

Treasurer's Report reflects
bank account balances

Treasurer's Report

SEPTEMBER 2022

#101 General Fund	General Fund Huntington	\$ 1,210,888.37
#203 Metro Authority	Huntington Bank	\$ 61,185.48
#206 Fire Fund	Huntington Bank	\$ 695,361.10
#207 Police	Huntington Bank	\$ 334.90
#590 Sewer CD Mat May 2018	Sewer Huntington	\$ 464,253.37
#591 Timberlee H20	Huntington Bank	\$ 427,411.79
#592 Greilickville H20	Huntington Bank	\$ 165,423.13
#594 Marina	Marina Huntington	\$ 1,093,468.27
#701 Trust & Agency	Huntington Bank	\$ 819.49
#703 Current Tax	Huntington Bank	\$ 242,413.98
#815 E. Timberwoods	Huntington Bank	\$ 0.00
#816 GSAD Receivable	Savings Huntington	\$ 6,496.49
#817 SBlue & Old Orch	Huntington Bank	\$ 0.00
#818 Old Orchard	Huntington Bank	\$ 0.00
#820 Maintenance E.R. Rds	Huntington Bank	\$ 4,586.89
#821 Maintenance S.B. Rds	Huntington Bank	\$ 4,848.00
#861 Bayview Estates Lights	Huntington Bank	\$ 2,238.23

TOTAL \$ 4,379,729.49

<u>INVESTMENT ACCOUNTS CD's</u>	<u>PURCHASED AMOUNT</u>	<u>PRIOR MONTH VALUE</u>	<u>CURRENT VALUE</u>	<u>EST MONTHLY INT</u>	<u>PAID INTEREST</u>
#101 Goldman Sachs	\$200,000.00		\$ 197,982.00		
#101 SYNCHRONY BK	\$202,000.00		\$ 195,707.70	-\$ 6,292.30	
#101 FIDELITY GOV MMKT DAILY		\$ 2,898.04	\$ 2,902.20	\$ 4.16	\$ 4.16
#590 Ally Bank	\$250,000.00		\$ 247,735.00	-\$ 2,265.00	
#590 Morgan Stanley	\$150,000.00		\$ 149,733.00	-\$ 267.00	
#590 Flagstar Bank	\$250,000.00		\$ 243,887.50	-\$ 6,112.50	
#590 BMW BK	\$131,000.00		\$ 126,919.35	-\$ 4,080.65	
BOND INTEREST		\$ 10,868.25	\$ 10,883.87	\$ 15.62	\$ 15.62
#594 Dreyfus MMKT	\$ 150,000.00		\$ 156,056.43		
#594 UBS Bank	\$ 250,000.00		\$ 243,795.00	-\$ 6,205.00	
BOND INTEREST		\$ 915.33	\$ 969.75	\$ 54.42	\$ 54.42
	\$1,583,000.00	TOTAL	\$ 1,576,571.80	-\$ 25,148.25	\$ 74.20
		GRAND TOTAL	\$ 5,956,301.29		

Connie M. Preston, Clerk

Chris Mikowski, Treasurer

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: September 2022 Planning and Zoning Report

PERMITS:	9/2022	8/2021	YTD 2022	YTD 2021
Single Family Dwelling	2	3	23	18
Attached SFD	0	0	0	0
Accessory Building	1	1	12	7
AG Building	0	0	0	0
Residential Addition	1	1	4	7
Deck	0	0	7	8
Sign	2	0	5	0
Commercial	0	0	2	0
Misc.	0	0	10	4
Total Permits	6	5	63	50
Fees Collected	\$624.84	\$420.80	\$5,190.84	\$3,520.24

Zoning Board of Appeals:

Past Meetings – August 3, 2022 (referenced in last report)

Future Meetings – TBD – no new cases.

Planning Commission:

Past Meetings – September 20, 2022

- **Public Hearing** SPR/SUP 2022-05 Request by TC Whiskey re: property at 9440 & 9432 S Center Hwy for an expansion of previously permitted distillery tasting room, offices, & visitor center.
- Discussion on Master Plan
- Food Trucks
- Capital Improvement Plan (CIP)

Future Meetings

- October 6th – Special Workshop meeting to discuss Master Plan
- October 18th – Agenda TBD, but will include: Food Trucks

Office Updates:

- Continues with Parks & Rec on 5-year update to the Parks & Rec Plan – next meeting is October 19th where the Committee will (hopefully) review a completed draft plan. We are on track to submit to the state by February 2023.
- Food Trucks. Discussion remains before the Planning Commission. The Commission has discussed the prepared licensing ordinance and input has been requested from the Fire Chief for 10/18 meeting. I hope to have this before you soon.
- STRs. All 93 licenses have been issued; 1 application on waiting list. October 1 begins renewal season. Reminders have been sent out. During renewal period I will review each listing to confirm that information submitted is accurate and meets the requirements prior to issuing a renewal.
- Upon review of a complaint filed regarding the Township's Boat Regulation Ordinance (adopted in 1991), Counsel has confirmed it is an invalid Ordinance and therefore should not be enforced as it attempts to regulate personal property through a non-zoning Ordinance. That said, the Township does regulate new shared shoreline access through Section 3.11.
- ZA will be attending MI Association of Planning's Annual Conference on 10/12-10/14.

**CHARTER TOWNSHIP OF ELMWOOD
REGULAR BOARD MEETING
SEPTEMBER 12, 2022
IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 6:00 p.m.

Pledge of Allegiance:

Supervisor Shaw led the Pledge of Allegiance.

Roll Call:

Present: Jeff Shaw, Connie Preston, Jim O'Rourke, Deborah Allen, Terry Lautner, Dave Darga, and Chris Mikowski

Excused: None

Declaration of Conflict of Interest:

None

Public Comment

None

Consent Calendar:

Department Reports:

Treasurer
Planning/Zoning
Harbormaster
Fire Chief Report

Committee Reports:

Parks & Rec
8-3-22

Minutes:

8-8-22

Post Audit Invoices 8-13-22 through 9-8-22

Authorization to Sign the L-4029 2022 Tax Rate Request

MOTION BY TRUSTEE ALLEN, SECONDED BY TRUSTEE O'ROURKE TO APPROVE THE CONSENT CALENDAR AS PRESENTED. The motion passed unanimously by a voice vote.

Agenda Approval

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO APPROVE THE AGENDA AS PRESENTED. The motion passed unanimously by a voice vote.

Supervisor Remarks

Supervisor Shaw submitted a written report and thanked the Fire Department for their response to the boat fire at Harbor West

Trustee Remarks

Trustee O'Rourke thanked the Fire Department for their extrication practice on Labor Day.

Trustee Allen thanked Supervisor Shaw and Planner Sarah Clarren for attending the Parks and Recreation meeting.

Engineer's Report

None

Other Officer Remarks

Chief Tampa reported that October is Fire Prevention Month and the Fire Department Open House is Saturday. He also thanked Traverse City and Suttons Bay Fire Departments for backing them up on the boat fire.

Communications from the Clerk

Clerk Preston stated that the packet contained updates on pricing for a new ambulance just for informational purposes.

OLD BUSINESS

None

NEW BUSINESS

Marina/Buoy Chain Replacements

MOTION BY TRUSTEE O'ROURKE, SECONDED BY TRUSTEE DARGA TO AWARD THE BID TO REPLACE THE CHAINS TO TOM DONLEY IN THE AMOUNT OF \$3213.75. The motion passed unanimously by a voice vote.

Timberlee Water Engineering Proposal/Funding

The consensus of the Board was to check the Cottonwood booster station to see if the tank just needs to be pressurized and then come back with the engineering proposal next month.

Marina Engineering for Phase III

MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE ALLEN TO ACCEPT THE BID OF WADE TRIM FOR PHASE III DESIGN COMPLETION AND PERMITS PER THE MEMO DATED 8-31-22. The motion passed unanimously by a voice vote.

Brewery Creek Parking Lot

Engineer Ken Schwerdt of Wade Trim stated that the Brewery Creek parking lot plan approved by the Board has a probable cost of \$2.5 million to complete. Even a gravel lot would be \$1.5 million. The consensus of the Board was to do a walk through with our engineers and Supervisor Shaw and see what could be done to open up the lot and to make it more useable.

Deficit Elimination Resolution

Clerk Preston presented Resolution 11 of 2022, a Deficit Elimination Plan and explained that because we showed a deficit in our combined special assessment funds, we need to complete a plan to submit to the State of Michigan as to how the deficit is being eliminated. The transfer at last months meeting eliminated that deficit. MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE O'ROURKE TO ADOPT RESOLUTION 11 OF 2022. The motion passed 7-0 by a roll call vote.

Greilickville Watermain Transfer to Greilickville Water SAD

Clerk Preston presented the options for paying the Greilickville watermain bonds. The SAD will not cover the payoff of the bond so the Board will need to transfer from either the General Fund or the Greilickville Water operating fund. If the payoff is made on October 15th, the estimated payoff is \$125,780.00. Paying off now instead of following the original schedule would save about \$7700.00. MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO AUTHORIZE THE CLERK TO WORK WITH US BANK TO ARRANGE FOR THE FINAL BOND PAYMENT ON THE GREILICKVILLE WATERMAIN SPECIAL ASSESSMENT BONDS. The motion passed unanimously by a voice vote.

PUBLIC COMMENT

None

Adjournment

Supervisor Shaw adjourned the meeting at 7:06 p.m.

DRAFT

Check Register Report

Date: 10/04/2022

Time: 11:12 am

Page: 1

ELMWOOD TOWNSHIP

BANK:

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
Checks								
36979	09/15/2022	Printed			1592	RICHARD OR JEANETTE ANDERSON	PAVILION RESERVATION REFUND	150.00
36980	09/15/2022	Printed			847	BLACK STAR FARMS	PAVILION DEPOSIT REFUND	50.00
36981	09/15/2022	Printed			01015	CHRIST COMMUNITY CHURCH	PAVILION DEPOSIT REFUND	50.00
36982	09/15/2022	Printed			01016	ERIK ELMER	PAVILION DEPOSIT REFUND	50.00
36983	09/15/2022	Printed			01013	CELESTE JOHNSON	PAVILION DEPOSIT REFUND	50.00
36984	09/15/2022	Printed			01011	EMILY KNAPP	PAVILION DEPOSIT REFUND	50.00
36985	09/15/2022	Printed			01012	LEELANAU COUNTY DEMOCRATS	PAVILION DEPOSIT REFUND	50.00
36986	09/15/2022	Printed			904	MERRILL LYNCH	PAVILION DEPOSIT REFUND	50.00
36987	09/15/2022	Printed			01014	MARIA MORALES	PAVILION DEPOSIT REFUND	50.00
36988	09/15/2022	Printed			01010	KIM MORSE	PAVILION DEPOSIT REFUND	50.00
36989	09/15/2022	Printed			1583	MATT PIOTROWSKI	PAVILION DEPOSIT REFUND	50.00
36990	09/15/2022	Printed			S112	STANDARD ELECTRIC COMPANY	cust#700892	32.66
36991	09/15/2022	Void	09/16/2022				SPOILED	0.00
36992	09/15/2022	Printed			965	CHRISTOPHER THOLEN	PAVILION DEPOSIT REFUND	50.00
37000	09/23/2022	Printed			A050	ACCIDENT FUND OF MICHIGAN	WCV 015955134039009314	10,576.00
37001	09/23/2022	Printed			A127	AT&T MOBILITY	ACCT#2897303700094	152.92
37002	09/23/2022	Printed			B111	BLUECROSS BLUESHIELD OF MI	GROUP 007015150710 DIV 0000	222.55
37003	09/23/2022	Printed			C029	CHARTER COMMUNICATIONS	ACCT#8245 12 895 0008281	525.18
37004	09/23/2022	Printed			C010	CHERRYLAND ELECTRIC COOP	ACCT#9902700	115.14
37005	09/23/2022	Printed			C093	CITY OF TRAVERSE CITY UTILITIE	ACCT#531765-118432	21.10
37006	09/23/2022	Printed			C040	CONSUMERS ENERGY	ACCT#1000 2914 1304	3,365.21
37007	09/23/2022	Printed			M020	DTE ENERGY	ACCT#9100 215 3113 2	240.87
37008	09/23/2022	Printed			E013	ELEVATE NET	MARINA PHONE	149.97
37009	09/23/2022	Printed			M008	GFL ENVIRONMENTAL	ACCT# 002119662	148.62
37010	09/23/2022	Printed			M008	GFL ENVIRONMENTAL	ACCT# 002114837	277.40
37011	09/23/2022	Printed			G425	GUARDIAN	GROUP 00 357534	425.18
37012	09/23/2022	Printed			P043	PRIORITY HEALTH	GROUP 790105 S001	4,505.02
37013	09/23/2022	Printed			V023	VSP	CLIENT ID 30031936	251.05
37014	09/26/2022	Printed			1542	GARETH EVE	PAVILION DEPOSIT REFUND	50.00
37015	09/26/2022	Printed			914	KERRY NAVABI	PAVILION DEPOSIT REFUND	50.00
37016	09/26/2022	Printed			01018	BRADLEY NEUDER	PAVILION DEPOSIT REFUND	50.00
37017	09/26/2022	Printed			821	MIKE POBUDA	MILEAGE REIMBURSEMENT	4.48
37018	09/26/2022	Printed			1024	ADAM PRETTYMAN	REFUND/OVERPAYMENT	81.00
37019	09/26/2022	Printed			1591	CORIXA VALLE	PAVILION DEPOSIT REFUND	50.00
37020	09/26/2022	Printed			01017	WENDY WALTER	PAVILION DEPOSIT REFUND	50.00

Total Checks: 35

Checks Total (excluding void checks):

22,044.35

Total Payments: 35

Bank Total (excluding void checks):

22,044.35

Check Register Report

Date: 10/04/2022

Time: 11:12 am

Page: 2

ELMWOOD TOWNSHIP

BANK: ONLINE PAYMENTS

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
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ONLINE PAYMENTS Checks

500014	09/16/2022	Printed			S146	SUPERFLEET MASTERCARD ACCT#FB627 PROGRAM		1,739.03
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	Total Checks: 1	Checks Total (excluding void checks):	1,739.03
	Total Payments: 1	Bank Total (excluding void checks):	1,739.03
	Total Payments: 36	Grand Total (excluding void checks):	23,783.38

Supervisor's Report

10/10/2022

1. The Leelanau County Road Commission is finishing their traffic and safety study on Cherry Bend Road, near the Orchard Creek development. We should have information soon.
2. Michigan Broadband says they will begin installing fiberoptic cable from M-72 to Cherry Bend Road this month. I have contacted our attorney as they have not applied for any permits. I'll keep you informed.
3. The office is gearing up for the election in November.
4. I attended the Innovative Workshop put on by Jacobs (the operator of the City's Wastewater Treatment Plant) on 10/5/22. The schedule of events is in your packet.
5. MDOT had another successful workshop/open house on September 29, 2022. The redesign of M-22 in 2025 was the topic.
6. Harbormaster Pete Moon and I met with Ken Schwerdt at the Brewery Creek Parking Lot. The item is on tonight's agenda.
7. Congratulations to our own Debra Allen for being one of the finalists for the County Administrator position.

Jacobs welcomes you to our 2022 Innovation Workshop

When: Wednesday October 5th, 2022
8:00 a.m. to 5:00 p.m.

Where: Delamar Traverse City
615 E Front St.
Traverse City, MI 49686

Provided: Lunch & Morning/Afternoon Drinks and Snacks

8:00 – 8:15 a.m. Introductions, coffee, soft start

8:15 – 9:00 a.m. PFAS & Solids Processing
Drew Mearns

9:00 – 10:00 a.m. Phosphorous Removal/Bio P Modeling
Tom Johnson, Lee Tharps

10:00 – 11:00 a.m. Lystec
Tom Johnson, Lee Tharps

11:00 a.m. – 12:00 p.m. Lunch (will cater in)

12:00 – 1:00 p.m. Solar Feasibility
Alex Reese

1:00 – 1:45 p.m. PFAS
Tod Williams

1:45 – 2:00 p.m. Break

2:00 – 2:45 p.m. Blower Project & Digester Gas Update
Lee Tharps

2:45 – 3:45 p.m. Cyber Security
Luke Armory

Jacobs

Challenging today.
Reinventing tomorrow.

REVENUE/EXPENDITURE REPORT

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022

Fund Type:

Fund: 101 - GENERAL FUND

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Revenues							
Dept: 000.000							
402.000 CURRENT PROP. TAX - ALLOCATED	232,370.00	232,370.00	198,385.43	0.00	0.00	33,984.57	85.4
403.000 INTEREST/PENALTIES ON TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
412.000 DELINQUENT-REAL PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.0
420.000 UNPAID PERSONAL PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.0
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.0
447.000 PROPERTY TAX ADMIN. FEE	90,000.00	90,000.00	34,010.86	0.00	0.00	55,989.14	37.8
460.000 CABLE TV FRANCHISE FEES	81,000.00	81,000.00	62,728.86	0.00	0.00	18,271.14	77.4
460.100 METRO AUTHORITY FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
461.000 PEG FEES	7,800.00	7,800.00	6,021.82	0.00	0.00	1,778.18	77.2
462.000 WATER FRANCHISE FEE	940.00	940.00	1,015.20	0.00	0.00	-75.20	108.0
476.000 PERMITS & FEES	4,500.00	4,500.00	9,990.89	0.00	0.00	-5,490.89	222.0
476.100 LAND DIVISION FEES	1,500.00	1,500.00	1,300.00	0.00	0.00	200.00	86.7
477.000 Short Term Rental	27,900.00	27,900.00	16,800.00	0.00	0.00	11,100.00	60.2
487.000 TRAILER PARK FEES	300.00	300.00	424.00	0.00	0.00	-124.00	141.3
566.000 STATE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
574.000 STATE SHARED REVENUE	425,000.00	425,000.00	384,172.00	0.00	0.00	40,828.00	90.4
575.000 FEDERAL ARPA FUNDS	0.00	0.00	238,344.33	0.00	0.00	-238,344.33	0.0
607.000 CHARGES FOR SERVICE - FEES	3,000.00	3,000.00	4,800.00	0.00	0.00	-1,800.00	160.0
626.000 SUMMER TAX COLLECTION FEE	8,000.00	8,000.00	8,112.50	0.00	0.00	-112.50	101.4
635.000 STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00	0.0
642.000 CHARGE FOR SERVICE - SALES	100.00	100.00	3.50	0.00	0.00	96.50	3.5
643.000 SALE OF HISTORY BOOKS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
656.000 UNIFORM TRAFFIC CODE FINES	0.00	0.00	82.77	0.00	0.00	-82.77	0.0
664.000 INTEREST EARNINGS	300.00	300.00	191.90	0.00	0.00	108.10	64.0
664.100 STF BOND INTEREST	2,000.00	2,000.00	1,981.48	0.00	0.00	18.52	99.1
668.000 RENTS & ROYALTIES	6,000.00	6,000.00	7,975.00	-350.00	0.00	-1,975.00	132.9
669.000 LEASE AT FIRE HALL	43,200.00	43,200.00	30,041.96	0.00	0.00	13,158.04	69.5
673.000 SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
675.000 CONTRIBUTIONS - PRIVATE SOURCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
687.000 REFUNDS	0.00	0.00	547.82	0.00	0.00	-547.82	0.0
691.000 CONTRIBUTIONS - OTHER FUNDS	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00	0.0
692.000 REIMBURSEMENTS	0.00	0.00	930.46	0.00	0.00	-930.46	0.0
695.000 MISCELLANEOUS INCOME	0.00	0.00	750.00	0.00	0.00	-750.00	0.0
699.000 FUND EQUITY CONTRIBUTION	267,160.00	267,160.00	0.00	0.00	0.00	267,160.00	0.0
Dept: 000.000	1,236,070.00	1,236,070.00	1,008,610.78	-350.00	0.00	227,459.22	81.6
Revenues							
	1,236,070.00	1,236,070.00	1,008,610.78	-350.00	0.00	227,459.22	81.6
Expenditures							
Dept: 000.000							
882.000 ROAD IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
999.100 OPERATING TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000.000	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 101.000 TOWNSHIP BOARD							
701.000 ADMINISTRATIVE WAGES	18,000.00	18,000.00	11,075.12	1,141.68	0.00	6,924.88	61.5
702.000 CLERICAL WAGES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
703.000 WAGES	23,600.00	23,600.00	17,246.11	1,815.38	0.00	6,353.89	73.1
703.100 UNEMPLOYMENT REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
703.200 wages	8,405.00	8,405.00	6,302.61	700.29	0.00	2,102.39	75.0
714.000 EMPLOYER'S FICA CONTRIBUTION	4,005.00	4,005.00	2,648.94	279.81	0.00	1,356.06	66.1
715.000 MEDICAL INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
715.100 LIFE INSURANCE	660.00	660.00	473.70	57.48	0.00	186.30	71.8
716.000 WORKERS COMP INSURANCE	4,000.00	4,000.00	4,123.00	4,123.00	0.00	-123.00	103.1
717.000 RETIREMENT CONTRIBUTION	4,300.00	4,300.00	3,320.00	0.00	0.00	980.00	77.2
724.000 BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
727.000 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
800.000 VIDEO SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 PROFESSIONAL SERVICES - LEGAL	8,000.00	8,000.00	5,194.00	153.00	0.00	2,806.00	64.9

REVENUE/EXPENDITURE REPORT

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022

Fund Type:

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 209.000 ASSESSOR							
930.000 REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	800.00	800.00	95.00	0.00	0.00	705.00	11.9
980.000 OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
ASSESSOR	93,855.00	93,855.00	74,121.59	6,941.70	0.00	19,733.41	79.0
Dept: 215.000 TOWNSHIP CLERK							
701.000 ADMINISTRATIVE WAGES	48,200.00	48,200.00	36,149.94	4,016.66	0.00	12,050.06	75.0
702.000 CLERICAL WAGES	8,010.00	8,010.00	4,937.94	548.66	0.00	3,072.06	61.6
703.000 WAGES	12,000.00	12,000.00	2,447.50	283.50	0.00	9,552.50	20.4
714.000 EMPLOYER'S FICA CONTRIBUTION	5,150.00	5,150.00	3,330.41	370.93	0.00	1,819.59	64.7
715.000 MEDICAL INSURANCE	430.00	430.00	921.87	102.43	0.00	-491.87	214.4
715.100 LIFE INSURANCE	360.00	360.00	265.50	29.50	0.00	94.50	73.8
716.000 WORKERS COMP INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
717.000 RETIREMENT CONTRIBUTION	6,020.00	6,020.00	4,820.00	0.00	0.00	1,200.00	80.1
727.000 OFFICE SUPPLIES	400.00	400.00	279.60	0.00	0.00	120.40	69.9
806.000 CONTRACTUAL FEES & SERVICES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0
860.000 TRANSPORTATION	150.00	150.00	0.00	0.00	0.00	150.00	0.0
930.000 REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
956.000 EMERGENCY CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	1,000.00	1,000.00	200.00	200.00	0.00	800.00	20.0
980.000 OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
TOWNSHIP CLERK	84,220.00	84,220.00	53,352.76	5,551.68	0.00	30,867.24	63.3
Dept: 247.000 BOARD OF REVIEW							
703.000 WAGES	1,000.00	1,000.00	307.00	0.00	0.00	693.00	30.7
714.000 EMPLOYER'S FICA CONTRIBUTION	80.00	80.00	23.48	0.00	0.00	56.52	29.4
716.000 WORKERS COMP INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
727.000 OFFICE SUPPLIES	0.00	0.00	32.46	0.00	0.00	-32.46	0.0
900.000 PRINTING & PUBLISHING	300.00	300.00	193.08	0.00	0.00	106.92	64.4
956.000 EMERGENCY CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	500.00	500.00	0.00	0.00	0.00	500.00	0.0
BOARD OF REVIEW	1,880.00	1,880.00	556.02	0.00	0.00	1,323.98	29.6
Dept: 253.000 TOWNSHIP TREASURER							
701.000 ADMINISTRATIVE WAGES	48,200.00	48,200.00	36,149.94	4,016.66	0.00	12,050.06	75.0
703.000 WAGES	11,600.00	11,600.00	8,476.85	892.30	0.00	3,123.15	73.1
714.000 EMPLOYER'S FICA CONTRIBUTION	4,610.00	4,610.00	3,413.99	375.54	0.00	1,196.01	74.1
715.000 MEDICAL INSURANCE	9,055.00	9,055.00	5,330.24	592.25	0.00	3,724.76	58.9
715.100 LIFE INSURANCE	360.00	360.00	265.50	29.50	0.00	94.50	73.8
716.000 WORKERS COMP INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
717.000 RETIREMENT CONTRIBUTION	6,500.00	6,500.00	6,660.00	0.00	0.00	-160.00	102.5
727.000 OFFICE SUPPLIES	3,000.00	3,000.00	1,913.50	0.00	0.00	1,086.50	63.8
801.000 PROFESSIONAL SERVICES - LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.0
814.000 COMPUTER SERVICES	1,400.00	1,400.00	1,423.00	0.00	0.00	-23.00	101.6
860.000 TRANSPORTATION	100.00	100.00	0.00	0.00	0.00	100.00	0.0
900.000 PRINTING & PUBLISHING	1,700.00	1,700.00	684.49	0.00	0.00	1,015.51	40.3
930.000 REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
956.000 EMERGENCY CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
980.000 OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
TOWNSHIP TREASURER	87,525.00	87,525.00	64,317.51	5,906.25	0.00	23,207.49	73.5
Dept: 265.000 TOWNSHIP CENTER							
702.000 CLERICAL WAGES	0.00	0.00	4,295.70	715.95	0.00	-4,295.70	0.0
703.000 WAGES	5,000.00	5,000.00	4,646.45	1,280.85	0.00	353.55	92.9
714.000 EMPLOYER'S FICA CONTRIBUTION	400.00	400.00	684.10	152.77	0.00	-284.10	171.0
724.000 BANK CHARGES	375.00	375.00	640.34	0.00	0.00	-265.34	170.8
727.000 OFFICE SUPPLIES	11,500.00	11,500.00	7,797.47	0.00	0.00	3,702.53	67.8
740.000 OPERATING SUPPLIES	1,800.00	1,800.00	1,152.57	6.35	0.00	647.43	64.0

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022

Fund Type:	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 405.000 Planning /Zoning Administratio							
860.000 TRANSPORTATION	200.00	200.00	0.00	0.00	0.00	200.00	0.0
960.000 EDUCATION & TRAINING	1,500.00	1,500.00	-150.00	0.00	0.00	1,650.00	-10.0
980.000 OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Planning /Zoning Administratio	91,415.00	91,415.00	68,004.92	6,834.17	0.00	23,410.08	74.4
Dept: 410.000 ZONING BOARD OF APPEALS							
702.000 CLERICAL WAGES	500.00	500.00	552.00	80.00	0.00	-52.00	110.4
703.000 WAGES	2,500.00	2,500.00	1,670.00	370.00	0.00	830.00	66.8
714.000 EMPLOYER'S FICA CONTRIBUTION	230.00	230.00	169.95	34.42	0.00	60.05	73.9
727.000 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 PROFESSIONAL SERVICES - LEGAL	3,000.00	3,000.00	2,280.00	0.00	0.00	720.00	76.0
830.000 MEMBERSHIP AND DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
860.000 TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
900.000 PRINTING & PUBLISHING	400.00	400.00	200.70	0.00	0.00	199.30	50.2
956.000 EMERGENCY CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	500.00	500.00	0.00	0.00	0.00	500.00	0.0
ZONING BOARD OF APPEALS	7,130.00	7,130.00	4,872.65	484.42	0.00	2,257.35	68.3
Dept: 411.000 ZONING ADMINISTRATION							
703.000 WAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
714.000 EMPLOYER'S FICA CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
717.000 RETIREMENT CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
727.000 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 PROFESSIONAL SERVICES - LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.0
860.000 TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.0
980.000 OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
ZONING ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 445.000 PUBLIC WORKS							
801.000 PROFESSIONAL SERVICES - LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.0
930.000 REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
992.000 PAYMENT ON BONDS - G.T. COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
992.200 STF Bond Purchase	0.00	0.00	0.00	0.00	0.00	0.00	0.0
995.000 INTEREST ON LOANS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
PUBLIC WORKS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 448.000 STREET LIGHTING							
920.000 UTILITIES - ELECTRIC	6,500.00	6,500.00	4,444.07	521.90	0.00	2,055.93	68.4
STREET LIGHTING	6,500.00	6,500.00	4,444.07	521.90	0.00	2,055.93	68.4
Dept: 751.000 PARKS							
703.000 WAGES	30,000.00	30,000.00	27,733.93	3,565.80	0.00	2,266.07	92.4
714.000 EMPLOYER'S FICA CONTRIBUTION	2,400.00	2,400.00	2,121.74	272.80	0.00	278.26	88.4
740.000 OPERATING SUPPLIES	3,000.00	3,000.00	2,240.68	0.00	0.00	759.32	74.7
741.000 MOTOR FUELS	900.00	900.00	903.37	-275.05	0.00	-3.37	100.4
775.000 REPAIR & MAINTENANCE SUPPLIES	3,000.00	3,000.00	4,771.36	1,493.78	0.00	-1,771.36	159.0
802.000 ENGINEERING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
804.000 PLANNING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
920.000 UTILITIES - ELECTRIC	1,500.00	1,500.00	1,030.41	173.86	0.00	469.59	68.7
924.000 UTILITIES - SEWER USE	280.00	280.00	184.00	0.00	0.00	96.00	65.7
930.000 REPAIR & MAINTENANCE	8,000.00	8,000.00	3,645.00	0.00	0.00	4,355.00	45.6
931.000 EQUIP. REPAIR & MAINTENANCE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
972.000 CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
974.000 LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
975.000 BUILDINGS, ADDITIONS & IMPROVEM	72,000.00	72,000.00	66,902.50	0.00	0.00	5,097.50	92.9
977.000 EQUIPMENT	0.00	50,000.00	52,219.60	0.00	0.00	-2,219.60	104.4
PARKS	122,080.00	172,080.00	161,752.59	5,231.19	0.00	10,327.41	94.0

REVENUE/EXPENDITURE REPORT

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022

Fund Type:	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 206 - FIRE FUND							
Expenditures							
Dept: 000.000							
932.000 UNSCHEDULED MAINTENANCE	500.00	500.00	0.00	0.00	0.00	500.00	0.0
933.000 apparatus repair and maint	15,000.00	15,000.00	34,023.58	0.00	0.00	-19,023.58	226.8
956.000 EMERGENCY CONTINGENCY	400.00	400.00	0.00	0.00	0.00	400.00	0.0
960.000 EDUCATION & TRAINING	13,000.00	13,000.00	12,726.18	0.00	0.00	273.82	97.9
975.000 BUILDINGS,ADDITIONS & IMPROVEM	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.0
977.000 EQUIPMENT	10,000.00	10,000.00	2,022.14	0.00	0.00	7,977.86	20.2
978.000 EQUIPMENT REPLACEMENT	20,300.00	20,300.00	1,537.28	0.00	0.00	18,762.72	7.6
978.100 FUTURE EQUIP REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
993.000 PRINCIPAL PAYMENT - FIRE TRUCK	56,465.00	56,465.00	56,463.97	0.00	0.00	1.03	100.0
995.000 INTEREST ON LOANS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000.000	685,675.00	685,675.00	479,954.83	32,196.70	0.00	205,720.17	70.0
Dept: 344.000 EMS							
701.000 ADMINISTRATIVE WAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
703.200 wages	14,750.00	14,750.00	4,310.80	453.76	0.00	10,439.20	29.2
704.000 FIRE WAGES	257,400.00	257,400.00	196,936.79	20,790.36	0.00	60,463.21	76.5
704.100 firefighter shift wages	0.00	0.00	0.00	0.00	0.00	0.00	0.0
714.000 EMPLOYER'S FICA CONTRIBUTION	21,100.00	21,100.00	15,318.65	1,625.17	0.00	5,781.35	72.6
715.000 MEDICAL INSURANCE	20,430.00	20,430.00	8,739.81	948.62	0.00	11,690.19	42.8
715.100 LIFE INSURANCE	1,800.00	1,800.00	1,157.80	104.20	0.00	642.20	64.3
716.000 WORKERS COMP INSURANCE	18,000.00	18,000.00	16,712.50	848.50	0.00	1,287.50	92.8
717.000 RETIREMENT CONTRIBUTION	26,100.00	26,100.00	20,062.50	0.00	0.00	6,037.50	76.9
727.000 OFFICE SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	0.0
740.000 OPERATING SUPPLIES	10,000.00	10,000.00	5,717.38	34.49	0.00	4,282.62	57.2
741.000 MOTOR FUELS	2,500.00	2,500.00	3,318.43	-680.44	0.00	-818.43	132.7
742.000 EMS & RESCUE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
776.000 JANITORIAL SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
778.000 Billing Services	8,000.00	8,000.00	5,843.24	0.00	0.00	2,156.76	73.0
801.000 PROFESSIONAL SERVICES - LEGAL	1,200.00	1,200.00	250.00	0.00	0.00	950.00	20.8
802.000 ENGINEERING SERVICES	700.00	700.00	0.00	0.00	0.00	700.00	0.0
803.000 MEDICAL - PHYSICAL EXAMS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
805.000 AUDIT FEES	100.00	100.00	100.00	0.00	0.00	0.00	100.0
807.000 LICENSING AND FEES	1,400.00	1,400.00	624.75	199.73	0.00	775.25	44.6
830.000 MEMBERSHIP AND DUES	2,200.00	2,200.00	4,691.88	0.00	0.00	-2,491.88	213.3
850.000 TELEPHONES	2,400.00	2,400.00	1,473.24	190.77	0.00	926.76	61.4
860.000 TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
880.000 COMMUNITY PROMOTION	200.00	200.00	0.00	0.00	0.00	200.00	0.0
881.000 ALS INTERCEPT SERVICE	16,000.00	16,000.00	19,427.50	0.00	0.00	-3,427.50	121.4
900.000 PRINTING & PUBLISHING	200.00	200.00	0.00	0.00	0.00	200.00	0.0
910.000 INSURANCE & BONDS	6,800.00	6,800.00	7,602.50	0.00	0.00	-802.50	111.8
920.000 UTILITIES - ELECTRIC	3,800.00	3,800.00	2,717.63	202.26	0.00	1,082.37	71.5
922.000 UTILITIES - GAS	2,500.00	2,500.00	2,433.22	34.73	0.00	66.78	97.3
924.000 UTILITIES - SEWER USE	330.00	330.00	184.00	0.00	0.00	146.00	55.8
930.000 REPAIR & MAINTENANCE	4,000.00	4,000.00	1,250.78	80.65	0.00	2,749.22	31.3
931.000 EQUIP. REPAIR & MAINTENANCE	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0
932.000 UNSCHEDULED MAINTENANCE	500.00	500.00	0.00	0.00	0.00	500.00	0.0
933.000 apparatus repair and maint	4,500.00	4,500.00	5,302.20	0.00	0.00	-802.20	117.8
956.000 EMERGENCY CONTINGENCY	400.00	400.00	0.00	0.00	0.00	400.00	0.0
960.000 EDUCATION & TRAINING	9,000.00	9,000.00	5,866.88	0.00	0.00	3,133.12	65.2
975.000 BUILDINGS,ADDITIONS & IMPROVEM	500.00	500.00	0.00	0.00	0.00	500.00	0.0
977.000 EQUIPMENT	2,000.00	2,000.00	198.68	0.00	0.00	1,801.32	9.9
978.000 EQUIPMENT REPLACEMENT	2,100.00	2,100.00	604.35	0.00	0.00	1,495.65	28.8
EMS	444,910.00	444,910.00	330,845.51	24,832.80	0.00	114,064.49	74.4
Expenditures	1,130,585.00	1,130,585.00	810,800.34	57,029.50	0.00	319,784.66	71.7

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type:							
Fund: 590 - SEWER FUND							
Revenues							
Dept: 000.000							
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.0
446.000 INT/PENALTIES BEN/RISER	0.00	0.00	0.00	0.00	0.00	0.00	0.0
476.000 PERMITS & FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
607.000 CHARGES FOR SERVICE - FEES	348,000.00	348,000.00	233,039.33	0.00	0.00	114,960.67	67.0
608.000 NON-BUSINESS LICENSES & PERMIT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
610.000 MISCELLANEOUS PAYMENTS & FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
662.000 PENALTIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
664.000 INTEREST EARNINGS	0.00	0.00	69.21	0.00	0.00	-69.21	0.0
672.000 SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
691.000 CONTRIBUTIONS - OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
693.000 REFUND - FACTOR CREDIT TC	0.00	0.00	0.00	0.00	0.00	0.00	0.0
699.000 FUND EQUITY CONTRIBUTION	87,500.00	87,500.00	0.00	0.00	0.00	87,500.00	0.0
Dept: 000.000	435,500.00	435,500.00	233,108.54	0.00	0.00	202,391.46	53.5
Revenues	435,500.00	435,500.00	233,108.54	0.00	0.00	202,391.46	53.5
Expenditures							
Dept: 000.000							
724.000 BANK CHARGES	250.00	250.00	251.78	0.00	0.00	-1.78	100.7
724.100 agent fees	0.00	0.00	0.00	0.00	0.00	0.00	0.0
727.000 OFFICE SUPPLIES	25.00	25.00	3.00	0.00	0.00	22.00	12.0
740.000 OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 PROFESSIONAL SERVICES - LEGAL	500.00	500.00	0.00	0.00	0.00	500.00	0.0
802.000 ENGINEERING SERVICES	5,000.00	5,000.00	4,720.86	800.00	0.00	279.14	94.4
802.100 ENGINEERING SERVICES-REIMBURSE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
805.000 AUDIT FEES	675.00	675.00	675.00	0.00	0.00	0.00	100.0
806.000 CONTRACTUAL FEES & SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
814.000 COMPUTER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
815.000 BILLING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
820.000 ADMINISTRATION FEE	4,100.00	4,100.00	0.00	0.00	0.00	4,100.00	0.0
850.000 TELEPHONES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
860.000 TRANSPORTATION	200.00	200.00	0.00	0.00	0.00	200.00	0.0
900.000 PRINTING & PUBLISHING	0.00	0.00	0.00	0.00	0.00	0.00	0.0
910.000 INSURANCE & BONDS	700.00	700.00	1,436.00	0.00	0.00	-736.00	205.1
920.000 UTILITIES - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00	0.0
921.000 UTILITIES - SEWAGE TREATMENT	100,000.00	100,000.00	32,792.19	0.00	0.00	67,207.81	32.8
930.000 REPAIR & MAINTENANCE	130,000.00	130,000.00	51,079.41	0.00	0.00	78,920.59	39.3
940.000 RENTALS OR LEASE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
964.000 REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
968.000 DEPRECIATION	115,000.00	115,000.00	0.00	0.00	0.00	115,000.00	0.0
972.000 CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
972.100 PLANT UPGRADE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
973.000 PLANT CAPACITY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
992.000 PAYMENT ON BONDS - G.T. COUNTY	77,000.00	77,000.00	76,873.03	0.00	0.00	126.97	99.8
995.000 INTEREST ON LOANS	2,000.00	2,000.00	907.10	0.00	0.00	1,092.90	45.4
999.000 PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
999.100 OPERATING TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000.000	435,450.00	435,450.00	168,738.37	800.00	0.00	266,711.63	38.8
Expenditures	435,450.00	435,450.00	168,738.37	800.00	0.00	266,711.63	38.8

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022

Fund Type:	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 592 - GREILICKVILLE WATER							
Revenues							
Dept: 000.000							
476.000 PERMITS & FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
480.000 SERVICE LEAD	0.00	0.00	0.00	0.00	0.00	0.00	0.0
602.000 SALES - HORNS & METERS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
607.000 CHARGES FOR SERVICE - FEES	56,000.00	56,000.00	53,734.85	0.00	0.00	2,265.15	96.0
662.000 PENALTIES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
664.000 INTEREST EARNINGS	0.00	0.00	61.35	0.00	0.00	-61.35	0.0
691.000 CONTRIBUTIONS - OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
699.000 FUND EQUITY CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000.000	56,000.00	56,000.00	53,796.20	0.00	0.00	2,203.80	96.1
Revenues	56,000.00	56,000.00	53,796.20	0.00	0.00	2,203.80	96.1
Expenditures							
Dept: 000.000							
801.000 PROFESSIONAL SERVICES - LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.0
802.000 ENGINEERING SERVICES	0.00	0.00	99.56	0.00	0.00	-99.56	0.0
805.000 AUDIT FEES	120.00	120.00	120.00	0.00	0.00	0.00	100.0
820.000 ADMINISTRATION FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
900.000 PRINTING & PUBLISHING	0.00	0.00	0.00	0.00	0.00	0.00	0.0
910.000 INSURANCE & BONDS	430.00	430.00	467.00	0.00	0.00	-37.00	108.6
920.000 UTILITIES - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00	0.0
925.000 WATER FROM CITY	17,000.00	17,000.00	0.00	0.00	0.00	17,000.00	0.0
930.000 REPAIR & MAINTENANCE	31,000.00	31,000.00	7,755.27	0.00	0.00	23,244.73	25.0
968.000 DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00	0.0
999.100 OPERATING TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000.000	48,550.00	48,550.00	8,441.83	0.00	0.00	40,108.17	17.4
Expenditures	48,550.00	48,550.00	8,441.83	0.00	0.00	40,108.17	17.4

REVENUE/EXPENDITURE REPORT

ELMWOOD TWP

For the Period: 1/1/2022 to 9/30/2022	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type:							
Fund: 594 - MARINA FUND							
Expenditures							
Dept: 000.000							
920.000 UTILITIES - ELECTRIC	24,000.00	24,000.00	22,666.65	2,481.02	0.00	1,333.35	94.4
922.000 UTILITIES - GAS	550.00	550.00	547.38	76.74	0.00	2.62	99.5
924.000 UTILITIES - SEWER USE	1,800.00	1,800.00	1,288.00	0.00	0.00	512.00	71.6
926.000 UTILITIES-WATER	10,000.00	10,000.00	7,275.81	0.00	0.00	2,724.19	72.8
930.000 REPAIR & MAINTENANCE	10,000.00	10,000.00	744.93	0.00	0.00	9,255.07	7.4
956.000 EMERGENCY CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.0
960.000 EDUCATION & TRAINING	500.00	500.00	0.00	0.00	0.00	500.00	0.0
964.000 REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
968.000 DEPRECIATION	185,000.00	185,000.00	0.00	0.00	0.00	185,000.00	0.0
974.000 LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
975.000 BUILDINGS,ADDITIONS & IMPROVEM	310,000.00	310,000.00	7,990.46	0.00	0.00	302,009.54	2.6
977.000 EQUIPMENT	1,000.00	1,000.00	4,225.50	0.00	0.00	-3,225.50	422.6
993.100 PRINCIPAL PAYMENT ON CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
994.100 SAD WATERMAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.0
995.000 INTEREST ON LOANS	0.00	0.00	0.00	0.00	0.00	0.00	0.0
999.100 OPERATING TRANSFER OUT	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.0
Dept: 000.000	875,960.00	875,960.00	312,870.65	40,935.64	0.00	563,089.35	35.7
Dept: 751.000 PARKS							
703.000 WAGES	26,800.00	26,800.00	22,043.39	3,744.83	0.00	4,756.61	82.3
714.000 EMPLOYER'S FICA CONTRIBUTION	2,100.00	2,100.00	1,686.37	286.48	0.00	413.63	80.3
740.000 OPERATING SUPPLIES	2,000.00	2,000.00	1,726.78	0.00	0.00	273.22	86.3
741.000 MOTOR FUELS	700.00	700.00	909.03	-275.05	0.00	-209.03	129.9
775.000 REPAIR & MAINTENANCE SUPPLIES	2,000.00	2,000.00	3,423.85	258.34	0.00	-1,423.85	171.2
802.000 ENGINEERING SERVICES	0.00	0.00	1,499.38	0.00	0.00	-1,499.38	0.0
804.000 PLANNING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
920.000 UTILITIES - ELECTRIC	700.00	700.00	513.05	84.11	0.00	186.95	73.3
924.000 UTILITIES - SEWER USE	1,740.00	1,740.00	212.29	0.00	0.00	1,527.71	12.2
926.000 UTILITIES-WATER	4,000.00	4,000.00	7,272.72	0.00	0.00	-3,272.72	181.8
930.000 REPAIR & MAINTENANCE	3,000.00	3,000.00	20,554.22	0.00	0.00	-17,554.22	685.1
931.000 EQUIP. REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
975.000 BUILDINGS,ADDITIONS & IMPROVEM	0.00	0.00	0.00	0.00	0.00	0.00	0.0
977.000 EQUIPMENT	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
PARKS	44,040.00	44,040.00	59,841.08	4,098.71	0.00	-15,801.08	135.9
Expenditures	920,000.00	920,000.00	372,711.73	45,034.35	0.00	547,288.27	40.5
Net Effect for	-50,153.00	-100,153.00	575,220.73	-164,344.21	0.00	-675,373.73	
Grand Total Net Effect:	-50,153.00	-100,153.00	575,220.73	-164,344.21	0.00	-675,373.73	

BATA Millage Renewal

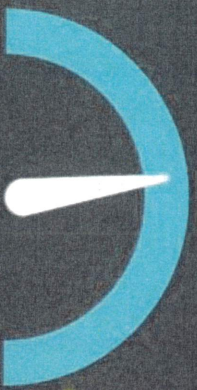
November 8, 2022



Delivering Value to the Community.

- Servicing 900 square miles of Grand Traverse and Leelanau Counties.
- Provides nearly 1,000 rides a day with 2 million plus rides since 2017.
- 124% increase in Link-On-Demand ridership in the past year.
- More than 170,000 rides annually are provided to seniors or disabled riders.



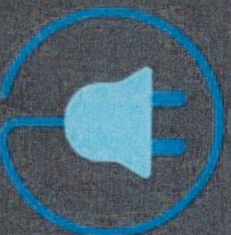


46%



**PROPANE
POWERED**
clean · domestic · affordable

- BATA is increasingly a green, clean and domestic fuel fleet; powered by Propane!
- On-site fueling station
- Quieter vehicles than diesel and gasoline power
- Continuing to right-size our fleet
- More than 80 vehicles in our total fleet



**DID
YOU
KNOW?**

BATA hopes to create a greener fleet each year. We are looking to pilot electric buses in the near future too!

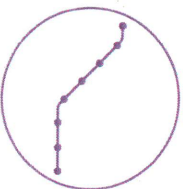
bayline loop bike n ride link

on-demand

BATA SERVICE TYPES

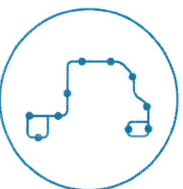
Bayline

Free, frequent bus service operating in the busiest parts of Traverse City.



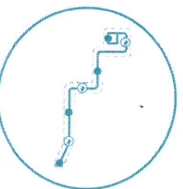
City Loop

Local bus service operating in and around Traverse City.



Village Loop

Regional bus service connecting to villages and townships in Grand Traverse and Leelanau counties.



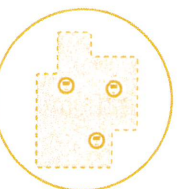
Seasonal

Special seasonal and festival services like Ski n Ride, Bike n Ride, Cherry Festival Shuttle, etc.



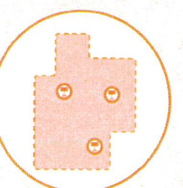
Link On-Demand

On-demand, app-based ridehailing service like Uber or Lyft that operates within Traverse City.



Village Link

Demand response service operating in Grand Traverse and Leelanau counties outside of Traverse City.



FREQUENCY

15-20 min

30 minutes

60+ minutes
*Routes 16 and 31 operate at peak period only

Varies

On-Demand
Up to one day in advance

Dial-a-Ride
Up to one week in advance

HOW TO RIDE



WHERE TO RIDE

Traverse City

Traverse City

Within 3/4mi of fixed route

Within 3/4mi of fixed route

Grand Traverse & Leelanau counties

Grand Traverse & Leelanau counties

Millage Request – November 8, 2022

What is the millage proposal request?

- On November 8, 2022, Grand Traverse and Leelanau County residents will vote on a ballot proposal to levy 0.4788 mill to continue BATA operations for bus service starting January 2023 and lasting until December 2027.
- More info: www.bata.net/millage

Is the 0.4788 mill millage rate request a renewal or an increase?

- It is a renewal. This is a continuation of the current property millage at a lower tax rate than the previous voter approved 2017 amount of 0.5 mills.



DID YOU KNOW?

The average Michigan transit millage rate is 0.6 mill

An advertisement for BATA. It features a photograph of an older man with a white beard and a blue jacket, smiling. The background is dark with several yellow circles of varying sizes. The text is white and blue. The main headline reads "PEOPLE DEPEND ON US." in large, bold, white capital letters. Below that, "NOVEMBER 8TH" is written in white capital letters. The BATA logo is prominent, with "BATA" in large white letters and "Bay Area Transportation Authority" in smaller white letters below it. At the bottom, the slogan "OUR COMMUNITY DRIVES US." is written in white capital letters.

Milestones Since Last Millage Request

- Launched Link On-Demand (a new Uber-like service) allowing riders to request transportation in real-time within 30 minutes or less. Link On-Demand continues to set record ridership milestones.
- Expanded BATA's green bus fleet powered by clean domestic propane.
- Added Wi-Fi on all busses and improved bus stops with more than 60+ enhancements to shelters, benches, and accessibility.

Shelters at bus stops



Bus stops with bus shelter waiting facilities
An increase of 15 new shelters since 2016

42



Bus stops with added benches since 2019

DID YOU KNOW?

You can request bus stop improvements at your usual bus stop by emailing us at request! info@bata.net

Milestones Since Last Millage Request

- Connected the region with the launch of the fare-free, high-frequency Bayline route.
- Secured federal and state funding for a new operations headquarters facility to ensure capacity for future growth.
- Reached record ridership with more than 591,000 rides in 2019, and more than 2 million rides given since 2017.
- Planning for the future with the launch of BATA Next Wave. It will map out services and a vision for the next 5-10 years in conjunction with adapting to the changing needs of residents in Grand Traverse and Leelanau Counties.

bayline **link**
FROM BATA on-demand

 **BATA**
next wave



What does **BATA** plan to provide if the millage is approved?

- Fund the ability to continue to deliver safe, high-quality, efficient, and reliable transportation services in our region.
- Provide essential transportation for seniors, students, and persons with disabilities linking people and communities to health, wellness, and education opportunities.
- Connect people to jobs that support and grow our local economy including healthcare, the service industry, retail, manufacturing and more.

How are we funded?

43% Local:

Millage + Ads + Farebox

19%

Federal

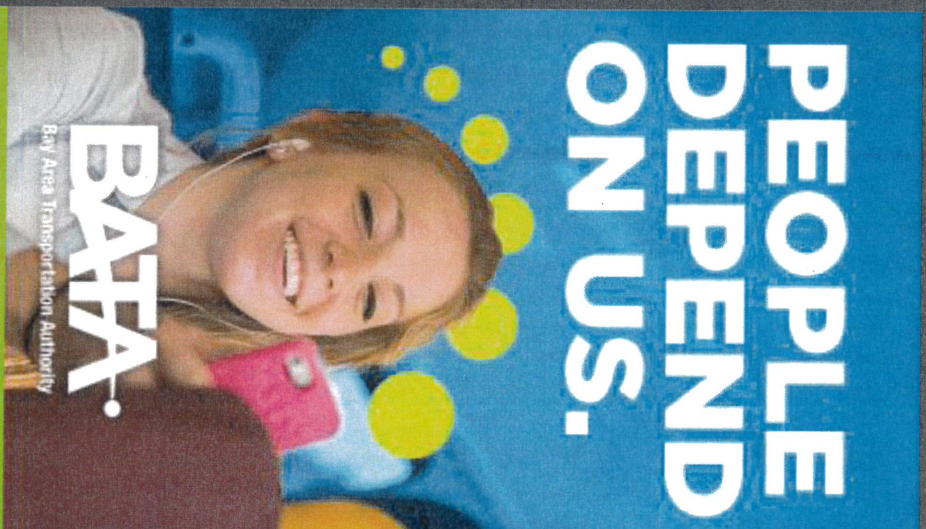


34% of total funding comes from the Local Millage

38% State

Millage Education

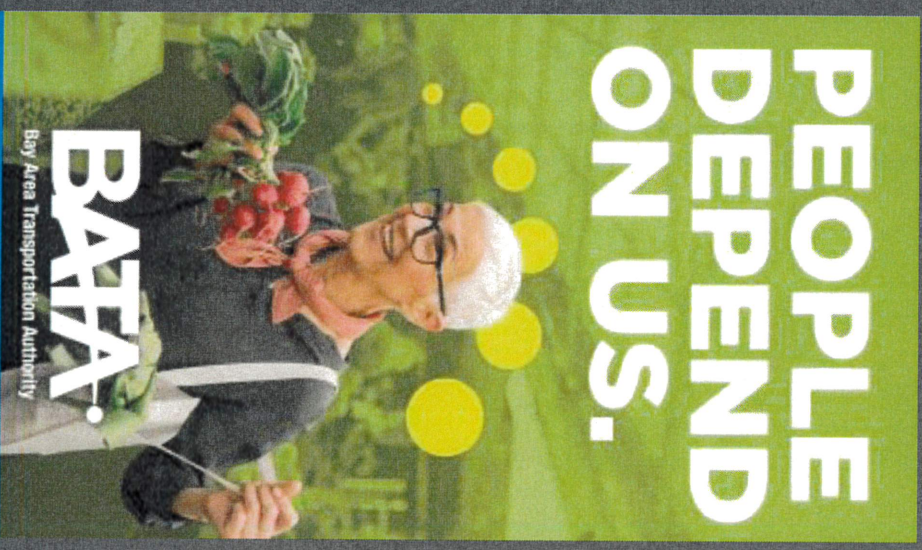
www.bata.net/millage



**PEOPLE
DEPEND
ON US.**

BATA.
Bay Area Transportation Authority

NOVEMBER 8TH
LEARN MORE



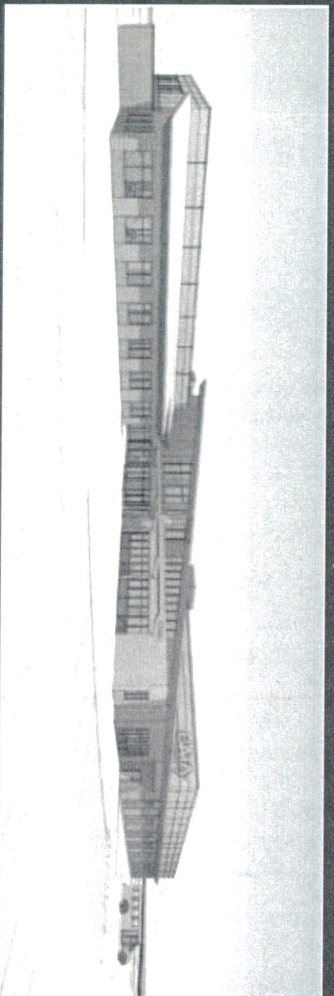
**PEOPLE
DEPEND
ON US.**

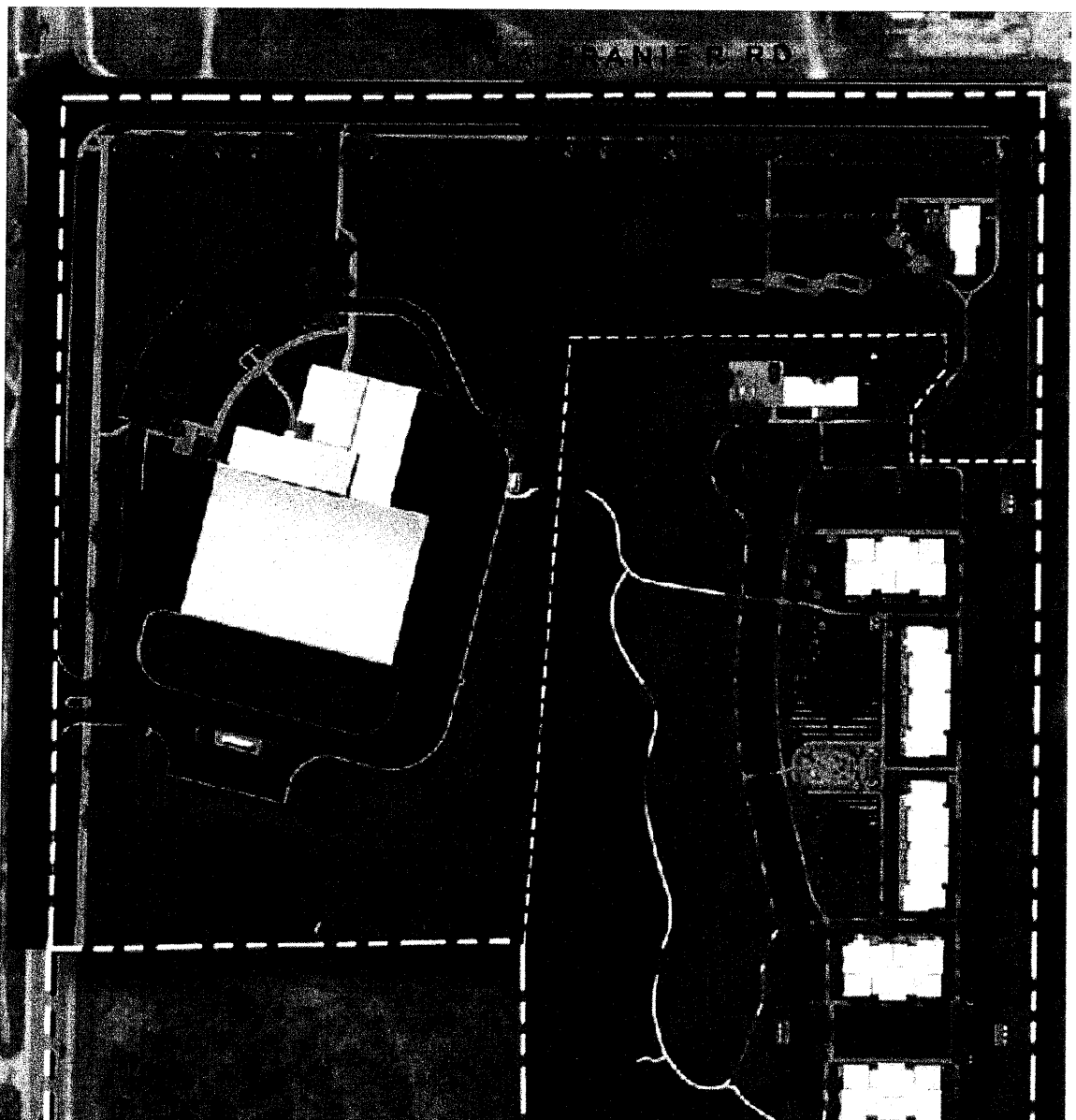
BATA.
Bay Area Transportation Authority

NOVEMBER 8TH
LEARN MORE

Housing & Transit Project

- BATA and TCHC are jointly developing 50 acres of vacant land addressing two of the top challenges facing our community: access to transportation and workforce housing
- Project includes BATA's new Operations Center, Flats at Carriage Commons housing development, Habitat for Humanity single-family homes, neighborhood childcare center, café, green space, and walking trails
- Timeline:
 - Summer 2022: Finalized land purchase
 - Fall 2022: Secure additional funding
 - 2023: Groundbreaking and construction start
 - 2024: Phase 1 project completion





Project Description:

New BATA operations center and workforce housing project (The Flats at Carriage Commons and Habitat for Humanity).

- **BATA:** Administration, operations, maintenance/service and bus garage facility that will be approximately 87,000 sf in size, employ up to 130 people and park up to 100 vehicles indoors with room for future expansion.
- **Flats at Carriage Commons:** Five (5) multifamily buildings with more than 200 units. Rents are expected to fall between \$680 and \$820 per month (including all utilities).
- **Habitat for Humanity:** Fifteen (15) single family homes.
- **Childcare:** Neighborhood childcare facility.
- **Conservation:** Permanent preservation of 20 acres of wooded wetland protecting the headwaters of Mitchell Creek.



Funding

- This project is leveraging significant funding resources from the Federal Government, State of Michigan and local sources.
- Transit:**
Over \$17 million in funding granted from Federal and State Departments of Transportation and supplemented with additional grants being secured and authority capital funds.
- Housing:**
This project will leverage funding from the U.S. Department of Treasury's Low-Income Housing Tax-Credit with other program funding from the Michigan State Housing Development Authority. At the end of June, the State of Michigan passed a budget bill that included a grant of \$6,000,000 toward the housing portion of the project.

Thank You!



Bay Area Transportation Authority Millage Proposal – Nov. 8, 2022 (ballot language)

Shall the Bay Area Transportation Authority, Grand Traverse and Leelanau Counties, State of Michigan, be authorized to levy annually an amount not to exceed .4788 mill (\$.048 for each \$1,000 of taxable value), which is a renewal of the .5 mills rolled back to .4788 mills under the Headlee Amendment, against all taxable property within the Bay Area Transportation Authority limits (the jurisdictional limits of Grand Traverse County and Leelanau County) for a period of five (5) years, 2023 to 2027, inclusive, for the purpose of providing funds for all public transportation authority purposes permitted by law, including all capital and operating expenses and providing transportation services to seniors and persons with disabilities? The estimate of the revenue the Bay Area Transportation Authority will collect if the millage is approved and levied by the Bay Area Transportation Authority in the first year (2023) is approximately \$4,783,786.

By law, a portion of the Bay Area Transportation Authority millage raised will be distributed to other governmental entities which capture property taxes. These are the City of Traverse City Downtown Development Authority, Grand Traverse County Brownfield Redevelopment Authority, Village of Kingsley Downtown Development Authority, Village of Fife Lake Downtown Development Authority, Interlochen Downtown Development Authority, and Leelanau County Brownfield Redevelopment Authority.

- Yes
- No



Preliminary Project Cost Estimate
Elmwood Township Brewery Creek Paved Parking Lot
4-Oct-22

Using Standard Pavement and Existing Layout

Layout includes modifying the existing parking area to make it more maneuverable for boat trailer parking, repairing some paved areas, and overlaying the entire eastern section. Layout provides 25 gravel 50' trailer spaces, 28 paved 50' trailer spaces, and 7 car spaces.

Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization (5% Max)	1	LS	\$11,400.00	\$11,400.00
2	Site Grading	1	LS	\$10,000.00	\$10,000.00
3	Traffic Control	1	LS	\$5,200.00	\$5,200.00
4	SESC	1	LS	\$5,000.00	\$5,000.00
5	Remove Concrete Curb & Gutter	650	LFT	\$16.00	\$10,400.00
7	HMA Removal, Mill and Stockpile	470	SYD	\$5.50	\$2,585.00
8	Salvage Signs	1	LS	\$1,200.00	\$1,200.00
9	Remove Utility Poles	6	EA	\$900.00	\$5,400.00
10	Remove Signs and Posts	8	EA	\$100.00	\$800.00
12	Adjust Sanitary MH	3	EA	\$1,000.00	\$3,000.00
18	HMA Wearing Course, 4E1, 165#/SYD	790	TON	\$115.00	\$90,850.00
19	HMA Base Course, 3E1, 165 #/SYD	155	TON	\$115.00	\$17,825.00
20	Aggregate Base, 22A Imported	1,000	TON	\$27.00	\$27,000.00
21	Subgrade Undercut	200	CYD	\$50.00	\$10,000.00
24	Curb and Gutter, MDOT D2	200	LF	\$30.00	\$6,000.00
33	Pavement Marking, 4" Waterborne, White	2,000	LF	\$2.10	\$4,200.00
34	Pavement Marking, Symbols and Arrows	9	EA	\$125.00	\$1,125.00
35	Site Signs Allowance	1	LS	\$7,000.00	\$7,000.00
38	Site Electrical	1	LS	\$20,000.00	\$20,000.00

Total Estimated Construction Cost	\$238,985.00
Construction Contingency (10%)	\$23,898.50
Architech/Engineer Construction Services(10%)	\$23,898.50
Total Project Cost	\$286,782.00

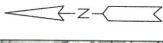
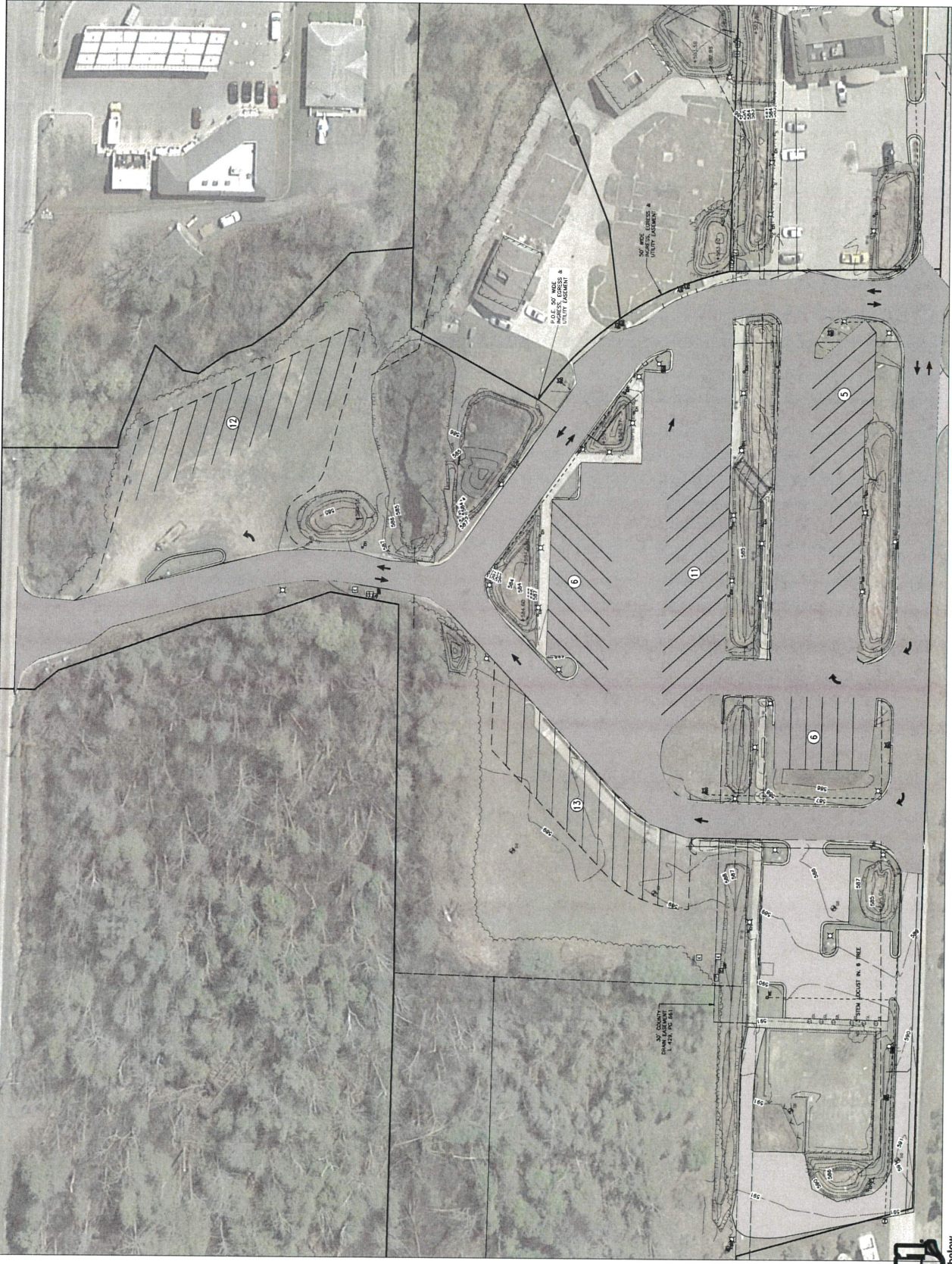


1000 East Township Highway, Suite 200
 Traverse City, MI 49684
 231.947.2000
 www.wadetrims.com

Scale in Feet: 0, 15, 30, 60

BREWERY CREEK - SITE PLAN

Know what's below.
 Call before you dig.



To: Elmwood Township Board

From: Sarah Clarren

Date: October 4, 2022

RE: INTRODUCTION to **ZO 2017-04-16** – Map Amendment Request – Hill Parcels ((0 S Briar Drive (004-260-018-00), 0 E Pico Drive (004-280-019-00) and 10651 E Grandview Road (004-028-122-00))

Recommended Motion: Motion to accept introduction and publish for consideration at the November 14, 2022 Township Board meeting.

The applicant has submitted a zoning map amendment request for three abutting parcels at the corner of S Briar Drive and E Grandview Road. Parcels are: 0 S Briar Drive (004-260-018-00), 0 E Pico Drive (004-280-019-00) and 10651 E Grandview Road (004-028-122-00). They are requesting to rezone the all three parcels from Residential 1 (R1) to Neighborhood Commercial (NC).

Neighboring Properties Zoning and Uses:

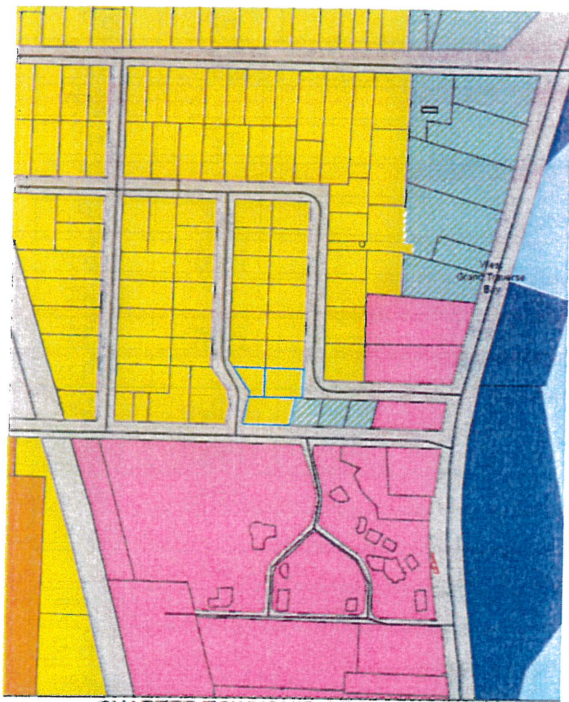
North: R1; properties vacant

East: NC; duplex (Note that this and one abutting parcel were rezoned NC from R1 in 2016)/SFD

South: GC; Twp vacant parcel and Brewery Creek

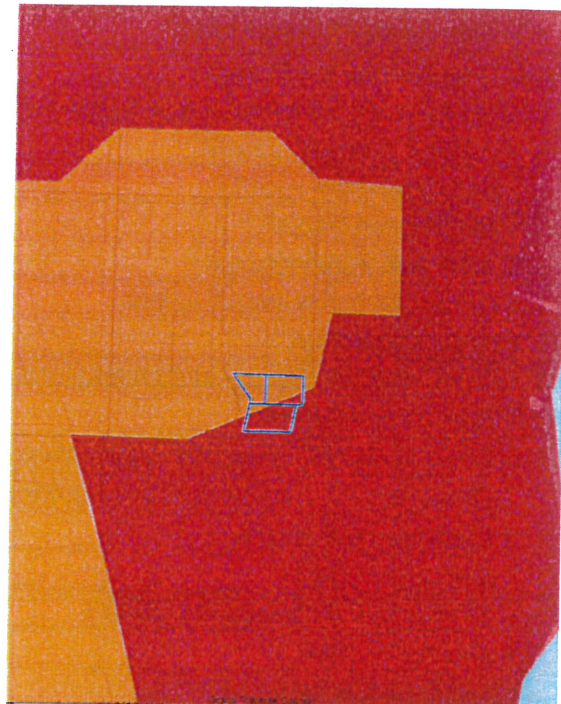
West: R1; vacant

CURRENT ZONING MAP



Zoning Districts
Agricultural - Rural (A-R) Employment Home Plot (EHP) General Commercial (GC) Conditional Rezoning
Residential 1 (R-1) Rural Single (RS) Light Industrial (LI) Official Zoning Map
Residential 2 (R-2) Neighborhood Center (NC) Shopping Commercial (SC) September 1, 2017
Residential 3 (R-3) Neighborhood Commercial (NC) Traverse City

FUTURE LAND USE MAP



Zoning Districts
ORLANDVILLE SERVICE CENTER MEDIUM DENSITY RESIDENTIAL TRIGGERLES Official Zoning Map
HIGH DENSITY RESIDENTIAL RURAL LOW DENSITY TRAVERSE CITY September 1, 2017

The future land use map in our Master Plan has the majority of the parcels delineated as high density residential. High density residential designation is intended for single family residential development on smaller lots. It provides for a more urban development that has access to water and sewer. The master plan indicates that this designation is meant to protect the residential character of areas so designated by excluding incompatible activities such as, but not limited to, commercial and industrial land uses. However, it does seek to permit certain institutions and utilities considered compatible with residential neighborhoods. Most of 10651 E Grandview Rd and a portion of 0 E Pico Dr are delineated as belonging to the Greilickville Service Area. According to the Elmwood Township Master Plan, the Greilickville Service Area “are generally planned for more intense uses and densities than other locations. This is due in part to the availability of public sanitary sewer facilities.” (p. 47) Uses include commercial uses such as restaurants, offices, grocery stores; industrial uses and residential uses similar to those in high-density residential.

Current allowed uses in R1 and NC:

SECTION 5.4 LAND USE AND ZONING DISTRICT TABLE

	R-1	NC
1. Accessory buildings and uses customarily incidental to the permitted uses	P	P
2. Planned developments		SUP
3. Routine essential services	Psp	Psp
4. Wind Energy Conversion System, Non-commercial	P	P
12. AFC Family Home	P	P
13. Cluster residential developments	SUP	SUP
14. Dependent Care Facilities*		Psp
15. Family Child Care Home	P	P
16. Foster Family Care	P	P
17. Foster Family Group Home	P	P
18. Group Child Care Home	SUP	SUP
21. Mixed Use (Residential above first floor)		Psp
23. Residential-Single Family	P	P
24. Residential-Two Family		P
25. Short Term Rentals*	P	P
26. Traditional Subdivisions	Psp	Psp
28. Community Recreation Centers		Psp
29. Conservation uses	Psp	Psp
34. Nonprofit educational and recreational facilities		Psp
35. Places of worship*	Psp	Psp
36. Schools including preschool and trade schools*	Psp	Psp
37. Parks open to the public and neighborhood parks	Psp	Psp
40. Bed and breakfast inns		Psp
41. Bed and breakfast	P	P
42. Business and professional offices		Psp
43. Business Centers		Psp
46. Child Care Center*		Psp
52. Fraternal Organizations and Lodges		Psp
57. Kennels**		SUP

63. Personal Service Establishment		Psp
65. Restaurants		Psp
66. Retail sales		Psp
70. Seasonal outdoor storage of boats and recreation vehicles		SUP
72. Showrooms, offices, and workshops of building tradesmen		Psp
74. Two or more principal buildings or uses on a single property		Psp
76. Veterinary clinics		SUP
78. Wine Tasting Room		Psp
81. Light Fabrication		Psp
83. Mini Warehousing*		Psp

SECTION 5.6 TABLE OF DIMENSIONAL REQUIREMENTS

District	Minimum Lot Requirements (See Note A)		Minimum Setback (ft.) (See Notes A, B, C, G)					Max. Height (ft.) (See Notes D, E)	
	Minimum Area	Width (ft.)	Wetlands	Water's Edge	Front	Sides	Rear		
R1	12,500 sq. ft.	100	30	30	30	10	25	35	
NC	W/public water or sewer***	20,000 sq. ft.	100	30	30	30	10	25	3 Stories
	W/out public water or sewer***	40,000 sq. ft. minimum	100	30	30	30	10	25	3 Stories
GC	12,500 sq. ft.	100	30	30*	30*	10	20	3 Stories	

SECTION 15.13- ZONING ORDINANCE AMENDMENTS

D. The following guidelines shall be used by the Planning Commission, and may be used by the Township Board in consideration of amendments to the Zoning Ordinance:

2. Map Amendment (Rezoning).

1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan.

The Planning Commission finds that the rezoning request is consistent with the Elmwood Township Master Plan.

2. The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.

The Planning Commission finds that the property to the east is zoned NC and property to the south is zoned GC, so the request is similar to adjacent

properties and the onsite vegetation and wetlands on surrounding vacant parcels provides a buffer to the parcels.

3. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting.

The Planning Commission finds that the site is capable of accommodating the uses allowed and that public water and sewer will be utilized.

4. Other factors authorized by law.

Action by Township Planning Commission: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD TO RECOMMEND THE MAP AMENDMENT FROM R1 TO NEIGHBORHOOD COMMERCIAL FOR PARCELS 004-260-018-00, 004-280-019-00, AND 004-028-122-00. MOTION PASSED UNANIMOUSLY.

Action by County Planning Commission: To send staff and commissioner comments on to Elmwood Township.

Recommended Action by Township Board: Motion to accept introduction and publish for consideration at the November 14, 2022 Township Board meeting.

Enclosed:

- 1) Excerpt of 9/27/22 LCPC Minutes
- 2) LCPC Staff Report
- 3) Excerpt of 8/16/22 Planning Commission Minutes

REZONING REQUEST
PC08-2022-04 Elmwood Township
Rezoning Request
Residential 1 to Neighborhood Commercial

Reviewing Entity: Leelanau County Planning Commission
Date of Review: September 27, 2022
Date Request Received: September 8, 2022
Last Day of Review Period: October 8, 2022 (30-day review period under the Michigan Zoning Enabling Act)
Requested Action: Review and comment on a rezoning request in Elmwood Township for Lot 18, Briar Wood Sub'n, Lot 19, Briar Wood Subd'n No. 2, and also a parcel approximately .39 acres abutting said lots, from Residential 1 to Neighborhood Commercial.

Owner/Applicant: James & Melissa Hill
12893 S Briar Dr.
Traverse City, MI 49684

General Location:
The subject parcels, property tax numbers 45-004-260-018-00, 45-004-280-019-00, and 45-004-028-122-00, are situated just north of E. Grandview Rd. and west of the General Commercial Zoning District.

A copy of the application is included in the Appendix.

Existing Land Use: Parcels 45-004-260-018-00 and 45-004-260-019-00 are currently vacant and being used for boat storage. Parcel 45-004-028-122-00 has a structure/shop and is also being used for boat storage.

Adjacent Land Use and Zoning¹

NORTH	Land Use: Vacant Zoning: Residential 1
SOUTH	Land Use: Vacant Zoning: General Commercial
EAST	Land Use: Townhomes Zoning: Neighborhood Commercial
WEST	Land Use: Vacant Zoning: Residential 1

Property Description:

Lot 18, Briar Wood Subd'n and Lot 19, Briar Wood Subd'n No. 2, and the third parcel is a metes and

¹ 2020 Spring Aerials, and Elmwood Township Maps.

bounds piece, approximately .39 acres which abuts E. Grandview Rd. on the south and lots 18 and 19 on the north.

Zoning History

James Hill submitted an application to rezone his property located at 10651 E. Grandview Rd. (parcel 004-028-122-00) from Residential 1 to Neighborhood Commercial so that he can expand his indoor/outdoor boat and trailer storage. The application did not include any voluntary offer of conditions. It is noted in the ePacket for the Elmwood Township Planning Commission meeting, dated July 19, 2022, that this request is actually for three parcels. (004-028-122-00, 004-260-018-00, and 004-280-019-00)

A Public Hearing was held on August 16, 2022. There were no public comments made at this time, however, it was noted in the minutes that one complaint was received from an adjacent property owner.

Significant Elements of the Comprehensive Plan:

Elmwood Township Master Plan (2018): Existing Land Use, General Pattern and Land Use, Greilickville, page 8 states: *“The majority of Greilickville is serviced with public sewer and water and is also the portion of the township that is most densely populated with many single-family subdivisions clustered between E. Grandview and Cherry bend Roads.”*

The Greilickville Commercial Corridor Sub-Area Master Plan (2013): Land Use recommendations, page 12,

2. Establish a Mix and Density of Land Used

- Allow land uses that support each other and fit the community’s needs.
- Encourage uses that contribute to the corridor’s role as a waterfront destination, including, but not limited to, the development of new marinas and complementary facilities.

The **Future Land Use Map** of the Elmwood Township Master Plan, calls for High Density Residential for both of the lots and the third parcel is part of the Greilickville Service Center.

Leelanau General Plan: The Leelanau General Plan (Amended 2019) Chapter 12, Balanced Growth, outlines Goals, Objectives, and Action Statements for such things as: type, amount and location of commercial & industrial development, public service districts, residential development, subdivision and condominium regulations, and commercial development in planned locations.

Relevant Sections of the Zoning Ordinance:

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

OTHER AGENCY INPUT

Township Planning Commission:

Following a public hearing held on August 16, 2022, the township planning commission reviewed the Findings of Fact, and then passed the following motion at its regular meeting.

Motion by commissioner Luta, seconded by commissioner McDonald, to recommend the map amendment from R1 to Neighborhood Commercial for parcels 004-260-018-00, 004-280-019-00, and 004-027-122-00. Motion passed unanimously.

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 parcels.

Would rezoning be consistent with development in the area:

Rezoning to the Neighborhood Commercial district would be consistent with the commercial development to the south and east of the subject parcels.

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

The Elmwood Township Master Plan, page 43 states "The Greilickville Service Area is intended to provide commercial needs and high density needs for the community. This area generally has public water and sewer available."

Are uses in the existing zone reasonable?

Yes.

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 three (3) parcels, one lot in Briar Wood Subdivision, one lot in Briar Wood Subdivision 2, and a .39-acre parcel of land from Residential 1 to Neighborhood 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.

According to the Elmwood Township Zoning Ordinance, the intent of the Residential (R-1) District is to accommodate single-family residential and related uses in semi-rural-residential areas of the township.

The uses **permitted by right** in the Residential District-1 include:

- Single Family Dwelling
- AFC Family Home
- Family Child Care Homes
- Bed and Breakfast
- Foster Family Group Home
- Wind Energy Conversion System, Non-commercial
- Livestock and poultry on 4 or more acres in a fenced enclosure
- Short-Term Rentals

The intent of the Neighborhood Commercial (NC) District shall be as a seamless blend of commercial, public, and residential uses. NC zoning district uses shall be designated with pedestrian accessibility in mind to minimize auto dependency. The permitted uses in the Neighborhood Commercial include all of the uses allowed in the R1 Zoning District and the following by **special use permit**:

- Planned developments
- Cluster residential developments
- Group child care home
- Kennels

- Seasonal outdoor storage of boats and recreation vehicles
- Veterinary clinics

The Schedule of Regulations for the Residential 1 District requires a minimum lot area of 12,500 sq. ft. The minimum lot area in the Neighborhood Commercial District is 20,000 sq. ft. w/public water or sewer and 40,000 sq. ft. w/out public water or sewer. (public water and sewer mean municipally-provided services.)

Information provided by the township indicates an undetermined portion of the property had previously been used for a well drilling business and storage of boats predating zoning. The current owner now wishes to expand on the boat and trailer storage use, but per the township zoning ordinance, a preexisting nonconforming use cannot be expanded. The township needs to determine if they will approve the rezoning request to allow the commercial use. While the 2 lots in the subdivision north of this are currently vacant, at some point it would be expected they would be developed for residential homes. Will they expect to have commercial use on these two adjoining lots in the subdivision? It is also important to note that even though this is currently for boat storage, if rezoned, any of the uses allowed in the new district could be possible on these parcels if they meet the lot and building requirements.

Staff checked with the Register of Deeds Office and could not find any recorded subdivision restrictions that would prohibit the proposed use on the subdivision lots.

Although it is odd for lots in a subdivision to be rezoned to a commercial district, as subdivisions are established for residential use, not commercial.

Two parcels located to the east along E. Grandview Rd. were rezoned in 2016 from R1 to NC and are now the Grandview Townhomes.

In the document from the applicant, it states they have been assessed as commercial use. Commercial use (as classified by an assessor) is different than a commercial zoning district. As an example, a property can be assessed as a residential property, but be located within the Agricultural Zoning District.

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.

The applicant has provided an application showing the background related to this parcel and the surrounding area. 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.

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, SEPTEMBER 27, 2022, 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.

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.

ROLL CALL

Members Present: S. Yoder, R. Miller, T. Nixon, G. Carlson, M. Black, A. Trumbull, C. Noonan, M. Lautner

Members Absent: D. Hubbell

Staff Present: T. Galla, Director, G. Myer, Senior Planner

Public Present: None.

CONSIDERATION OF AGENDA

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

CONFLICT OF INTEREST – None.

PUBLIC COMMENT – None.

STAFF COMMENTS

Galla mentioned the Michigan Association of Planning Conference being held next month on Mackinac Island. She and Myer will be attending and will report back to the commission afterwards. Galla also talked with Zack Hillier who is the new Housing Ready Program Director for Leelanau County. Hillier will be at the Housing Summit in Traverse City and is also interested in attending a Planning Commission meeting in the future and introducing himself to everyone.

CONSIDERATION OF JULY 26, 2022 MEETING MINUTES

Lautner apologized and explained that she missed the last meeting due to her six-month check-up appointment at University of Michigan Hospital.

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

OLD BUSINESS – None.

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Yoder said that is his understanding from his experience reviewing the Solon Township Zoning Ordinance. A government building, school, or church, can't be designated to a certain area, they are allowed anywhere. They must follow the protocol because it is a way to alert the public. Galla responded that they have talked about public hearings at some training sessions and it was brought up that having a public hearing on a use that is allowed gives the public the perception that they can have an impact if they show up and speak out at these public hearings. You want them to be heard but it can give the wrong impression to the public.

Lautner said she didn't think a township had to follow local zoning. Yoder said they do still have to abide by setbacks and things. Yoder said he read the proposed amendment as any other use not listed still requires a special use permit. Noonan stated they are basically trying to cover their bases so they can put a fire station anywhere. Galla said opening up this district in this way allows them the ability to look for a similar property that could work for such a site. Miller said yes, but they don't need zoning or a special use permit because they can go anywhere as long as they comply with setbacks and such.

Galla commented that the township's attorney did review this. Miller thought the amendment should be sent back asking if they really need to do this. If the County Planning Commission is confused as to the intent, the general public will certainly be. Nixon agreed. Regardless of what they construct on any site, they would have to abide by the zoning ordinance itself. Setbacks, lighting, buffering, driveways, accessibility - all those factors would still be regulated by the zoning ordinance. Miller said where they put it is not restricted, what they put there and how it is constructed is. You don't need a special inclusion of these functions in the zoning ordinance because they are already covered.

Lautner wanted clarification on whether these things now require a special use permit. She questioned if townships have to follow local zoning for their own facilities. The county doesn't, so she would be surprised if a township is required to. If that is the case, they wouldn't want their things to fall under a special use permit. She doesn't understand why some things are included and others are not, such as churches and golf courses.

Nixon questioned if the county has to abide by local zoning. Galla said the county does not have to, but they did work with the township on some things when the government complex was being constructed. Galla will look up some more information and send back to the county planning commission, for reference.

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

PC08-2022-04 Elmwood Twp. Rezoning – R1 to NC

Galla stated this request was received on September 8 and the requested action is to review and comment on a rezoning request for two subdivision lots and another parcel along E. Grandview Rd. from Residential 1 (R1) to Neighborhood Commercial (NC). The property owner lives in the subdivision, just a few lots north of the subject parcels.

Galla continued, reviewing the surrounding land use and zoning and said the application states that the applicant would like to expand his indoor/outdoor boat and trailer storage. The township held a public hearing on August 16, there were not public comments made at this time, however, it was noted in the minutes that one complaint was received from a neighbor. Galla said the Elmwood Township Master Plan states the following: Existing Land Use, General Pattern and Land Use, Greilickville, page 8 states: *"The majority of Greilickville is serviced with public sewer and water and is also the portion of*

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the township that is most densely populated with many single-family subdivisions clustered between E. Grandview and Cherry bend Roads.”

The Future Land Use Map of the Elmwood Township Master Plan, calls for High Density Residential for both of the lots and the third parcel is part of the Greilickville Service Center. According to the Elmwood Township Zoning Ordinance, the intent of the R-1 District is to accommodate single-family residential and related uses in semi-rural-residential areas of the township.

The uses permitted by right in the Residential District 1 include the following:

- Single Family Dwelling
- AFC Family Home
- Family Child Care Homes
- Bed and Breakfast
- Foster Family Group Home
- Wind Energy Conversion System, Non-commercial
- Livestock and poultry on 4 or more acres in a fenced enclosure
- Short-Term Rentals

Galla continued, saying according to the Elmwood Township Zoning Ordinance intent of the NC District shall be as a seamless blend of commercial, public, and residential uses. NC zoning district uses shall be designated with pedestrian accessibility in mind to minimize auto dependency. The uses permitted in Neighborhood Commercial with a special use permit include the following:

- Planned developments
- Cluster residential developments
- Group child care home
- Kennels
- Seasonal outdoor storage of boats and recreation vehicles
- Veterinary clinics

Galla said there is a use that has been going on here and it appears the commercial use (perhaps a former well driller?) was on the site pre-dating the zoning ordinance. Information provided by the township indicates an undetermined portion of the property had been used for storage of boats predating zoning, and the owner now wishes to expand on this use. Per the township zoning ordinance, a pre-existing nonconforming use cannot be expanded. The township needs to determine if they will approve the rezoning request to allow the commercial use. While the 2 lots in the subdivision north of this are currently vacant, at some point it would be expected they would be developed for residential homes. Will they expect to have commercial use on these two adjoining lots in the subdivision? It is also important to note that even though this is currently for boat storage, if rezoned, any of the uses allowed in the new district could be possible on these parcels. Staff checked with the Register of Deeds Office and could not find any recorded subdivision restrictions that would prohibit the proposed use on the subdivision lots, although it is odd for lots in a subdivision to be rezoned to a commercial district, as subdivisions are established for residential use, not commercial. Two parcels located to the east along E. Grandview Rd. were rezoned in 2016 from R1 to NC and are now the Grandview Townhomes.

Galla addressed the owners concern with being assessed as a commercial property by explaining commercial use (as classified by an assessor) is different than a commercial zoning district. As an

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example, a property can be assessed as a residential property, but be located within the Agricultural Zoning District.

In conclusion, Galla said any rezoning or amendment to a zoning ordinance is final with the township board action, unless it is petitioned to go to a referendum. If it is petitioned to go to a referendum, then it is up to a vote of the registered voters.

Miller commented on the fact that it has been used for boat storage for many years, it makes sense to make the change.

Nixon said it would seem by the township's action they need to revisit their Master Plan. It does not indicate those lots are not high density residential, but it has been used in such a way for a long time. Nixon said he also questioned the lots being part of a subdivision and if that had any impact.

Lautner questioned since it is already in existence, would an expansion be that much of a hardship for the neighbors especially if high density housing could be built there.

Black said he is surprised by the growth of the commercial district in this area. He doesn't see why anyone would want to build a home there. They have almost no backyard and commercial use is expanding through that whole area. He agrees that the Master Plan needs to be addressed. Black concluded by questioning why this has been a nonconforming use after all these years?

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

PC09-2022-07 Kasson Twp. Text Amendment – Mixed Uses

Myer briefly reviewed the staff report saying this request was received on September 16 and the requested action is to review and comment on the proposed amendment to the Kasson Township Zoning Ordinance, Section 4.9.2a. The Kasson Township Master Plan states "Commercial land uses anticipated and desired by township residents include office, professional, retail, and restaurant establishments. Currently, small-scale business activity is scattered throughout the township with a small congregation of business and public facilities centered in the Village of Maple City."

Myer continued, saying the township held a public hearing on August 15, and during the public hearing, the township planning commission unanimously passed a motion to forward the proposed amendment to the county for review. The proposed text is compatible with other language in the zoning ordinance and does not include any issues of greater than local concern. The proposed text does not conflict with the community's plan or the General Plan. Myer said Jennifer and Mark Patterson submitted an application to amend the zoning ordinance to add a definition of Mixed Use and insert Mixed Use to the Commercial District as a Special Use. The Patterson's own property located at W. Empire Hwy. and want to have a home-based business at this location.

Myer continued, saying the proposed amendment will add the following definition to Section 2.2 Definitions:

Mixed Land Use means the multiple use of land is allowed to co-exist. This covers two distinct forms of mixed land use viz. commercial mix: areas where residential, commercial and some other uses except polluting industry may co-exist within a single building.

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**Charter Township of Elmwood
Planning Commission
Regular Meeting
August 16, 2022
7:00 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:00 PM.

B. Pledge of Allegiance: The Chair led the Pledge of Allegiance.

C. Roll Call: Present: Chris Mikowski, Doug Roberts, Kendra Luta, Rick Bechtold, Jeff Aprill, Nate McDonald
Excused: Jonah Kuzma

D. Limited Public Comment: None

E Agenda Modifications/Approval: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER MCDONALD TO APPROVE THE AGENDA AS PRESENTED. MOTION APPROVED 6-0.

F. Minutes-July 19, 2022: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD TO APPROVE THE MINUTES OF JULY 19, 2022 AS PRESENTED. MOTION APPROVED UNANIMOUSLY.

**G. Consent Calendar: Approve/Receive and File
-ZA Monthly Report**

MOTION BY COMMISSIONER APRILL SECONDED BY COMMISSIONER ROBERTS TO ACCEPT THE CONSENT CALENDAR AS PRESENTED. MOTION PASSED BY A UNANIMOUS VOTE.

H. Declaration of Conflict of Interest: Commissioner's Aprill and McDonald both know the Hill's. No conflict found.

I. Old Business: None

**J. New Business: a. Public Hearing ZO 2017-04-16 Map Amendment Request by Jim Hill to rezone S. Briar Drive (004-260-018-00), E. Pico Drive (004-280-019-00) and 10651 E. Grandview Rd. (004-028-122-00) from R-1 to NC.
Chairman Bechtold read the statement to open the public hearing at 7:08 p.m.**

Staff reviewed the documents and noted in the Commissioner's packets was the new information regarding this with the notice of public hearing that was mailed out and posted in accordance with state law and included maps showing everyone who did receive notice

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the list of everybody who received the notice. She did include a revised staff report that included clerical changes. The only other new piece of information was a print out that stated for application and documents regarding the request to see the e-packet. It's her understanding that at least a few boats have been stored on site pre-dating the Zoning Ordinance. It was used as a drilling company, which was a pre-existing non-conforming, but that use is gone. She said if the Hill's would like to store boats, they can store the couple that were on site pre-dating zoning, but any expansion would need to be approved by the Planning Commission and in order to get to that point, they need to seek a map amendment in order to change it from R-1 because that use is not allowed in a R-1 Zoning District, it is allowed under Special Use Permit in a Neighborhood Commercial Zoning District. In the Staff report she provided at the last meeting, it did include the current map of the current zoning as well as the Master Plan Zoning so at least she would approximate 98% of the parcel that's directly on Grandview that's designated in the future land map as Greilickville Service District and the other portion falls within that Greilickville service area and then the others are high density residential. She noted the Commission in making this decision should not just consider what is currently desired by the applicant, they should look at it as any future use; keeping that in mind, any commercial use would likely have to go through site plan review, possibly special use permit, and with that, depending on which lot, there might be a need to go before the Zoning Board of Appeals for any dimensional variance. For instance, if a new property owner wanted to put a structure on the site if it didn't comply with setbacks, if they wanted it to be within 25' of the road right of way they would need to seek a 5' variance because they would need to meet the 30' front setback.

The Chair stated what they are doing there tonight for the public hearing is to address the Zoning Map change. Staff responded that was correct.

Jim Hill noted how this all came about was there was a complaint and he and staff have had numerous conversations and it looks to alleviate what might be a problem is to go forward and seek a map amendment. The adjoining properties to the east are all NC as are the properties on the south side of the road, so he thinks this might be a good fit in the neighborhood. There's a buffer zone behind him, there's a buffer zone to the west, and then he joins up to some neighborhood commercial property to the east. He doesn't plan on expanding anything outside or doing anything else. Right now, there are boats stored there and trailers and that's all he plans on doing. He's had numerous calls from neighbors wanting to know if he plans on building something there or anything else, and he said no. He's lived in the neighborhood for 27 years, he bought the property from Phil Sharnowski in 2002, and it was a non-conforming back then. He guesses he was naïve in thinking it was still non-conforming because with the shop on the piece of property there, the shop is assessed commercial but the way he understands it the property is not, so he's looking to change that from R1 to NC and serve his neighbors who a lot of them have boats there which most are summer boats in and out and trailers are parked there but he thinks it does a service to the neighborhood, he tries to keep it organized and neat around there, the neighbors he's talked with, some of them didn't even know he was storing anything down there, they can't see in there right now with the leaves on the trees.

except

The Chair asked if there had only been the one complaint. Jim responded as far as he knew in talking with Staff. Staff said that was correct.

Commissioner Roberts noticed the property is well buffered with trees and asked Jim Hill if he had any plans to change that, or will he maintain that. Jim responded that he does plan to maintain that buffer. His property is pretty much enclosed inside the fence with the exception towards the Ware's property to the east where a big willow sticks out.

Commissioner Roberts asked if they would use Grandview as their access and egress. Jim said 9 out of 10 times they do, otherwise they use Briar. Staff added that she would say not at this time. Again, this is how it's currently used, but the Planning Commission needs to consider future uses. They would be creating 3 NC parcels which could ultimately be 3 businesses, 1 on each parcel, but that would have to go through a different review.

Jim asked if a business could go in NC or just housing. Staff noted in the Staff report there is a table 5.4 which highlights all the currently allowed uses in R1 as well as in NC. Some would need to go through site plan review and others would have to go through special use permitting. She did speak to one neighbor who was asking what could be allowed, which she answered, noting that any commercial use would likely go through further Commission review. Staff added that on these lots she would say it would be pretty rigorous especially if structures are proposed because of the lots. Our Zoning Ordinance does allow lots to be developed as long as the use complies and they meet setbacks, but if something didn't meet setbacks, if they meet all of the requirements, they could apply for a variance from the Zoning Board of Appeals for dimensional aspects of the Zoning Ordinance. She then added that the ZBA cannot grant use variances.

Public Hearing closed at 7:23 p.m.

The Commissioners had deliberation.

The Chair said in reviewing the documents and looking at the request, by having the map changed, it would tidy up that section along Grandview Rd.

Commissioner Luta asked about lot size. Staff responded by stating that at the time the abutting parcels were approved to change from R-1 to NC, the minimum lot size was 12,500. The minimum lot size has since increased from 12,500 to 20,000. If the lots were combined, the current minimum lot size would be met, but only one property is metes and bounds and combining all parcels would be a difficult process. She noted that there is a pre-existing nonconforming use onsite.

The Chair read through the requirements of map amendments within Section 11.12 of the Zoning Ordinance which include:

excerpt

- a. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan.
- b. The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.
- c. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting.
- d. Other factors authorized by law.

The Commission discussed how the map amendment would align with the principles of the Greilickville Sub Area Master Plan and how it would align with zoning of neighboring lots. Staff noted that high density residential indicates that this designation is meant to protect the residential character of areas so designated by excluding incompatible activities such as, but not limited to, commercial and industrial land uses. However, it does seek to permit certain institutions and utilities considered compatible with residential neighborhoods. Commissioner Luta noted that the Master Plan also indicates that "The boundaries for the High-Density Residential area are intended to serve as a guide and specific limits will be dependent on both natural and manmade features." The Commission also noted previous statements from the applicant about the vegetation onsite and vacant parcels which provide a buffer. Chair Bechtold noted that the Master Plan states that "The Greilickville Service Area is intended to provide commercial needs and high density needs for the community. This area generally has public water and sewer available" which is in-line with the request.

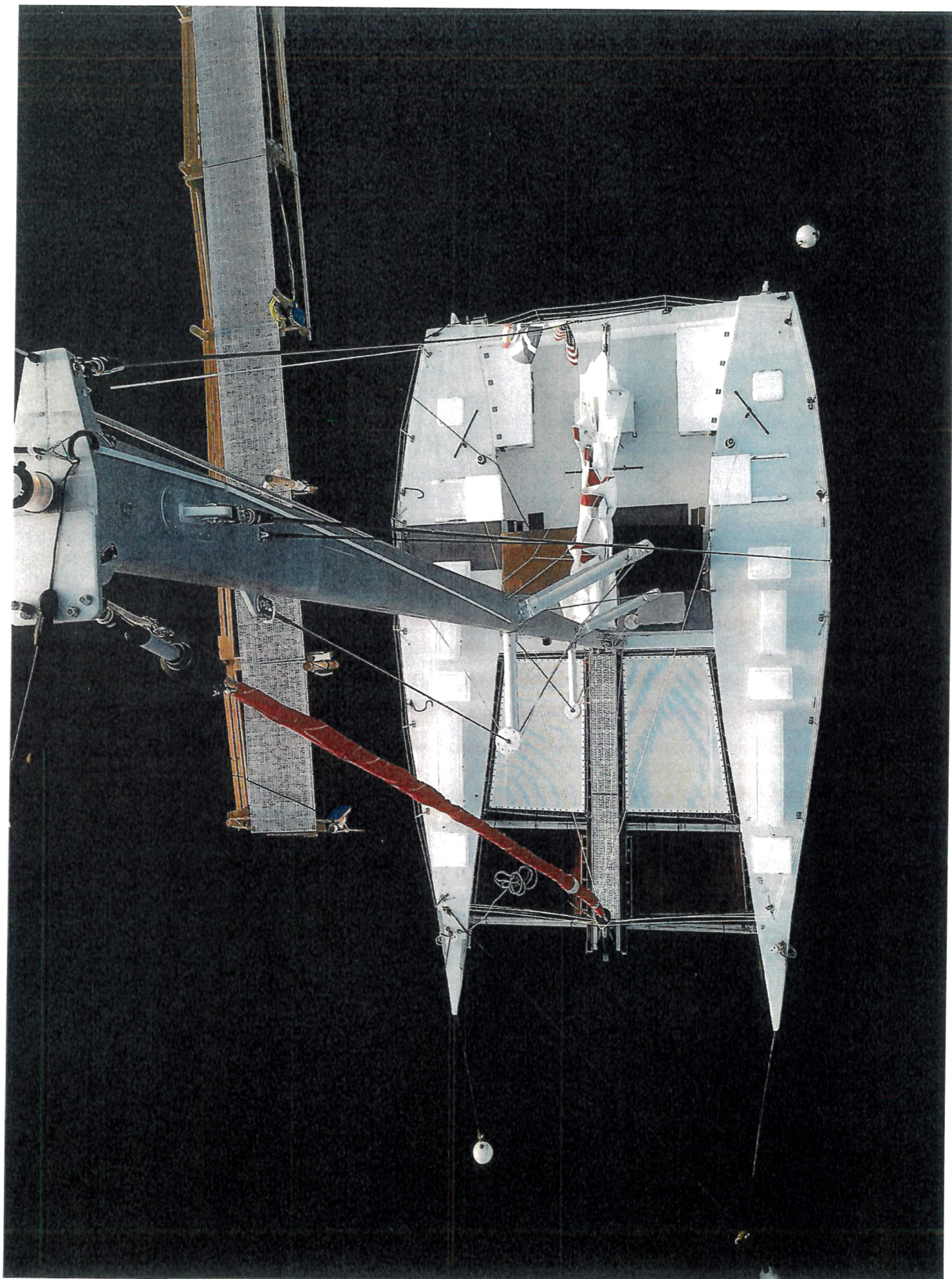
MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD TO RECOMMEND THE MAP AMENDMENT FROM R1 TO NEIGHBORHOOD COMMERCIAL FOR PARCELS 004-260-018-00, 004-280-019-00, AND 004-028-122-00. MOTION PASSED UNANIMOUSLY.

b.) Introduction SPR/SUP 2022-05 Request by TCWC Holding Company LLC regarding property at 9440 and 9432 S. Center Hwy., parcels 004-008-010-40 and 004-008-009-00 for an expansion of previously permitted distillery tasting room, offices, and visitor center.

Chairman Bechtold noted there were some additional documents on the table that Staff provided. The 2 parcels have to be combined, which is in the process, and they have a survey of the combined parcels with a description.

Staff added the application was submitted for a land combination to the Assessor. There were 2 other documents she provided. One was a reply to Staff comments she had sent and the other is a 4-page document with text from the Zoning Ordinance regarding the

Excerpt





Nauti-Cat Proposal:

The owners of the Nauti-Cat Jack Nowland and Chien Nowland are asking permission of Elmwood Twp. Marina to have a contractor perform cosmetic exterior boat repairs over the winter of 2023.



History of the Nauti-Cat;

Built by the Hartzog brothers of Galveston Texas in 1988.

Nauti-Cat: Length 47ft

Width 28ft

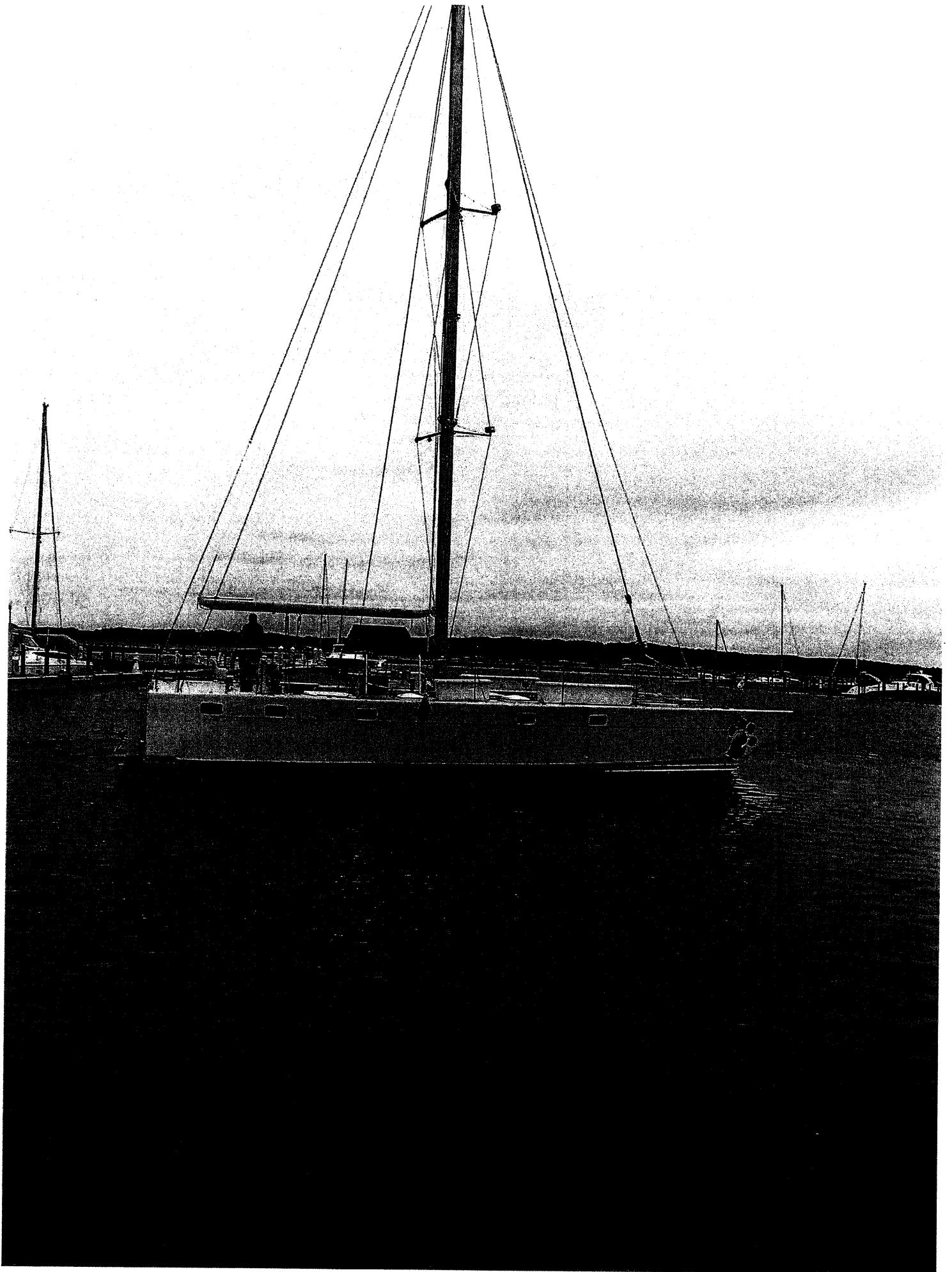
Weight 20 tons

In 1996 Russel Schindler purchased the Nauti-Cat sailed her from Texas to East Bay and set up shop at Larry's Place (Pinestead Reef).

In the early 2000 Russel moved operation to West Bay at the Holiday Inn.

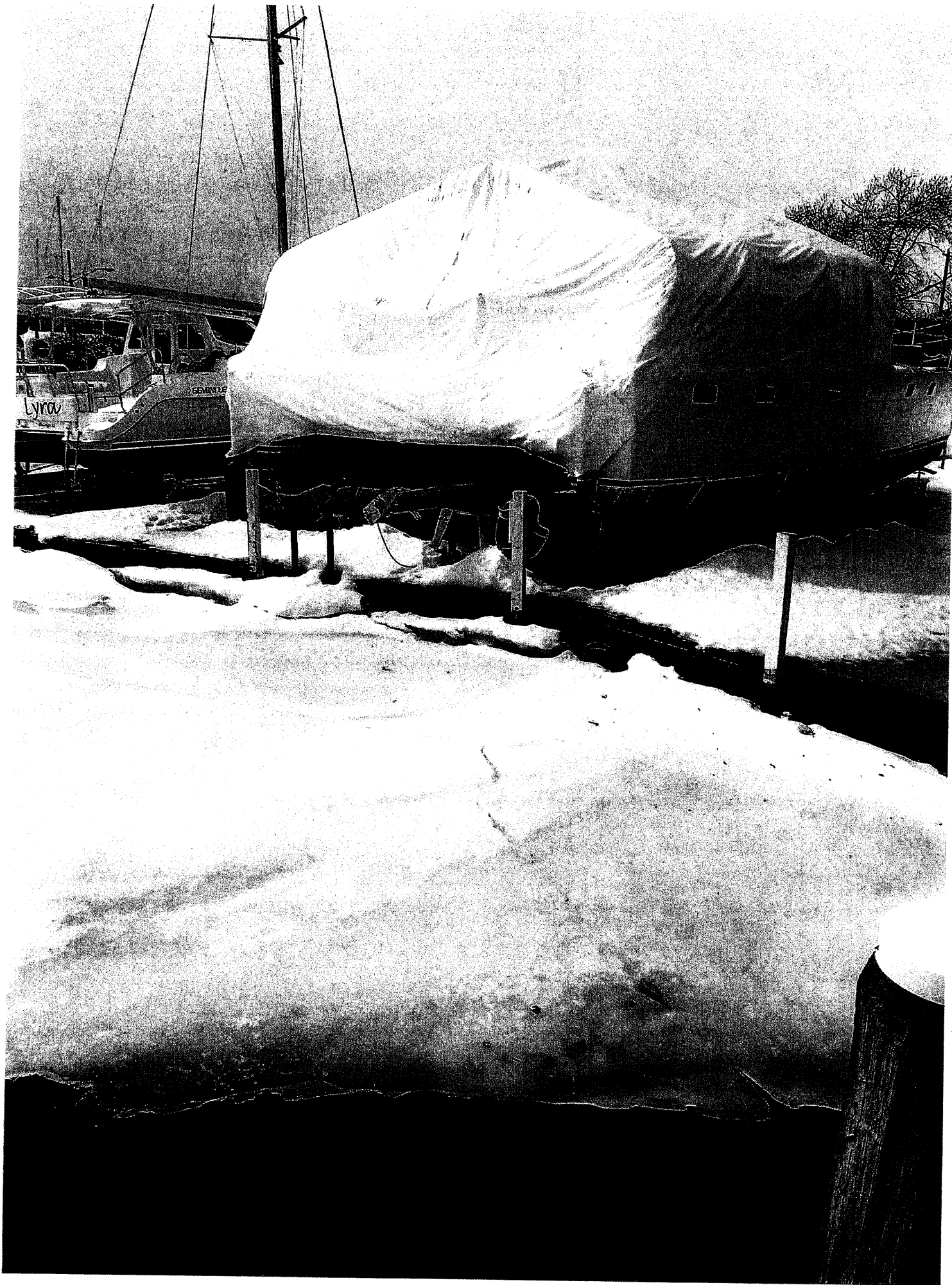
Chien started working for Russ at age 14 and has continually grown in experience and education receiving his captain's license at age 19.

Nauti-Cat was purchased by the Nowland's in 2008 and still currently runs out of the old Holiday Inn (Delmar Resort).






No structural repairs will be required.

A 6ft lean to shelter will need to be build. Shelter will be built from 2X6" and 2X4" frame then covered with white shrink wrap at the same time the Nauti-Cat is being covered. The shrink wrap will be one continuous seamless wrap. Before the Nauti-Cat is dry docked a 15mil tarp will be staked into place on the ground the entire length of the Nauti-Cat, this will act as the floor to the frame structure. The shrink wrap and the tarp will be taped and heat wielded to prevent any gaps.



Secondary containment: between the Nauti-Cat and marina water on the down slope will be absorbent boom and spill kit.

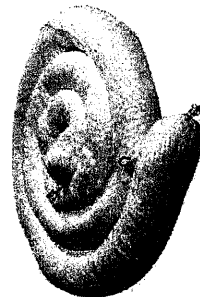
Products Based on Your Search

 <p>SPILLTECH Absorbent Boom: 3 in x 15 in, 5 gal/pk/0.4 gal/boom, O-Ring and...</p> <p>Web Price \$91.81 / pkg. of 12</p>	 <p>SPILLTECH Absorbent Boom: 3 in x 18 in, 6 gal/pk/0.313 gal/boom, Metal...</p> <p>Web Price \$100.02 / pkg. of 20</p>	 <p>SPILLTECH Absorbent Boom: 8 in x 10 ft, 38 gal/pk/9 gal/boom, Metal Hardware...</p> <p>Web Price \$177.36 / pkg. of 4</p>
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Related Categories

Oil-Only Sorbent	Oil-Only Sorbents	Sorbents & Spill
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Product Categories / Safety / Sorbents, Spill Control & Spill Containment / Sorbents & Spill Kits / Oil-Only Sorbents & Spill Kits / Oil-Only Sorbent Socks & Booms / Absorbent Boom: 8 in x 20 ft, 38 gal/pk/9 gal/b...



SPILLTECH

Absorbent Boom: 8 in x 20 ft, 38 gal/pk/9 gal/boom, Metal Hardware, White, 2 PK

Item #443R88 Mfr. Model #WB820SN
UNSPSC #47131907 Catalog Page #N/A

Country of Origin USA. Country of Origin is subject to change.

Web Price
\$135.98 / pkg. of 2

This item requires special shipping, additional charges may apply.

Qty

Add to Cart

Chat with an Agent

... area contacts the ground. They absorb oil-based liquids and create a seal to help keep liquids contained.

Technical Specs

Product Type	Sorbent Boom	ISO Class	Class 175
Fluids Absorbed	Oil-Only	Static Dissipative	No
Size	8 in x 20 ft	UV Resistant	No
Volume Absorbed Per Sock/Boom	9 gal	Incinerable	Yes
Volume Absorbed per Pkg.	38 gal	Land Fill Disposable	Yes
Color/Pattern	White	Printed Message	No Message
Filler Material	Poly Blend, Polyester Netting	Connector Type	Metal Hardware
Outside Skin Material	Spunbound Polypropylene	Connector Material	Metal
Sock/Boom Profile	Round	Standards	33 CFR 154.1047(c) (2), 40 CFR 112.7(c) (1), 40 CFR 122.26, 40 CFR 263.31
Rope Along Length	No		

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SEARCH

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< Universal Spill Kits

PIG® Spill Kit in 32-Gallon High-Visibility Economy Container

KIT2400 - ★★★★★ (4) [Write a Review](#)

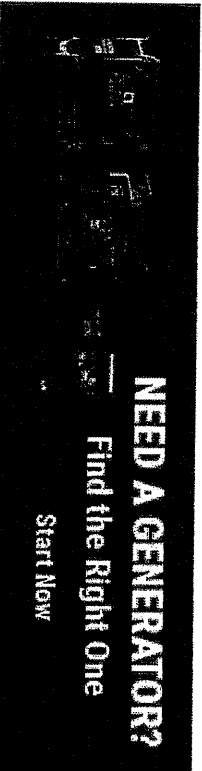


Equipment on site is stored underneath the Nauti-Cat between the hulls is a compressor, generator, gas can and dock box. The dock box is used to store gas cans. Equipment stored underneath keeps equipment out of the elements, helps buffer any noise and also provides fresh air flow to the equipment. The generator will provide all power to the operation, no marina power will be used. Work will only be performed from 8am-5pm. Estimated time line is starting in November 2022 and finished March 2023. 1million liability policy will be provided.

PREDATOR

9500 Watt SUPER QUIET Inverter Generator with CO SECURE Technology

★★★★★ (558) Write a Review



NEED A GENERATOR?
Find the Right One
Start Now

The PREDATOR® 9500W SUPER QUIET™ Inverter Generator is ideal for emergency home backup and powering mobile businesses like food trucks. This ultra-powerful inverter generator has electric start and CO SECURE™ carbon monoxide shutdown for safety.

▲ Important Generator Safety Information

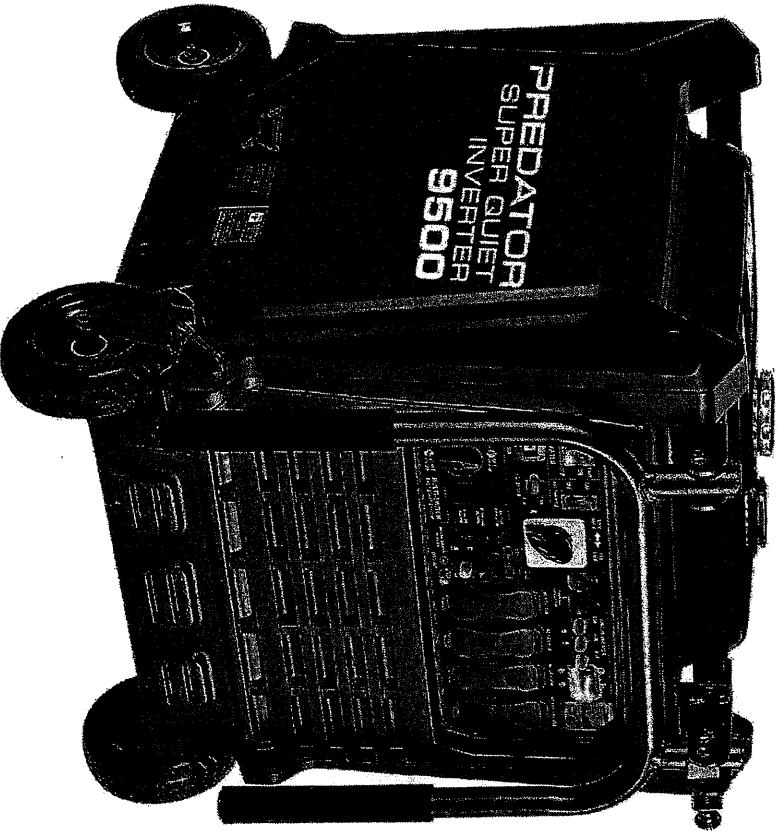
\$2,399.99

OR _____

NO INTEREST. EVER.



On **0% Interest** Purchase Amount



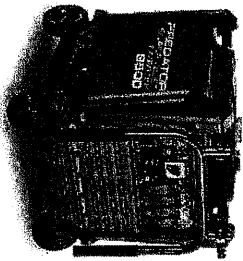
Electric start with non-spillable battery (included) for easy starts every time

Includes four flat-free wheels and foldable handle for easy portability

Includes: (4) 120v 20A GFCI protected outlets, 120v/240v 30A twistlock, 120v 30A twistlock, 12v 8A DC, (2) USB outlets

PRODUCT HIGHLIGHTS

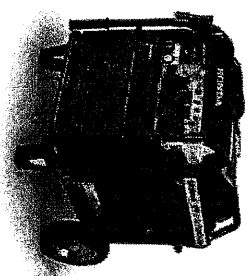
Predator WINS



PREDATOR
ITEM 57080

9500 Watt Super Quiet
Inverter Generator With
CO SECURE™ Technology

VS



HONDA
EU7000IS*

Ingersoll Rand Electric Stationary Air Compressor — 5 HP, 230 Volt, 1-Phase, 60-Gallon Vertical, Model# SS5L5

Item# 1592047




(179)

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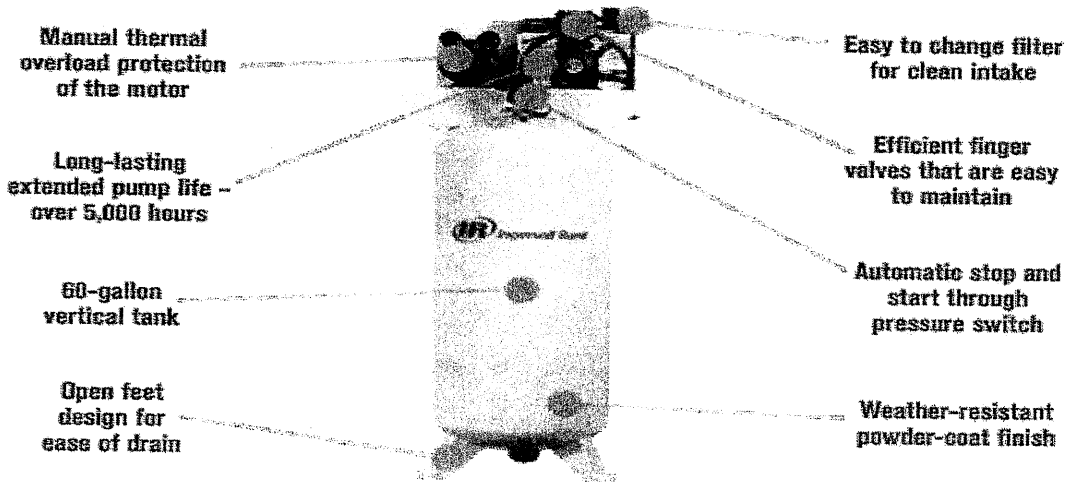
Store Pickup in Under 2hrs (In-Store or Curbside)
[See Pickup Details](#)

- Motor: 5.0 HP/11.5 Peak HP - single phase motor
- 100% cast iron cylinder
- Belt guard shields flywheel and motor sheave
- 100% continuous duty
- 3450 RPM motor

Product Summary

Designed for the professional, single-stage air compressors are ideal for most anyone, from the do-it-yourselfer to the professional air compressor user. Maximum air power and more delivered air (CFM) providing the power to do the job right and in less time. Durable cast iron construction with precision engineered quality components. Warranty on the pump extends to 2 years with the use of appropriate maintenance kit (see below).

Features + Benefits



- Motor: 5.0 HP/11.5 Peak HP - single phase motor
- 100% cast iron cylinder
- Belt guard shields flywheel and motor sheave
- 100% continuous duty
- 3450 RPM motor
- 950 RPM pump
- 78 dB sound level
- Tank includes drain, relief and discharge valves
- Meets OSHA standards
- Drain System: Manual Drain
- Maintenance Kit: 15920088 (sold separately)

Key Specs

Item#	1592047	Motor Phase	1
Brand	Ingersoll Rand	Amps	21.5
Manufacturer's Warranty	12 months parts / 12 months labor	Duty Cycle	100 %



Jack Nowland

From: Kelly Renshaw <kelly@gocenterpointe.com>
Sent: Thursday, September 29, 2022 10:14 AM
To: Jack Nowland
Subject: Re: Nauti-Cat

Jack,

We will have parking available across the street or on the lower level close to the covered parking area.

We try and leave all the spots along the dumpster wall empty as that is where the snow is piled throughout the plowing season.

The cost would be \$50 per vehicle. We do have a few covered spots available if you are interested. They run \$1/day.

Let me know what you decide.

I will make note of the Subaru Brat as one vehicle so our staff is aware they are allowed to be here.

If there will be other vehicles just give me a description so I can make our staff aware of that as well.

Thank you!



CENTERPOINTE

Kelly Renshaw

CenterPointe
Administrative Manager
231-922-1515 x3

From: Jack Nowland <jack@sosanalytical.com>
Sent: Wednesday, September 28, 2022 2:42 PM
To: Kelly Renshaw <kelly@gocenterpointe.com>
Subject: RE: Nauti-Cat

Great question. We have invested in generator and will not have any needs of using electrical.
I will guaranteed that nobody plugs in.

Jack

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION #12 OF 2022
BUDGET AMENDMENT RESOLUTION

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall located at 10090 E. Lincoln Rd. Traverse City Michigan, on the 10th day of October, 2022 there were

PRESENT:

ABSENT:

The following resolution was offered by _____ and seconded by _____.

WHEREAS, a budget was adopted on December 13, 2021 to govern the receipts and expenditures of various Township funds for the next fiscal year of the Township, and

WHEREAS, as a result of shortfalls in the Greilickville Watermain special assessment district that was to cover the payment on the bonds used to finance the watermain, and

WHEREAS, the Township Board pledged the full faith and credit of the Township, it is necessary to modify the aforesaid budget and,

NOW THEREFORE BE IT RESOLVED, that the aforesaid budget be modified as follows:

Increase the following line items:

101-101-000-999.2 Contributions to Other Funds by \$126,000.00 from the fund balance of the General Fund.

Upon a roll call vote, the following voted:

YES:

NO:

RESOLUTION DECLARED ADOPTED

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on October 10, 2022 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: October 10, 2022

Connie Preston, Clerk

TO: ELMWOOD TOWNSHIP BOARD
FROM: CONNIE PRESTON, CLERK
SUBJECT: MARINA FINANCIAL PLANNING
DATE: OCTOBER 4, 2022

As you know, the marina grant applications for Phases IIIA & B have been approved by the State. The State has granted \$978,000 for those two phases. The Township's share is \$2,409,000.00. We also have the new numbers for the Brewery Creek parking lot which estimates the cost at \$286,782.00. Phase IIIC could be as much as \$1,612,000.00. Our cash balance as of September 30th is \$1,465,151.48. It will most likely become necessary to look at financing to complete this project. With all of that in mind, and with the large sums of money involved, Supervisor Shaw and I have discussed seeking the Board's authorization to hire an outside consultant to review our finances and make recommendations as to the best way to complete our marina project.

Elmwood Township Fire and Rescue Department

MEMORANDUM

To: Township Board of Trustees, Charter Township of Elmwood
From: Keith Tampa, Fire Chief
Date: October 4, 2022
Re: **RETIREMENT AND DISPOSAL OF 1994 FIRE ENGINE**

I am requesting the Township Board allow the Fire Chief to retire the Township's 1994 International Series fire engine (Engine 113), declare it as surplus, and give the Fire Chief or Township Supervisor the authority to dispose of the engine through auction or direct sale.

BACKGROUND

Engine 113 has served the department well since its purchase in 1994 and has been well maintained. It has however fallen behind in technology and safety improvements and no longer serves the department's mission in the manner that justified its original purchase so long ago.

Engine 113 has aged beyond the industry standard for replacement, exceeding the 25-year threshold reported in The National Fire Protection Association (NFPA) Standard for Automotive Fire Apparatus. It also has surpassed the recommended replacement guidelines proposed by myself and addressed in the 2019 consultant report.

IMPACT ON SERVICE

The recent purchase of a pumper tanker (Engine 111) to replace our old tanker (Tanker 122) has provided a crossover, a buffer, allowing one vehicle to serve in either role and provide a safer, more up to date, and versatile response. Engine 111 has allowed moving Engine 113 to a reserve status without a dramatic impact on EFD operations and is not expected to return to a frontline status.

The department still desires the purchase of a large capacity (3000 gallons or more) tanker to strengthen its rural water supply response, so any impact on decreasing maintenance needs and costs are expected to be temporary.

DISPOSAL

The apparatus is still in good working order and could be disposed of through auction or direct sales. Several vendors are available to assist with either method of disposal. A quick internet search of similar used fire engines listed varying prices from \$20,000 to \$40,000.

Donation of the engine to an educational institution or needy fire department (including international) may also be considered.

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

PRELIMINARY

Date: 10/04/2022

Time: 5:13 pm

Page: 1

ELMWOOD TOWNSHIP

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
THE ACCUMED GROUP	A026	BILLING SERVICES	0	00/00/0000	829.59
				Vendor Total:	829.59
ACE HARDWARE	A020	CUST#23467	0	00/00/0000	33.98
				Vendor Total:	33.98
ARCTIC GLACIER USA,INC	P171	ACCT#40850596	0	00/00/0000	284.22
				Vendor Total:	284.22
ERICA AUSTIN	01019	PAVILION DEPOSIT REFUND	0	00/00/0000	50.00
				Vendor Total:	50.00
AW & SONS SERVICES	A131	820 MOW & TRIM ROADSIDE	0	00/00/0000	450.00
				Vendor Total:	450.00
BERG WELL DRILLING	B072	WELL PUMP REPLACEMENT	0	00/00/0000	9,492.47
				Vendor Total:	9,492.47
CHEMICAL CONTROL COMPANY	C057	ACCT#9948 MARINA	0	00/00/0000	258.75
				Vendor Total:	258.75
GARAGE DOOR SERVICES, INC.	G260	OLD FIRE STATION	0	00/00/0000	485.47
				Vendor Total:	485.47
SMITH & JOHNSON, ATTORNEYS,	S034	FILE #13445-0002 SETLMNT DISCU	0	00/00/0000	150.00
				Vendor Total:	150.00
STANDARD ELECTRIC COMPANY	S112	CUST#700892	0	00/00/0000	77.76
				Vendor Total:	77.76
STEVEN H. SCHWARTZ & ASSOC F	S076	UNION CONTRACT CONSULTANT	0	00/00/0000	340.00
				Vendor Total:	340.00
TRI-GAS	T057	PROPANE	0	00/00/0000	35.84
				Vendor Total:	35.84
WADE TRIM	W107	GENERAL	0	00/00/0000	10,373.73
				Vendor Total:	10,373.73
				Grand Total:	22,861.81
				Less Credit Memos:	0.00
				Net Total:	22,861.81
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	22,861.81
	Total Invoices:	17			