November 31, 2021	
	Clerk	Treasurer
101 . General Fund Cash: General Checking TCSB	191,521.29	191,521.29
General Investment 18 mo CD Northwestern	115,474.82	115,474.82
General Investment 12 mo CD Northwestern	77,004.15	77,004.15
	384,000.26	384,000.26
TOTAL		0.00
245 . Set Aside Fund:245 Fund Investment Acct.		
245 . Set Aside Fund:245-245 Area Improvements	16,828.00	
245 . Set Aside Fund:245-246 Parks and Rec. Grant	61,030.11	
245 . Set Aside Fund:245-248 Parks and Rec. Improvements	12,469.86	
245 . Set Aside Fund:245-259 Office Equipment	15,256.40	
245 . Set Aside Fund:245-262 Elections	15,032.53	
245 . Set Aside Fund:245-265 Schoolhouse	51,857.20	
245 . Set Aside Fund:245-276 Cemetery	38,281.69	
245 . Set Aside Fund:245-466 Roads	21,038.95	
245 . Set Aside Fund:245-539 Grants	8,006.46	
245 . Set Aside Fund:245-540 Federal Grant	111,558.00	
245 . Set Aside Fund:245-721 Planning - Master Plan	29,935.05	
245 . Set Aside Fund:245-752 Assessor Field Project	9,007.80	
245 . Set Aside Fund:245-802 Attorney	10,022.55	
	400,324.60	400,324.60
TOTAL		0.00
Total Money in Bingham Township Accounts		
	\$784,324.86	\$784,324.86
Difference		0.00

10:29 AM
12/17/21

Bingham Township Vendor Balance Detail As of December 20, 2021

Type	Date	Num	Account	Amount	Balance
Charter Communications cable					0.00
Bill	12/20/2021		Accounts Payable	169.97	169.97
Bill Pmt -Check	12/20/2021		Accounts Payable	-169.97	0.00
Total Charter Communications cable				0.00	0.00
Cherryland Electric Cooperative					0.00
Bill	12/20/2021		Accounts Payable	84.62	84.62
Bill Pmt -Check	12/20/2021		Accounts Payable	-84.62	0.00
Total Cherryland Electric Cooperative				0.00	0.00
Consumers Energy					0.00
Bill	12/20/2021		Accounts Payable	325.48	325.48
Bill Pmt -Check	12/20/2021		Accounts Payable	-325.48	0.00
Total Consumers Energy				0.00	0.00
Gabridge & Company, PLC					0.00
Bill	12/20/2021		Accounts Payable	60.00	60.00
Bill Pmt -Check	12/20/2021		Accounts Payable	-60.00	0.00
Total Gabridge & Company, PLC				0.00	0.00
GFL Environmental					0.00
Bill	12/20/2021		Accounts Payable	25.30	25.30
Bill Pmt -Check	12/20/2021		Accounts Payable	-25.30	0.00
Total GFL Environmental				0.00	0.00
Leelanau Enterprise & Tribune					0.00
Bill	12/20/2021		Accounts Payable	99.35	99.35
Bill Pmt -Check	12/20/2021		Accounts Payable	-99.35	0.00
Total Leelanau Enterprise & Tribune				0.00	0.00
Marge Johnson					0.00
Bill	12/20/2021		Accounts Payable	146.88	146.88
Bill Pmt -Check	12/20/2021		Accounts Payable	-146.88	0.00
Total Marge Johnson				0.00	0.00
Netlink Business Systems					0.00
Bill	12/20/2021		Accounts Payable	399.40	399.40
Bill Pmt -Check	12/20/2021		Accounts Payable	-399.40	0.00
Total Netlink Business Systems				0.00	0.00
Pitney Bowes					-97.77
Bill	12/20/2021		Accounts Payable	174.66	76.89
Bill Pmt -Check	12/20/2021		Accounts Payable	-174.66	-97.77
Total Pitney Bowes				0.00	-97.77
Suttons Bay Township					0.00
Bill	12/20/2021		Accounts Payable	1,681.00	1,681.00
Bill Pmt -Check	12/20/2021		Accounts Payable	-1,681.00	0.00
Total Suttons Bay Township				0.00	0.00
Wells Fargo Financial Leasing					0.00
Bill	12/20/2021		Accounts Payable	77.08	77.08
Bill Pmt -Check	12/20/2021		Accounts Payable	-77.08	0.00
Total Wells Fargo Financial Leasing				0.00	0.00
TOTAL				0.00	-97.77

\$ 3,243.74

11:14 AM

12/17/21

Bingham Township
Payroll Transactions by Payee
 November 16 through December 20, 2021

Date	Name	Amount
Michigan Treasury 12/17/2021	Michigan Treasury	-405.90
Total Michigan Treasury		-405.90
United States Treasury 12/17/2021	United States Treasury	-1,952.32
Total United States Treasury		-1,952.32
Clark, Kim R. 12/20/2021	Clark, Kim R.	-370.64
Total Clark, Kim R.		-370.64
Dashner, Charles B 12/20/2021	Dashner, Charles B	-57.26
Total Dashner, Charles B		-57.26
Emeott, Scott 12/20/2021	Emeott, Scott	-48.45
Total Emeott, Scott		-48.45
Friske, Angela 12/20/2021	Friske, Angeia	-1,808.07
Total Friske, Angela		-1,808.07
Grant, Sandra K 12/20/2021	Grant, Sandra K	-1,765.50
Total Grant, Sandra K		-1,765.50
Jasinski, Catherine D 12/20/2021	Jasinski, Catherine D	-66.08
Total Jasinski, Catherine D		-66.08
Layman, Jeffrey H 12/20/2021	Layman, Jeffrey H	-157.34
Total Layman, Jeffrey H		-157.34
Morio, Kathy 12/20/2021	Morio, Kathy	-1,849.56
Total Morio, Kathy		-1,849.56
Okma, Lou 12/20/2021	Okma, Lou	-48.45
Total Okma, Lou		-48.45
Park, J Michael 12/20/2021	Park, J Michael	-66.07
Total Park, J Michael		-66.07
Pawlowicz, James L 12/20/2021	Pawlowicz, James L	-57.26
Total Pawlowicz, James L		-57.26
Priest, Daniel J 12/20/2021	Priest, Daniel J	-145.36
Total Priest, Daniel J		-145.36

11:14 AM
12/17/21

Bingham Township
Payroll Transactions by Payee
November 16 through December 20, 2021

<u>Date</u>	<u>Name</u>	<u>Amount</u>
Schultz, Virginia D 12/20/2021	Schultz, Virginia D	-48.45
Total Schultz, Virginia D		-48.45
Stone(trustee), Todd 12/20/2021	Stone(trustee), Todd	-192.58
Total Stone(trustee), Todd		-192.58
Werner, Marian E 12/20/2021	Werner, Marian E	-1,200.82
Total Werner, Marian E		-1,200.82
Woods, Mary E 12/20/2021	Woods, Mary E	-57.26
Total Woods, Mary E		-57.26
TOTAL		<u>-10,297.37</u>