

CHARTER TOWNSHIP OF ORION
CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES AGENDA
TUESDAY, SEPTEMBER 6, 2022 - 7:00 PM
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN RD.
LAKE ORION, MICHIGAN 48360

1. CALL TO ORDER	
2. INVOCATION AND PLEDGE	
3. PROCLAMATION	
A. National Recovery Month	2
B. National Suicide Prevention Month	3
C. Patriot Week	4
4. CITIZEN OF THE MONTH	
5. APPROVAL OF BILLS	5
6. PUBLIC COMMENT (3 minutes or less) *Board does not respond during public comment	
7. APPROVAL OF AGENDA	
8. CONSENT AGENDA	
A. Minutes - Regular Meeting - August 15, 2022	37
B. Minutes - Public Hearing - BBJ Private Maintenance SAD #1 - August 15, 2022	42
C. Minutes - Public Hearing - Lake Orion Water Quality Control SAD #2 - August 15, 2022	45
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E. Schedule Budget Workshop	49
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G. Tuition Reimbursement - Tandem Graves	56
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B. PC-22-30 Waldon Reserve Site Condominium and Condominium Documents	94
C. PC-22-31 1112 through 1128 Lapeer Rd. Rezone	243
D. Orion Community Foundation	267
10. REPORTS	268
A. Police/Fire Reports	271
B. Financial Reports - Clerk	280
11. PUBLIC COMMENT (3 minutes or less) *Board does not respond during public comment	
12. BOARD MEMBER COMMENT	
13. ADJOURNMENT	

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Penny S. Shults, Clerk, at (248) 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations.



Charter Township of Orion

Oakland County, Michigan

Proclamation National Recovery Month

By the Supervisor of the Charter Township of Orion

Whereas, according to the Substance Abuse and Mental Health Services Administration (SAMHSA), in 2020, 40.3 million people aged 12 or older (14.5 percent) had a Substance Use Disorder (SUD) in the past year, including 28.3 million who had alcohol use disorder; 18.4 million who had an illicit drug use disorder, and 6.5 million people who had both alcohol use disorder and an illicit drug use disorder; and

Whereas, according to SAMHSA, in 2020, 22.2 percent of Americans (or 61.6 million people) 12 years or older, were binge alcohol users in the past month. The percentage was highest amount young adults aged 18 to 25; and

Whereas, according to the Centers for Disease Control and Prevention (CDC) nearly 92,000 overdose deaths occurred in the United States in 2020, which was a 31% increase from 2019; and

Whereas, substance use recovery is important for individual well-being and vitality, as well as for families, friends, communities, and businesses; and

Whereas, OCHN continues to educate and raise awareness of the risks and potential harm associated with prescription drug misuse; and


Whereas, stigma and stereotypes associated with substance use disorders often keep people from seeking treatment that could improve their quality of life; and

Whereas, substance use disorders occur when the re-current use of alcohol and/or other drugs cause clinically or functionally significant impairment, such as health problems, disability, and failure to meet major responsibilities at work, schools or home; and

Whereas, substance use disorder recovery is a journey of healing and transformation, enabling people to live in a community of their choice while striving to achieve their full potential; and

Whereas, substance use disorder recovery benefits individuals with substance use disorders by focusing on their abilities to live, work, learn, and full participate and contribute to society and also enriches the community culture.

Now Therefore I, Chris Barnett, Supervisor of the Charter Township of Orion, along with the Oakland Community Health Network, do hereby proclaim September 2022 as National Recovery Month, and call upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our state to increasing awareness and understanding of substance use, and the need for appropriate and accessible services to promote recovery.


Chris Barnett, Supervisor
Charter Township of Orion

Issued September 6, 2022



Charter Township of Orion

Oakland County, Michigan

Proclamation

National Suicide Prevention Month

By the Supervisor of the Charter Township of Orion

Whereas, September is known as National Suicide Prevention Month and is intended to help raise awareness surrounding suicide prevention resources available in the community; and

Whereas, World Suicide Prevention Day is observed each year on September 10; and

Whereas, suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and

Whereas, according to the Centers for Disease Control and Prevention (CDC), 45,979 people died by suicide in the United States in 2020 – one death every 11 minutes; and

Whereas, according to the CDC, 12.2 million adults across the United States seriously thought about suicide, 3.2 million adults made a suicide plan, and 1.2 million adults attempted suicide; and

Whereas, according to the 2020 Michigan Suicide Prevention Commission Annual Report, 1,389 people in the State of Michigan died by suicide during the COVID-19 pandemic, with 1,099 of those deaths relating to men; and

Whereas, every year thousands of individuals die by suicide, leaving behind friends and family members to navigate the tragedy of loss. Often feelings of shame and stigma prevent them from talking openly; and

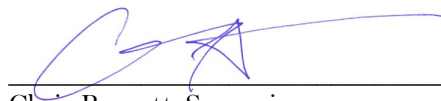
Whereas, 988 has been designated as the new three-digit dialing code that will route callers to the National Suicide Prevention Lifeline and is now active across the United States; and

Whereas, the National Action Alliance for Suicide Prevention is using #BeThere to educate social media followers about the many actions one can take to support a person who is struggling; and

Whereas, Oakland Community Health Network (OCHN) has been an active and engaged member of the Oakland County Suicide Prevention Task Force since 2011; and

Whereas, OCHN is committed to being a Zero Suicide organization and cultivating a network of providers who are engaged in the Zero Suicide philosophy.

Now Therefore, I, Chris Barnett, Supervisor of the Charter Township of Orion, along with the Oakland Community Health Network, hereby proclaims the month of **September 2022** as **National Suicide Prevention Month** and calls upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our State to increasing awareness and understanding of suicide prevention, and the need for appropriate and accessible services to assist individuals in crisis.


Chris Barnett, Supervisor
Charter Township of Orion



Charter Township of Orion

Oakland County, Michigan

Proclamation Patriot Week

By the Supervisor of the Charter Township of Orion

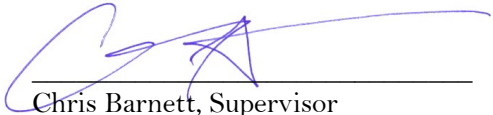
Whereas throughout our Country's history, the people of our great State and Nation have worked together to ensure the preservation of the American ideals of freedom and liberty we enjoy today; and

Whereas American patriotism has endured through times of turmoil and times of peace, carrying our Nation through the darkest days of history and strengthening our commitment to the ideals upon which our Country was founded; and

Whereas a deepening appreciation for those ideals will help guarantee America's spirit of freedom and liberty; and

Whereas in great reverence to the victims of the attacks on September 11, 2001, and recognition of the signing of the Constitution on September 17, 1787, Patriot Week is a time to celebrate the principles set forth by our Founding Fathers as well as the countless Patriots, vital documents, speeches, and flags that helped make America the great Nation it is today.

Now therefore I, Chris Barnett, Supervisor of the Charter Township of Orion, do hereby proclaim that the dates of September 11 to and including September 17 be known and celebrated as Patriot Week, and September 11, 2022 as Patriot Day, in Orion Township and do urge and encourage all residents to join in recognizing and honoring those who have guided our nation, state and township in the past and those, especially our First Responders who willingly carrying on this tradition today.


Chris Barnett, Supervisor
Charter Township of Orion

Issued September 6, 2022

09/01/2022 11:14 AM
User: mbardecki
DB: Orion Township

CHECK REGISTER FOR ORION TOWNSHIP
CHECK DATE FROM 07/31/2022 - 07/31/2022

Page: 1/1

Check Date	Check	Vendor Name	Amount
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Bank POOL POOL CASH

Check Type: EFT Transfer

07/31/2022	2552(E)	CONSUMERS ENERGY	4,145.45
07/31/2022	2553(E)	DTE ENERGY	20,914.32
07/31/2022	2554(E)	DTE ENERGY-STREET LIGHTS	6,904.79
07/31/2022	2555(E)	GREEN FOR LIFE	55.29
07/31/2022	2556(E)	QUADIENT FINANCE USA, INC	3,000.00
07/31/2022	2557(E)	WASTE MANAGEMENT OF MICHIGAN	22,512.71
07/31/2022	2558(E)	WELLS FARGO FINANCIAL LEASING	1,852.45
07/31/2022	2559(E)	WEX BANK	12,374.97

Total EFT Transfer:	71,759.98
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POOL TOTALS:

Total of 8 Disbursements:	71,759.98
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Check Date	Check	Vendor Name	Amount
Bank POOL POOL CASH			

Check Type: ACH Transaction

08/24/2022	2560(A)	AMAZON	1,226.79
08/24/2022	2561(A)	BASIC BENEFITS	239.50
09/06/2022	2563(A)	AMAZON	1,794.65
09/06/2022	2564(A)	BRIAN CLAYCOMB	5,083.00
09/06/2022	2565(A)	COFFEE BREAK SERVICES, INC.	61.25
09/06/2022	2566(A)	COYLE, ASHLEY	15.00
09/06/2022	2567(A)	DALRYMPLE, JULIA	37.90
09/06/2022	2568(A)	DROUILLARD, MELISSA	6.00
09/06/2022	2569(A)	EJ USA INC	3,193.89
09/06/2022	2570(A)	FERGUSON WATERWORKS	5,970.80
09/06/2022	2571(A)	GALLS, LLC	1,383.19
09/06/2022	2572(A)	HEARTFELT YOGA, DBA	29.40
09/06/2022	2573(A)	HUNTINGTON NATIONAL BANK	199,937.50
09/06/2022	2574(A)	PETRUSHA, CHELSIE	76.45
09/06/2022	2575(A)	PIONEER ATHLETICS	2,851.10
09/06/2022	2576(A)	TLK INSPECTIONS INC.	4,750.00
09/06/2022	2577(A)	TOOL SPORT & SIGN CO. INC.	11,339.04
09/06/2022	2578(A)	TURNER SANITATION	1,138.26
09/06/2022	2579(A)	US BANK BOND CONTROL	3,898.99
09/06/2022	2580(A)	WIRE-WORX, INC.	4,904.00
Total ACH Transaction:			247,936.71

Check Type: EFT Transfer

09/06/2022	2562(E)	TOSHIBA FINANCIAL SERVICES	225.83
Total EFT Transfer:			225.83

Check Type: Paper Check

08/22/2022	136177	ASHLEY ORION COMMERCE CENTER LLC	31,225.00
08/22/2022	136178	BIRTH, ERICA	100.00
08/22/2022	136179	BROWN, KATIE	55.00
08/22/2022	136180	Brutus Capital Management, LLC	31,113.00
08/22/2022	136181	CHARNESKY, ALLISON	5.00
08/22/2022	136182	CONSCIOUS SR LVNG PROPERTIES II LLC	41,000.00
08/22/2022	136183	DEAN, JENNIFER	100.00
08/22/2022	136184	DOLL, CONNIE	65.00
08/22/2022	136185	HABERSKI, BETHANY	100.00
08/22/2022	136186	HEIT, AIMEE	55.00
08/22/2022	136187	HOME DEPOT CREDIT SERVICES	353.50
08/22/2022	136188	JS CAPITOL EQUITIES LLC	8,000.00
08/22/2022	136189	KOWALCZYK, SARAH	100.00
08/22/2022	136190	MACMILLAN, KENNETH	120.00
08/22/2022	136191	Mark & Kelly Peyerle	1,000.00
08/22/2022	136192	MATHENY, DEBRA	30.00
08/22/2022	136193	REICH, SARAH	65.00
08/22/2022	136194	SMILES, KRISTI	200.00
08/22/2022	136195	STEC, SUSAN	95.00
08/22/2022	136196	SUMMERFIELD CONDO ASSOCIATION	100.00
08/22/2022	136197	WASHER, LAURA	100.00
08/22/2022	136198	Zaremba Group, LLC	13,600.00
08/22/2022	136199	ZEBROWSKI, JAMES	150.00
08/24/2022	136200	ANDRZEJEWSKI-CHU, TANJA	22.00
08/24/2022	136201	BAXTER, JESSICA	100.00
08/24/2022	136202	BUCCI, MAUREEN	575.00
08/24/2022	136203	CLARK, ANDREA	100.00
08/24/2022	136204	DAVID ANDREW DEHAAN BUILDING LLC	809.25
08/24/2022	136205	HOME DEPOT CREDIT SERVICES	161.84
08/24/2022	136206	KENSINGTON CHURCH	500.00
08/24/2022	136207	KHURANA, SHISHIR	20.00
08/24/2022	136208	LEGACY TITLE AGENCY	100.00
08/24/2022	136209	MICHIGAN HOMEBREW FESTIVAL	500.00
08/24/2022	136210	MONEY, RACHEL	15.00
08/24/2022	136211	ORION AREA CHAMBER OF COMMERCE	800.00
08/24/2022	136212	RAMSEY, MARTINA	100.00
08/24/2022	136213	RODGERS, ADIA	100.00
08/24/2022	136214	SAM'S CLUB DIRECT	476.28
08/24/2022	136215	SENIORS HELPING SENIORS	100.00
08/24/2022	136216	SHARP, CAROL	100.00
08/24/2022	136217	STORAGE SENSE - ORION	294.00
08/24/2022	136218	WEST BLOOMFIELD FIRE DEPT	157.50
08/24/2022	136219	ZFCV SYSTEMS NORTH AMERICA, LLC	100.00
09/06/2022	136229	1800ROLLOFF	495.00

Check Date	Check	Vendor Name	Amount
09/06/2022	136230	911 RAPID RESPONSE LLC	177.95
09/06/2022	136231	ADVANCED TURF SOLUTIONS, INC	166.00
09/06/2022	136232	AERO FILTER INC.	506.10
09/06/2022	136233	ALLIED CONSTRUCTION	630.24
09/06/2022	136234	APT US & C	299.00
09/06/2022	136235	ATA NATIONAL TITLE	500.00
09/06/2022	136236	BOUND TREE	1,272.66
09/06/2022	136237	BRODEUR, STACI	100.00
09/06/2022	136238	BUCKHORN SERVICE	160.00
09/06/2022	136239	CANOE CIRCLE GRAPHICS	3,929.00
09/06/2022	136240	CAPITAL TITLE	31.29
09/06/2022	136241	CAPITAL TITLE INSURANCE AGENCY, INC	52.53
09/06/2022	136242	CLARKE AQUATIC SERVICES, INC.	3,588.75
09/06/2022	136243	COCM	660.00
09/06/2022	136244	COLLINGWOOD, KATHY	30.00
09/06/2022	136245	CUNNINGHAM-LIMP	90,325.00
09/06/2022	136246	CYNTHIA DUVAL	207.90
09/06/2022	136247	D G ENERGY COMPANY, LLC	23,780.00
09/06/2022	136248	DELL MARKETING	2,220.72
09/06/2022	136249	DEREK BETTS	120.00
09/06/2022	136250	EGANIX, INC.	956.00
09/06/2022	136251	ELECTION SOURCE	4,800.00
09/06/2022	136252	ELITE TRAUMA CLEAN-UP INC	50.00
09/06/2022	136253	ERIN A. MATICE	380.00
09/06/2022	136254	FIDELITY NATIONAL TITLE	81.50
09/06/2022	136255	FIRE SAFETY CONSULTANTS	215.00
09/06/2022	136256	FULCHER, KARISSA	340.00
09/06/2022	136257	G2 CONSULTING GROUP LLC	2,928.81
09/06/2022	136258	GIFFELS WEBSTER	1,100.00
09/06/2022	136259	GOLLING BUICK GMC INC	35.09
09/06/2022	136260	GRAINGER	732.20
09/06/2022	136261	GREAT LAKES WATER AUTHORITY	4,906.78
09/06/2022	136262	GUARDIAN PEST CONTROL SERVICES, LLC	238.00
09/06/2022	136263	GUNNERS METERS & PARTS	13,347.00
09/06/2022	136264	HARBAUGH, PATRICIA	20.00
09/06/2022	136265	HERITAGE CRYSTAL CLEAN, LLC	99.00
09/06/2022	136266	HODGES SUPPLY CO	201.57
09/06/2022	136267	HODSKINS, TERRY	19.61
09/06/2022	136268	HOME DEPOT CREDIT SERVICES	262.32
09/06/2022	136269	IMS ALLIANCE	40.40
09/06/2022	136270	INTEGRITY TESTING & SAFETY ADMIN	220.00
09/06/2022	136271	INTERIOR ENVIRONMENTS	2,299.11
09/06/2022	136272	JETS PIZZA ORION	35.44
09/06/2022	136273	KARASSY, BETH	116.04
09/06/2022	136274	KERSUZAN, OLIVIER	70.00
09/06/2022	136275	KISM, LLC.	3,120.00
09/06/2022	136276	LAKE ORION EQUIPMENT RENTAL	45.44
09/06/2022	136277	LAKE PRO INC	23,339.00
09/06/2022	136278	LASERCOM	4,982.96
09/06/2022	136279	LEGACY TITLE AGENCY	95.31
09/06/2022	136280	LEXISNEXIS RISK DATA MANAGEMENT INC	600.00
09/06/2022	136281	LOU'S TRANSPORT, INC	874.62
09/06/2022	136282	LUMINITA MURPHY	450.00
09/06/2022	136283	M & B GRAPHICS	75.00
09/06/2022	136284	MATHENY, DEBRA	100.00
09/06/2022	136285	MICHIGAN CAT - DEPT #77576	2,200.97
09/06/2022	136286	MICHIGAN RECREATION & PARKS	273.00
09/06/2022	136287	MIKAILA, CANDICE	25.00
09/06/2022	136288	MOBILE COMMUNICATIONS AMERICA, INC.	921.00
09/06/2022	136289	MUNICIPAL EMERGENCY SERVICES, INC.	998.11
09/06/2022	136290	MUNN TRACTOR & LAWN INC.	186.17
09/06/2022	136291	MURRAY EXCAVATING	1,478.88
09/06/2022	136292	NATIONAL COMMUNICATIONS CORPORATION	1,044.00
09/06/2022	136293	NICHOLS PAPER & SUPPLY CO	81.32
09/06/2022	136294	NORTH ELECTRIC SUPPLY CO	37.13
09/06/2022	136295	O'NEIL APPRAISAL, LLC	3,000.00
09/06/2022	136296	O'REILLY AUTOMOTIVE INC	252.57
09/06/2022	136297	OAKLAND COUNTY -TREASURERS	310,285.98
09/06/2022	136298	OCAAO	25.00
09/06/2022	136299	OFF DUTY WEAR	586.26
09/06/2022	136300	OHM ADVISORS	53,251.70
09/06/2022	136301	ONE BOAT	74,985.35
09/06/2022	136302	ORION STONE DEPOT	1,124.00
09/06/2022	136303	ORION VETERANS MEMORIAL	800.00
09/06/2022	136304	PALANIAPPAN, PREBAKER	357.24
09/06/2022	136305	PAULA KOTRBA	450.00
09/06/2022	136306	PLM LAKE & LAND MGT CO	12,827.19
09/06/2022	136307	PRECISE MRM LLC	680.00
09/06/2022	136308	PRINTING SYSTEMS, INC.	19.58
09/06/2022	136309	PX2 AUTOMOTIVE	115.97
09/06/2022	136310	QUIKER CO.	59.99

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CHECK REGISTER FOR ORION TOWNSHIP
CHECK DATE FROM 08/16/2022 - 09/06/2022

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Check Date	Check	Vendor Name	Amount
09/06/2022	136311	ROAD COMMISSION FOR OAKLAND	0.40
09/06/2022	136312	ROAD MAINTENANCE CORPORATION	205.80
09/06/2022	136313	SAM'S CLUB DIRECT	68.74
09/06/2022	136314	SHERWIN-WILLIAMS	139.11
09/06/2022	136315	SITE DEVELOPMENT, INC.	667.54
09/06/2022	136316	SNAPOLOGY OF TROY	1,808.80
09/06/2022	136317	SPARTAN DISTRIBUTORS	131.63
09/06/2022	136318	SRM CONCRETE, LLC	467.50
09/06/2022	136319	STONES ACE OF ORION	925.65
09/06/2022	136320	STRATEGIC COMMUNICATION	4,000.00
09/06/2022	136321	SUPERIOR SCAPE, INC	10,707.07
09/06/2022	136322	Superior Scape, Inc.	883.75
09/06/2022	136323	THE WOODHILL GROUP LLC	562.50
09/06/2022	136324	THOMAS DECKER	366.80
09/06/2022	136325	TIRE WAREHOUSE, INC.	671.51
09/06/2022	136326	TITLE PARTNERS	3.17
09/06/2022	136327	TOMMY HOLBERT	8.92
09/06/2022	136328	TOUR ON ORION L.L.C.	300.00
09/06/2022	136329	TRUGREEN	5,218.00
09/06/2022	136330	WAGNER, DAWN	38.00
09/06/2022	136331	WYSOCKI, LAWRENCE	49.97
09/06/2022	136332	ZIMMER, JAMIE	120.00
Total Paper Check:			822,701.98

POOL TOTALS:

Total of 168 Disbursements: 1,070,864.52

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund 101 GENERAL FUND							
Dept 000							
101-000-123.001	PREPAID EXPENSES - POSTA	QUADIENT FINANCE USA,	POSTAGE	6/6/2022	07/31/22	3,000.00	2556
101-000-339.001	DEFERRED REVENUE-EARNED	WELLS FARGO FINANCIAL	COPIERS 06/24/22-07/23/22	5020771019	07/31/22	1,852.45	2558
			Total For Dept 000			4,852.45	
Dept 267 TWP HALL-BLDG/GROUNDS DEPARTMENT							
101-267-920.000	ELECTRICITY - TOWNSHIP H	DTE ENERGY	ELECTRIC-2323 JOSLYN 5/6/22-6/6/22	2323 6/6/22	07/31/22	5,675.82	2553
101-267-921.000	NATURAL GAS - TOWNSHIP H	CONSUMERS ENERGY	NATURAL GAS-2323 JOSLYN 5/7-6/8/22	205723913352	07/31/22	2,375.54	2552
			Total For Dept 267 TWP HALL-BLDG/GROUNDS DEPARTM			8,051.36	
Dept 446 STREETS DEPARTMENT							
101-446-920.903	ELECTRIC - BALDWIN/MAYBE	DTE ENERGY	ELECTRIC-3518 BALDWIN RD-STREETSCA	3518 7/1/22	07/31/22	43.40	2553
101-446-920.904	ELECTRIC - BALDWIN FOUNT	DTE ENERGY	ELECTRIC-3740 BALDWIN RD STREETSCA	3740 6/29/22	07/31/22	605.08	2553
101-446-920.905	ELECTRIC - BALDWIN/GREGO	DTE ENERGY	ELECTRIC-4008 BALDWIN-7 5/6/22-6/	4008 6/6/22	07/31/22	67.25	2553
101-446-920.906	ELECTRIC - BALDWIN/JUDAH	DTE ENERGY	ELECTRIC-4404 BALDWIN CIA STREETSC	4404 7/6/22	07/31/22	58.54	2553
101-446-920.907	ELECTRIC-BALDWIN/JUDAH R	DTE ENERGY	ELECTRIC-4408 BALDWIN CIA STREETSC	4408 7/26/22	07/31/22	50.77	2553
101-446-920.908	ELECTRIC - BALDWIN/JUDAH	DTE ENERGY	ELECTRIC-4410 BALDWIN 5/5-7/5/22	4110 7/6/22	07/31/22	48.96	2553
101-446-920.909	BALDWIN STREETLIGHTS	DTE ENERGY-STREET LIG	STREETLIGHTS 5/2022	200003725051	07/31/22	1,829.43	2554
101-446-924.000	STREET LIGHTS	DTE ENERGY	ELECTRIC-888 HAMLIN - 1 5/10/22-6	888 6/9/22	07/31/22	39.32	2553
101-446-924.000	STREET LIGHTS	DTE ENERGY-STREET LIG	STREETLIGHTS 5/2022	200003725051	07/31/22	4,949.56	2554
			Total For Dept 446 STREETS DEPARTMENT			7,692.31	
			Total For Fund 101 GENERAL FUND			20,596.12	
Fund 206 FIRE FUND							
Dept 336 FIRE DEPARTMENT							
GASOLINE & OIL							
206-336-865.000	ELECTRICITY-STATION 1	WEX BANK	FUEL 6/2022	82197972	07/31/22	8,843.75	2559
206-336-920.001	ELECTRICITY-STATION 2	DTE ENERGY	ELECTRIC-93 ANDERSON 5/21/22-6/21/	93 6/21/22	07/31/22	340.66	2553
206-336-920.002	ELECTRICITY-STATION 3	DTE ENERGY	ELECTRIC-3801 GIDDINGS-7 5/6/22-6	3801 6/6/22	07/31/22	441.84	2553
206-336-920.003	ELECTRICITY-STATION 4	DTE ENERGY	ELECTRIC-3365 GREGORY-1 5/6/22-6/6	3365 6/6/22	07/31/22	452.20	2553
206-336-920.004	ELECTRICITY-STATION 4	DTE ENERGY	ELECTRIC-465 BALDWIN - 7 5/21/22-6	465 6/21/22	07/31/22	379.65	2553
206-336-921.001	NATURAL GAS-STATION 1	CONSUMERS ENERGY	NATURAL GAS-93 ANDERSON 5/11/22-6/	202431292824	07/31/22	37.84	2552
206-336-921.002	NATURAL GAS-STATION 2	CONSUMERS ENERGY	NATURAL GAS-3801 GIDDINGS 5/11/22-	204211117402	07/31/22	55.38	2552
206-336-921.003	NATURAL GAS-STATION 3	CONSUMERS ENERGY	NATURAL GAS-3365 GREGORY 5/12/22-6	201096508047	07/31/22	134.09	2552
206-336-921.004	NATURAL GAS-STATION 4	CONSUMERS ENERGY	NATURAL GAS-465 BALDWIN 5/7/22-6/7	207146702264	07/31/22	38.38	2552
206-336-930.000	REPAIRS & MAINT.-BLDG	GREEN FOR LIFE	GARBAGE REMOVAL-3365 GREGORY 3RD Q	55926419	07/31/22	55.29	2555
			Total For Dept 336 FIRE DEPARTMENT			10,779.08	
			Total For Fund 206 FIRE FUND			10,779.08	
Fund 208 PARKS/RECREATION FUND							
Dept 751 PARKS & RECREATION DEPT							
GASOLINE & OIL							
208-751-865.000	ELECTRICITY - CIVIC CEN	WEX BANK	FUEL 6/2022	82197972	07/31/22	3,531.22	2559
208-751-920.101	ELECTRICITY- CIV CEN BAL	DTE ENERGY	ELECTRIC-2531 JOSLYN 5/6/22-6/6/22	2531 6/6/22	07/31/22	204.27	2553
208-751-920.102	ELECTRIC - CIV CEN SOCCE	DTE ENERGY	ELECTRIC-2573 JOSLYN 5/6/22-6/6/2	2573 6/6/22	07/31/22	45.86	2553
208-751-920.103	ELECTRIC - CIV CEN CENTER	DTE ENERGY	ELECTRIC-2589 JOSLYN-4 5/6/22-6/6	2589 6/6/22	07/31/22	19.96	2553
208-751-920.200	ELECTRIC - ORION CENTER	DTE ENERGY	ELECTRIC-1335 JOSLYN-7 5/6/22-6/6	1335 6/6/22	07/31/22	4,369.91	2553
208-751-920.201	ELECTRIC - ORION CEN FTR	DTE ENERGY	ELECTRIC-1339 JOSLYN - 7 FIRE SUPP	1339 6/6/22	07/31/22	17.34	2553
208-751-920.301	ELECTRIC - FP - PORRIT B	DTE ENERGY	ELECTRIC-3300 CLARKSTON FP-7 5/21/	3300 6/21/22	07/31/22	24.74	2553
208-751-920.302	ELECTRIC - FP - PICNIC S	DTE ENERGY	ELECTRIC-3350 CLARKSTON FP 5/21/22	3350 6/21/22	07/31/22	85.77	2553
208-751-920.303	ELECTRIC - FP - SUPPORT	DTE ENERGY	ELECTRIC-3380 CLARKSTON 9403 8 5/2	3380 6/21/22	07/31/22	358.92	2553
208-751-920.303	ELECTRIC - FP - SUPPORT	DTE ENERGY	ELECTRIC-3380 CLARKSTON-7 5/21/22	3380-7 6/21/22	07/31/22	278.04	2553
208-751-920.304	ELECTRIC - FP - LAWN SPR	DTE ENERGY	ELECTRIC-3400 CLARKSTON-7 5/21/22-	3400 6/21/22	07/31/22	45.60	2553
208-751-920.401	ELECTRIC - WILDWD - BAND	DTE ENERGY	ELECTRIC-2700 JOSLYN 5/6/22-6/6/2	2700 6/6/22	07/31/22	34.71	2553

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Fund 208 PARKS/RECREATION FUND							
Dept 751 PARKS & RECREATION DEPT	ELECTRIC - WILDWD - PARK	DTE ENERGY	ELECTRIC-2708 JOSLYN-7 5/6/22-6/6	2708 6/6/22	07/31/22	116.71	2553
208-751-920.402	ELECTRIC-CAMP AG-SERVICE	DTE ENERGY	ELECTRIC-1285 CLARKSTON 4/6/22-5/5	1285 6/6/22	07/31/22	31.99	2553
208-751-920.502	ELECTRIC-CAMP AG-SERVICE	DTE ENERGY	ELECTRIC-1291 CLARKSTON-7 6/4-7/	1291 7/6/22	07/31/22	275.68	2553
208-751-920.503	ELECTRIC-CAMP AG-PETERSO	DTE ENERGY	ELECTRIC-1299 CLARKSTON 6/4-7/5/2	1299 7/6/22	07/31/22	24.48	2553
208-751-920.505	ELECTRIC-CAMP AG-RESTROO	DTE ENERGY	ELECTRIC-1301 CLARKSTON 5/6/22-6/6	1301 6/6/22	07/31/22	887.51	2553
208-751-920.506	ELECTRIC-CAMP AG-RESTROO	DTE ENERGY	ELECTRIC-1301 CLARKSTON 5/6/22-6/6	1301 6/6/22	07/31/22	650.73	2552
208-751-921.200	NATURAL GAS - ORION CENT	CONSUMERS ENERGY	NATURAL GAS-1335 JOSLYN 5/10/22-6/	206168787379	07/31/22	135.07	2552
208-751-921.200	NATURAL GAS - ORION CENT	CONSUMERS ENERGY	NATURAL GAS-1335 JOSLYN 5/10/22-6/	206168787379	07/31/22	135.07	2552
208-751-921.303	NATURAL GAS - FP - SUPPO	CONSUMERS ENERGY	NATURAL GAS-3380 CLARKSTON FP 5/7/	202520271678	07/31/22	15.00	2552
208-751-921.500	NATURAL GAS - CAMP AGAWA	CONSUMERS ENERGY	NATURAL GAS-1229 CLARKSTON 5/10/22	206524568880	07/31/22	15.00	2552
208-751-921.501	NATURAL GAS - CAMP AGAWA	CONSUMERS ENERGY	NATURAL GAS-1237 CLARKSTON 5/10/22	203677185051	07/31/22	15.00	2552
208-751-921.502	NATURAL GAS - CAMP-SERVI	CONSUMERS ENERGY	NATURAL GAS-1285 CLARKSTON 5/10/22	206524568881	07/31/22	15.00	2552
208-751-921.504	NATURAL GAS - CAMP - MNT	CONSUMERS ENERGY	NATURAL GAS-1293 CLARKSTON 5/10/22	203677185052	07/31/22	18.09	2552
208-751-921.507	NATURAL GAS - CAMP - BIR	CONSUMERS ENERGY	NATURAL GAS-1319 CLARKSTON 5/10/22	206524568882	07/31/22	25.35	2552
208-751-921.508	NATURAL GAS - CAMP - BAK	CONSUMERS ENERGY	NATURAL GAS-1333 CLARKSTON 5/110-6	203499184376	07/31/22	91.63	2552
208-751-921.509	NATURAL GAS - CAMP - ALB	CONSUMERS ENERGY	NATURAL GAS-1399 CLARKSTON 5/10/22	206524568883	07/31/22	23.29	2552
Total For Dept 751 PARKS & RECREATION DEPT						11,341.87	
Total For Fund 208 PARKS/RECREATION FUND						11,341.87	
Fund 250 SQUARE LAKE LEVEL							
Dept 850 WEEDS	ELECTRICITY FOR SQUARE L	DTE ENERGY	ELECTRIC-1500 LAKESIDE - 7 6/4-7/5	1500 7/6/22	07/31/22	1,358.83	2553
250-850-920.000	ELECTRICITY FOR SQUARE L	DTE ENERGY	ELECTRIC-1500 LAKESIDE - 7 6/4-7/5	1500 7/6/22	07/31/22	1,358.83	2553
Total For Dept 850 WEEDS						1,358.83	
Total For Fund 250 SQUARE LAKE LEVEL						1,358.83	
Fund 261 MILL LAKE LIGHTS							
Dept 448 STREET LIGHTING DEPARTMENT	ELECTRIC	DTE ENERGY-STREET LIG	STREETLIGHTS 5/2022	200003725051	07/31/22	125.80	2554
261-448-920.000	ELECTRIC	DTE ENERGY-STREET LIG	STREETLIGHTS 5/2022	200003725051	07/31/22	125.80	2554
Total For Dept 448 STREET LIGHTING DEPARTMENT						125.80	
Total For Fund 261 MILL LAKE LIGHTS						125.80	
Fund 592 WATER & SEWER							
Dept 248 GENERAL GOV'T ACTIVITIES	ELECTRICITY	DTE ENERGY	ELECTRIC-2685 JOSLYN-7 5/6/22-6/6/	2685 6/6/22	07/31/22	866.78	2553
592-248-920.000	ELECTRICITY	CONSUMERS ENERGY	NATURAL GAS-2685 JOSLYN 5/12/22-6	201808343650	07/31/22	64.70	2552
592-248-921.000	NATURAL GAS - 2685 JOSLY	CONSUMERS ENERGY	NATURAL GAS-2685 JOSLYN 5/12/22-6	201808343650	07/31/22	64.70	2552
Total For Dept 248 GENERAL GOV'T ACTIVITIES						931.48	
Dept 548 SEWER DEPARTMENT							
592-548-920.011	ELECTRICITY-LIFT 4882 BA	DTE ENERGY	ELECTRIC-PRV 4882 BALDWIN-1 5/6/2	4882 6/6/22	07/31/22	204.40	2553
592-548-920.012	ELECTRICITY-LIFT 248 BAR	DTE ENERGY	ELECTRIC-PRV 248 BARRINGTON - 7 6	248 7/6/22	07/31/22	92.50	2553
592-548-920.013	ELECTRICITY-LIFT 134 CHA	DTE ENERGY	ELECTRIC-PRV 134 CHAMBERLAIN-7 5/	134 6/2/22	07/31/22	68.15	2553
592-548-920.014	ELECTRICITY-LIFT 510 CLA	DTE ENERGY	ELECTRIC-PRV 510 CLARKSTON -7 6/4-	510 CL 7/6/22	07/31/22	67.62	2553
592-548-920.015	ELECTRICITY-LIFT 375 CON	DTE ENERGY	ELECTRIC-PRV 375 CONKLIN-7 5/21/2	375 6/21/22	07/31/22	294.79	2553
592-548-920.016	ELECTRICITY-LIFT 698 CUS	DTE ENERGY	ELECTRIC-PRV 698 CUSHING-7 5/7/22-	698 6/8/22	07/31/22	76.42	2553
592-548-920.017	ELECTRICITY-LIFT 844 FAI	DTE ENERGY	ELECTRIC-PRV 844 FAIRVIEW-7 5/24/2	844 6/22/22	07/31/22	42.24	2553
592-548-920.018	ELECTRICITY-LIFT 655 FER	DTE ENERGY	ELECTRIC-PRV 655 FERNHURST 5/24/22	655 6/22/22	07/31/22	153.99	2553
592-548-920.019	ELECTRICITY-LIFT 895 HEI	DTE ENERGY	ELECTRIC-PRV 895 HEIGHTS - 7 6/4-	895 7/6/22	07/31/22	110.76	2553
592-548-920.020	ELECTRICITY-LIFT 1803 IN	DTE ENERGY	ELECTRIC-PRV 1803 INDIANWOOD-1 5/	1803 6/22/22	07/31/22	93.01	2553
592-548-920.021	ELECTRICITY-LIFT 369 JOS	DTE ENERGY	ELECTRIC-PRV 369 JOSLYN - 7 6/4-7	369 7/6/22	07/31/22	50.27	2553
592-548-920.022	ELECTRICITY-LIFT 3825 JO	DTE ENERGY	ELECTRIC-PRV 3825 JOSLYN-1 5/6/22	3825 6/6/22	07/31/22	494.44	2553
592-548-920.023	ELECTRICITY-LIFT 4430 JO	DTE ENERGY	ELECTRIC-PRV 4430 JOSLYN-1 5/6/2	4430 6/6/22	07/31/22	321.62	2553
592-548-920.024	ELECTRICITY-LIFT 1551 MI	DTE ENERGY	ELECTRIC-PRV 1551 MILLER-7 5/21/2	1551 6/21/22	07/31/22	100.12	2553
592-548-920.025	ELECTRICITY-LIFT 15 OVER	DTE ENERGY	ELECTRIC-PRV 15 OVERLAKE-2 5/7/22-	15 6/8/22	07/31/22	116.84	2553

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Fund Totals:							
			Fund 101 GENERAL FUND			20,596.12	
			Fund 206 FIRE FUND			10,779.08	
			Fund 208 PARKS/RECREATION FUND			11,341.87	
			Fund 250 SQUARE LAKE LEVEL			1,358.83	
			Fund 261 MILL LAKE LIGHTS			125.80	
			Fund 592 WATER & SEWER			5,045.57	
			Fund 596 GARBAGE/RUBBISH COLLECTION			22,512.71	
			Total For All Funds:			71,759.98	

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Fund 101 GENERAL FUND							
Dept 262 ELECTIONS DEPARTMENT							
101-262-740.000	OPERATING SUPPLIES	LAKE ORION EQUIPMENT	FLOORING ROLLER - ELECTIONS ROOM	153742	09/06/22	25.44	136276
101-262-740.000	OPERATING SUPPLIES	AMAZON	TICKET HOLDERS	1M36-RY3-3JGM	09/06/22	33.65	2563
101-262-740.000	OPERATING SUPPLIES	AMAZON	TAPE MEASURES (3)	1NHW-Q76J-799G	09/06/22	40.47	2563
101-262-740.000	OPERATING SUPPLIES	AMAZON	LAMINATING POUCHES, RUBBER BANDS,	1KPL-PQGR-3HET	09/06/22	83.37	2563
101-262-806.000	CONTRACTUAL HELP	ELECTION SOURCE	TESTING - AUGUST 2, 2022 PRIMARY E	22-3920	09/06/22	4,800.00	136251
101-262-861.000	MILEAGE	DROUILLARD, MELISSA	MILEAGE 8/10/22	8/10/22	09/06/22	6.00	2568
101-262-941.000	RENT/UTILITIES TO GENERA	STORAGE SENSE - ORION	RENT 9/1/22 - 9/30/22	26488	08/24/22	294.00	136217
101-262-956.000	DUES & MISC	DALRYMPLE, JULIA	REIMBURSEMENT - LUNCH FOR ELECTION	8/2/22	09/06/22	37.90	2567
			Total For Dept 262 ELECTIONS DEPARTMENT			5,320.83	
Dept 265 FACILITIES & GROUNDS DEPARTMENT							
101-265-741.000	SMALL TOOLS	AMAZON	HINGE DOCTOR	1QH1-7CV1-1Y19	08/24/22	239.12	2560
101-265-741.000	SMALL TOOLS	STONES ACE OF ORION	CAULK GUN	39275	09/06/22	16.99	136319
			Total For Dept 265 FACILITIES & GROUNDS DEPARTME			256.11	
Dept 267 TWP HALL-BLDG/GROUNDS DEPARTMENT							
101-267-727.000	OFFICE SUPPLIES	AMAZON	COPY PAPER	1YWV-6QVL-GFDL	08/24/22	556.72	2560
101-267-732.000	COPIER LEASE/USAGE	TOSHIBA FINANCIAL SER	CONTRACT PAYMENT 9/12/22	480366764	09/06/22	161.31	2562
101-267-775.000	MAINTENANCE SUPPLIES	GRAINGER	PAPER TOWELS	9399549378	09/06/22	262.60	136260
101-267-775.000	MAINTENANCE SUPPLIES	AMAZON	BATTERIES	139C-4W3C-FFTD	09/06/22	210.20	2563
101-267-930.000	REPAIRS & MAINT - TOWNSH	AMAZON	PULLOUT AIR CONDITIONER DISCONNECT	1MMT-Q7GD-C7FH	08/24/22	28.78	2560
101-267-930.000	REPAIRS & MAINT - TOWNSH	AERO FILTER INC.	PLEATED FILTERS 6/21/22	1163845	09/06/22	506.10	136232
101-267-930.000	REPAIRS & MAINT - TOWNSH	HOME DEPOT CREDIT SER	SCREWS, STUD SOLVER	4015253	09/06/22	14.38	136268
101-267-930.000	REPAIRS & MAINT - TOWNSH	STONES ACE OF ORION	GREAT STUFF G&C	39273	09/06/22	11.99	136319
101-267-934.000	GROUNDS MAINT - TOWNSHIP	GUARDIAN PEST CONTROL	MONTHLY PEST CONTROL SERVICE - TWP	7145	09/06/22	159.00	136262
101-267-934.000	GROUNDS MAINT - TOWNSHIP	EJ USA INC	1040M3 GRATE	110220059496	09/06/22	303.32	2569
			Total For Dept 267 TWP HALL-BLDG/GROUNDS DEPARTM			2,214.40	
Dept 270 HUMAN RESOURCES DEPARTMENT							
101-270-716.004	FSA ADMIN FEES	BASIC BENEFITS	MONTHLY FEE FSA 8/2022	IN2467513	08/24/22	4.10	2561
101-270-806.000	CONTRACTUAL HELP	BASIC BENEFITS	MONTHLY FEE FOR COBRA ADMINISTRATI	IN2474373	08/24/22	55.00	2561
101-270-956.001	EMPLOYEE DEVELOPMENT	AMAZON	CREDIT - GAMES FOR EMPLOYEE DEVEL	1QVH-FQWY-9GCR	09/06/22	(20.97)	2563
			Total For Dept 270 HUMAN RESOURCES DEPARTMENT			38.13	
Dept 400 ORDINANCE ENFORCEMENT DEPARTMENT							
101-400-935.000	REPAIRS & MAINT.-VEHICLE	PRECISE MRM LLC	MONTHLY VEHICLE TRACKING 8/2022	200-1038430	09/06/22	40.00	136307
			Total For Dept 400 ORDINANCE ENFORCEMENT DEPARTM			40.00	
Dept 446 STREETS DEPARTMENT							
101-446-924.000	STREET LIGHTS	ROAD COMMISSION FOR O	SIGNAL MAINTENANCE 7/2022	4235	09/06/22	0.40	136311
101-446-934.000	GROUNDS MAINTENANCE	SPARTAN DISTRIBUTORS	DRAGON PARK IRRIGATION	22461055	09/06/22	131.63	136317
101-446-934.000	BASE - LANDSCAPE MAINTEN	SUPERIOR SCAPE, INC	BALDWIN ROAD STREETSCAPE MAINTENAN	29493	09/06/22	9,553.50	136321
101-446-934.000	GROUNDS MAINTENANCE	SUPERIOR SCAPE, INC	ROUNDABOUT BALDWIN/INDIANWOOD 6 OF	29492	09/06/22	1,153.57	136321
			Total For Dept 446 STREETS DEPARTMENT			10,839.10	
Dept 721 PLANNING & ZONING							
101-721-727.000	OFFICE SUPPLIES	AMAZON	ERASERS, RUBBER BANDS	1FGN-HHT7-34HR	09/06/22	12.60	2563
101-721-804.000	PLANNING CONSULTANT	GIFFELS WEBSTER	AUGUST PLANNING RETAINER SERVICES	126809	09/06/22	1,100.00	136258
101-721-806.000	CONTRACTUAL HELP	ERIN A. MATTICE	ZBA RECORDING SECRETARY SERVICES 8	8/10/22	09/06/22	200.00	136253
101-721-806.000	CONTRACTUAL HELP	ERIN A. MATTICE	ZBA RECORDING SECRETARY SERVICES 8	8/26/22	09/06/22	180.00	136253
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	GM EXPANSTION 8/6/22	54197	09/06/22	12,175.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	WALDON RESERVE - WETLAND REVIEW 8/	54200	09/06/22	1,000.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	WALDON RESERVE 8/6/22	54199	09/06/22	1,497.20	136300

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Fund 101 GENERAL FUND							
Dept 721 PLANNING & ZONING							
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	GM EXPANSION - TIS REVIEW 8/6/22	54198	09/06/22	1,000.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	BALDWIN VILLAGE - TIS REVIEW 8/6/2	54189	09/06/22	2,000.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	BALDWIN VILLAGE - WETLAND REVIEW 8	54188	09/06/22	1,000.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	RIGEL TERRACE - WETLAND REVIEW 8/6	54181	09/06/22	1,000.00	136300
101-721-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	PEARL OF ORION - ENG REVIEW 8/6/22	54165	09/06/22	16,777.00	136300
101-721-957.000	EDUCATION & TRAINING	OCAA	OCAA MARIJUANA MEETING - GIRLING	08222022	09/06/22	25.00	136298
Total For Dept 721 PLANNING & ZONING						37,966.80	
Total For Fund 101 GENERAL FUND						196,588.81	
Fund 206 FIRE FUND							
Dept 000							
206-000-123.000	PREPAID EXPENSES	NATIONAL COMMUNICATIO	VIDEO CONFERENCE EQUIPMENT NETWORK	13016	09/06/22	696.00	136292
206-000-638.000	AMBULANCE TRANSPORT FEE	TOMMY HOLBERT	PATIENT OVERPAID	08/29/2022	09/06/22	8.92	136327
Total For Dept 000						704.92	
Dept 336 FIRE DEPARTMENT							
206-336-716.004	FSA ADMIN FEES	BASIC BENEFITS	MONTHLY FEE FSA 8/2022	IN2467513	08/24/22	61.50	2561
206-336-732.000	COPIER LEASE/USAGE	TOSHIBA FINANCIAL SER	CONTRACT PAYMENT 9/12/22	480366764	09/06/22	32.26	2562
206-336-740.000	OPERATING SUPPLIES	IMS ALLIANCE	NAME TAGS	22-2401	09/06/22	40.40	136269
206-336-740.000	OPERATING SUPPLIES	MOBILE COMMUNICATIONS	TWO-WAY RADIO PACKAGE & ACCESSORIE	872000026-1	09/06/22	921.00	136288
206-336-740.000	OPERATING SUPPLIES	AMAZON	GARMENT RACK	1G6P-TR9V-GNC9	09/06/22	25.99	2563
206-336-740.000	OPERATING SUPPLIES	AMAZON	WALL CLOCK, SHOWER HEAD, STAPLER	17DV-6QJP-7FNX	09/06/22	105.82	2563
206-336-742.000	PROTECTIVE CLOTHING	MUNICIPAL EMERGENCY S	HONEYWELL NIGHTHAWK BOOTS- MARION	INI755165	09/06/22	499.15	136289
206-336-742.000	PROTECTIVE CLOTHING	MUNICIPAL EMERGENCY S	WOMEN'S HONEYWELL 5555 BOOTS	INI756820	09/06/22	498.96	136299
206-336-742.000	PROTECTIVE CLOTHING	OFF DUTY WEAR	HELMET & FACEMASK NAME STICKERS	1643	09/06/22	166.50	136299
206-336-742.000	PROTECTIVE CLOTHING	OFF DUTY WEAR	STRYKE PANTS - CALAHAN, BURMEISTER	1633	09/06/22	419.76	136299
206-336-742.000	PROTECTIVE CLOTHING	GALLS, LLC	GERACI/J. JOHNSON ORDER 8/17/22	21911842	09/06/22	353.85	2571
206-336-742.000	PROTECTIVE CLOTHING	GALLS, LLC	BOOTS 8/11/22	21867549	09/06/22	622.91	2571
206-336-742.000	PROTECTIVE CLOTHING	GALLS, LLC	BOOTS - MARION 8/25/22	21975392	09/06/22	105.45	2571
206-336-742.000	PROTECTIVE CLOTHING	GALLS, LLC	BOOTS - GERACI 8/29/22	21999381	09/06/22	154.99	2571
206-336-742.000	PROTECTIVE CLOTHING	GALLS, LLC	BOOTS - WILLIAMS 8/25/22	21975520	09/06/22	145.99	2571
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	GLUCOSE STRIPS	84623698	09/06/22	89.92	136236
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	RESTRAINT STRAP, OXYGEN NASAL CANN	84633474	09/06/22	100.88	136236
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	SUCTION CUPS	84635507	09/06/22	434.99	136236
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	TRIANGULAR BANDAGES/ EXTRICATION C	84641596	09/06/22	119.10	136236
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	CAPNOLINE MULTI-PACK, LARYNGOSCOPE	84647627	09/06/22	408.67	136236
206-336-743.000	MEDICAL SUPPLIES	BOUND TREE	EXTRICATION COLLARS	84647628	09/06/22	119.10	136236
206-336-743.000	MEDICAL SUPPLIES	ELITE TRAUMA CLEAN-UP	REMOVAL & DISPOSAL OF MEDICAL WAST	MW082-0822	09/06/22	50.00	136252
206-336-743.001	EMS OPERATING SUPPLIES	WEST BLOOMFIELD FIRE	BLS CARDS 8/17/22	8/17/22	08/24/22	157.50	136218
206-336-775.000	MAINTENANCE SUPPLIES	NICHOLS PAPER & SUPPL	DISHWASHER DETERGENT, 60 GAL LINER	6770501-01	09/06/22	81.32	136293
206-336-807.000	DATA PROCESSING	NATIONAL COMMUNICATIO	VIDEO CONFERENCE EQUIPMENT NETWORK	13016	09/06/22	348.00	136292
206-336-821.000	FIRE PREVENTION SUPPLIES	DELL MARKETING	3 LAPTOPS	10606947881	09/06/22	2,220.72	136248
206-336-930.000	REPAIRS & MAINT.-BLDG	HOME DEPOT CREDIT SER	VEGETATION KILLER, LITHIUM GREASE,	1200378	09/06/22	108.94	136268
206-336-930.000	REPAIRS & MAINT.-BLDG	AMAZON	WASHER DOOR LOCK SWITCH REPLACEMENT	1FPD-FPY7-39XG	09/06/22	29.99	2563
206-336-935.000	REPAIRS & MAINT.-VEHICLE	911 RAPID RESPONSE LL	STREAMLIGHT S2020 STRINGER - COMMAN	64559	09/06/22	177.95	136230
206-336-935.000	REPAIRS & MAINT.-VEHICLE	BUCKHORN SERVICE	TAHOE TOWING TO TIRE WAREHOUSE 8/	161929	09/06/22	95.00	136238
206-336-935.000	REPAIRS & MAINT.-VEHICLE	BUCKHORN SERVICE	JUMP START - CHEVY TAHOE	162180	09/06/22	65.00	136238
206-336-935.000	REPAIRS & MAINT.-VEHICLE	GOLLING BUICK GMC INC	CASE 7675 SPECIAL ORDER	308268	09/06/22	35.09	136259
206-336-935.000	REPAIRS & MAINT.-VEHICLE	PRECISE MRM LLC	MONTHLY VEHICLE TRACKING 8/2022	200-1038430	09/06/22	140.00	136307
206-336-935.000	REPAIRS & MAINT.-VEHICLE	TIRE WAREHOUSE, INC.	OIL CHANGE 2018 SIERRA 7/8/22	249639	09/06/22	50.02	136325
206-336-935.000	REPAIRS & MAINT.-VEHICLE	TIRE WAREHOUSE, INC.	STARTER MOTOR - COMMAND 1 TAHOE	250460	09/06/22	621.49	136325
206-336-935.000	REPAIRS & MAINT.-VEHICLE	AMAZON	AUTOMOTIVE FILTER	1L17-RTF3-67PJ	09/06/22	69.33	2563

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Fund 206 FIRE FUND							
Dept 336 FIRE DEPARTMENT							
206-336-956.000	DUES & MISC		FIRE DEPT TESTING 7/2022	36578	09/06/22	220.00	136270
206-336-978.000	BOAT	ONE BOAT	FIRE DEPARTMENT BOAT	123047	09/06/22	74,985.35	136301
			Total For Dept 336 FIRE DEPARTMENT			84,882.89	
			Total For Fund 206 FIRE FUND			85,587.81	
Fund 207 SHERIFF FUND							
Dept 301 SHERIFF'S DEPARTMENT							
207-301-740.000	OPERATING SUPPLIES	AMAZON	3 CUBE ORGANIZER	1JNJ-MFLN-QFF3	09/06/22	39.99	2563
207-301-740.000	OPERATING SUPPLIES	AMAZON	CREAMER, BATTERIES, SURGE PROTECTO	1RNC-LPWG-9Q4J	09/06/22	84.48	2563
207-301-807.000	DATA PROCESSING	LEXISNEXIS	ANNUAL CONTRACT 5/1/22 - 4/30/23	1695397-2023043	09/06/22	600.00	136280
207-301-930.000	REPAIRS & MAINT.-BLDG	HOME DEPOT	SWITCH BOXES & COVERS	7014809	08/22/22	18.38	136187
207-301-930.000	REPAIRS & MAINT.-BLDG	HOME DEPOT	STEEL BOXES, SS PLATES, CIRBKTSTLD	6014900	08/22/22	72.43	136187
207-301-930.000	REPAIRS & MAINT.-BLDG	HOME DEPOT	SWITCH BOXES, WALL PLATE, DUAL RAN	5015101	08/24/22	49.14	136205
207-301-930.000	REPAIRS & MAINT.-BLDG	NORTH ELECTRIC	CABLE SNAP CLIPS, CKT BRKR	1012218	09/06/22	37.13	136294
207-301-930.000	REPAIRS & MAINT.-BLDG	STONES ACE OF ORION	WIRE CONNECTORS	39201	09/06/22	7.99	136319
207-301-930.000	REPAIRS & MAINT.-BLDG	STONES ACE OF ORION	KEY 8/23/22	39320	09/06/22	2.49	136319
207-301-956.004	COFFEE & WATER SERVICE	AMAZON	COFFEE CREAMER & FILTERS	1NL7-PVFD-R33C	09/06/22	85.41	2563
207-301-956.004	COFFEE & WATER SERVICE	AMAZON	CREAMER, BATTERIES, SURGE PROTECTO	1RNC-LPWG-9Q4J	09/06/22	44.38	2563
			Total For Dept 301 SHERIFF'S DEPARTMENT			1,041.82	
			Total For Fund 207 SHERIFF FUND			1,041.82	
Fund 208 PARKS/RECREATION FUND							
Dept 000							
208-000-291.000	DEPOSIT - PARK RENTAL	BIRTH, ERICA	REFUND	8880	08/22/22	100.00	136178
208-000-291.000	DEPOSIT - PARK RENTAL	DEAN, JENNIFER	REFUND	8881	08/22/22	100.00	136183
208-000-291.000	DEPOSIT - PARK RENTAL	HABERSKI, BETHANY	REFUND	8878	08/22/22	100.00	136185
208-000-291.000	DEPOSIT - PARK RENTAL	KOWALCZYK, SARAH	REFUND	8876	08/22/22	100.00	136189
208-000-291.000	DEPOSIT - PARK RENTAL	SMILES, KRISTI	REFUND	8877	08/22/22	200.00	136194
208-000-291.000	DEPOSIT - PARK RENTAL	SUMMERFIELD CONDO ASS	REFUND	8879	08/22/22	100.00	136196
208-000-291.000	DEPOSIT - PARK RENTAL	WASHER, LAURA	REFUND	8882	08/22/22	100.00	136197
208-000-291.000	DEPOSIT - PARK RENTAL	BAKTER, JESSICA	REFUND	8893	08/24/22	100.00	136201
208-000-291.000	DEPOSIT - PARK RENTAL	BUCCI, MAUREEN	REFUND	8896	08/24/22	200.00	136202
208-000-291.000	DEPOSIT - PARK RENTAL	CLARK, ANDREA	REFUND	8891	08/24/22	100.00	136203
208-000-291.000	DEPOSIT - PARK RENTAL	KENSINGTON CHURCH	REFUND	8894	08/24/22	500.00	136206
208-000-291.000	DEPOSIT - PARK RENTAL	LEGACY TITLE AGENCY	REFUND	8888	08/24/22	100.00	136208
208-000-291.000	DEPOSIT - PARK RENTAL	MICHIGAN HOMEBREW FES	REFUND	8895	08/24/22	500.00	136209
208-000-291.000	DEPOSIT - PARK RENTAL	RAMSEY, MARTINA	REFUND	8890	08/24/22	100.00	136212
208-000-291.000	DEPOSIT - PARK RENTAL	RODGERS, ADIA	REFUND	8883	08/24/22	100.00	136213
208-000-291.000	DEPOSIT - PARK RENTAL	SENIORS HELPING SENIO	REFUND	8884	08/24/22	100.00	136215
208-000-291.000	DEPOSIT - PARK RENTAL	SHARP, CAROL	REFUND	8889	08/24/22	100.00	136216
208-000-291.000	DEPOSIT - PARK RENTAL	ZFCV SYSTEMS NORTH AM	REFUND	8885	08/24/22	100.00	136219
208-000-291.000	DEPOSIT - PARK RENTAL	BRODEUR, STACI	REFUND	8903	09/06/22	100.00	136237
208-000-695.000	RENTAL - PARKS/REC	MACMILLAN, KENNETH	REFUND	8875	08/22/22	120.00	136190
208-000-695.000	RENTAL - PARKS/REC	MATHENY, DEBRA	REFUND	8867	08/22/22	30.00	136192
208-000-695.000	RENTAL - PARKS/REC	ZEBROWSKI, JAMES	REFUND	8872	08/22/22	150.00	136199
208-000-695.000	RENTAL - PARKS/REC	BUCCI, MAUREEN	REFUND	8896	08/24/22	375.00	136202
208-000-695.000	RENTAL - PARKS/REC	MATHENY, DEBRA	REFUND	8899	09/06/22	100.00	136284
208-000-695.000	RENTAL - PARKS/REC	MIKAILA, CANDICE	REFUND	8905	09/06/22	25.00	136287
208-000-695.004	PARK/REC - TRIPS/TOURS	COLLINGWOOD, KATHY	REFUND	8898	09/06/22	30.00	136244
208-000-695.004	PARK/REC - TRIPS/TOURS	HARBAUGH, PATRICIA	REFUND	8904	09/06/22	20.00	136264
208-000-695.009	PARK/REC - LEAGUES	BROWN, KATIE	REFUND	8866	08/22/22	55.00	136179

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Fund 208 PARKS/RECREATION FUND							
Dept 000							
208-000-695.009	PARK/REC - LEAGUES	CHARNESKY, ALLISON	REFUND	8874	08/22/22	5.00	136181
208-000-695.009	PARK/REC - LEAGUES	DOLL, CONNIE	REFUND	8870	08/22/22	65.00	136184
208-000-695.009	PARK/REC - LEAGUES	HEIT, AIMEE	REFUND	8865	08/22/22	55.00	136186
208-000-695.009	PARK/REC - LEAGUES	REICH, SARAH	REFUND	8871	08/22/22	65.00	136193
208-000-695.009	PARK/REC - LEAGUES	STEC, SUSAN	REFUND	8868	08/22/22	95.00	136195
208-000-695.009	PARK/REC - LEAGUES	FULCHER, KARISSA	REFUND	8900	09/06/22	340.00	136256
208-000-695.009	PARK/REC - LEAGUES	ZIMMER, JAMIE	REFUND	8897	09/06/22	120.00	136332
208-000-695.011	PARK/REC - LESSONS	ANDRZEJEWSKI-CHU, TAN	REFUND	8887	08/24/22	22.00	136200
208-000-695.011	PARK/REC - LESSONS	KHURANA, SHISHIR	REFUND	8886	08/24/22	20.00	136207
208-000-695.011	PARK/REC - LESSONS	KERSUZAN, OLIVIER	REFUND	8902	09/06/22	70.00	136274
208-000-695.011	PARK/REC - LESSONS	WAGNER, DAWN	REFUND	8901	09/06/22	38.00	136330
208-000-695.012	PARK/REC - SPECIAL EVENT	MONEY, RACHEL	REFUND	8869	08/24/22	15.00	136210
Total For Dept 000						4,715.00	
Dept 751 PARKS & RECREATION DEPT							
208-751-716.004	FSA ADMIN FEES	BASIC BENEFITS	MONTHLY FEE FSA 8/2022	IN2467513	08/24/22	28.70	2561
208-751-727.000	OFFICE SUPPLIES	AMAZON	LAMINATOR SHEETS	11D7-DY67-M1GF	08/24/22	13.99	2560
208-751-727.000	OFFICE SUPPLIES	AMAZON	STICKY NOTES	1NH7-Q76J-F9N7	09/06/22	11.19	2563
208-751-732.000	COPIER LEASE/USAGE	TOSHIBA FINANCIAL SER	CONTRACT PAYMENT 9/12/22	480366764	09/06/22	32.26	2562
208-751-740.000	OPERATING SUPPLIES	AMAZON	CREDIT - COFFEE BREWER	1K9F-MHWM-CV4C	09/06/22	(325.99)	2563
208-751-740.000	OPERATING SUPPLIES	AMAZON	COFFEE BREWER	1FH1-KLKN-3PDC	09/06/22	325.99	2563
208-751-740.000	OPERATING SUPPLIES	AMAZON	HOT CUPS	1DF1-HDEL-LCIX	09/06/22	226.28	2563
208-751-775.100	MAINT SUPPLIES - CIVIC C	SAM'S CLUB DIRECT	PAPER TOWELS, DRUM LINERS, BLEACH,	4571	08/24/22	103.72	136214
208-751-775.300	MAINT SUPPLIES - FRIENDS	SAM'S CLUB DIRECT	PAPER TOWELS, DRUM LINERS, BLEACH,	4571	08/24/22	262.76	136214
208-751-775.300	MAINT SUPPLIES - FRIENDS	AMAZON	GRAFFITI REMOVER	1K9F-MHWM-DKPD	09/06/22	37.97	2563
208-751-775.400	MAINT SUPPLIES - WILDWOOD	AMAZON	HERBICIDE	1X6Q-3G76-9NVJ	09/06/22	219.80	2563
208-751-775.500	MAINT SUPPLIES - CAMP AG	SAM'S CLUB DIRECT	PAPER TOWELS, DRUM LINERS, BLEACH,	4571	08/24/22	63.96	136214
208-751-775.500	MAINT SUPPLIES - CAMP AG	STONES ACE OF ORION	UTILITY LIGHTERS	39269	09/06/22	19.98	136319
208-751-775.500	MAINT SUPPLIES - CAMP AG	STONES ACE OF ORION	GLOVES	39355	09/06/22	32.98	136319
208-751-802.000	ATTORNEY FEES	ATA NATIONAL TITLE	TITLE SEARCH 2525 AND 2700 JOSLYN	63-22843124-SCM	09/06/22	500.00	136235
208-751-810.001	ENGINEERING CONSULTANT	OHM ADVISORS	CONST SERVICES - FRIENDSHIP PARK B	54148	09/06/22	178.00	136300
208-751-864.000	SENIOR TRIPS/TOURS	TOUR ON ORION L.L.C.	SEPTEMBER 9 BOAT TOUR	08/23/2022	09/06/22	300.00	136328
208-751-864.000	SENIOR TRIPS/TOURS	PETRUSHA, CHELSIE	REIMBURSEMENT - ICE CREAM FOR SENI	8/18/22	09/06/22	76.45	2574
208-751-881.006	CAMPS EXPENSE	LUMINITA MURPHY	INTERNATIONAL KIDS BAKING CAMP 8/8	8162022L	09/06/22	450.00	136282
208-751-881.006	CAMPS EXPENSE	PAULA KOTRBA	INTERNATIONAL KIDS BAKING CAMP 8/8	8162022P	09/06/22	450.00	136305
208-751-881.006	CAMPS EXPENSE	SNAPOLOGY OF TROY	CASTLES & KINGDOM AND NINJAS CAMPS	1253	09/06/22	1,808.80	136316
208-751-881.009	LEAGUES	HOME DEPOT CREDIT SER	CORNHOLE SET	9307288	09/06/22	139.00	136268
208-751-881.009	LEAGUES	KARASSY, BETH	REIMBURSEMENT - SOFTBALL PICNIC FO	8/11/22	09/06/22	116.04	136273
208-751-881.009	LEAGUES	MICHIGAN RECREATION &	2022 USA SOFTBALL ADULT TEAM - FAL	200004909	09/06/22	273.00	136286
208-751-881.009	LEAGUES	TOOL SPORT & SIGN CO.	REVERSIBLE JERSEYS (10) 8/25/22	48504	09/06/22	280.00	2577
208-751-881.009	LEAGUES	TOOL SPORT & SIGN CO.	TEES, SOCKS, LETTERING	48396	09/06/22	2,904.87	2577
208-751-881.009	LEAGUES	TOOL SPORT & SIGN CO.	HATS, SOCKS	48397	09/06/22	3,894.50	2577
208-751-881.009	LEAGUES	TOOL SPORT & SIGN CO.	MOISTURE WICK JERSEYS, LETTERING	48397A	09/06/22	4,259.67	2577
208-751-881.011	LESSONS	CYNTHIA DUVAL	ZUMBA GOLD & ZUMBA GOLD TONING DRO	82122	09/06/22	207.90	136246
208-751-881.011	LESSONS	THOMAS DECKER	INSTRUCTOR PAYMENT - INTERMEDIATE	8907	09/06/22	170.80	136324
208-751-881.011	LESSONS	THOMAS DECKER	INSTRUCTOR PAYMENT - BEGINNER 8/20	8906	09/06/22	196.00	136324
208-751-881.011	LESSONS	HEARTFELT YOGA, DBA	HATHA YOGA CLASSES - AUGUST DROP I	82322	09/06/22	29.40	2572
208-751-881.012	SPECIAL EVENTS	SAM'S CLUB DIRECT	FOOD & WATER FOR SENIOR PICNIC	8122	09/06/22	68.74	136313
208-751-881.012	SPECIAL EVENTS	AMAZON	HALLOWEEN PARTY FAVORS	1JGJ-XKTM-4YC6	09/06/22	113.95	2563
208-751-881.012	SPECIAL EVENTS	AMAZON	HAWAIIAN LEIS	1393-LMHK-6PXP	09/06/22	27.99	2563
208-751-881.012	SPECIAL EVENTS	CANOE CIRCLE GRAPHICS	GRAPHIC DESIGN & STOCK ART FALL 20	2445	09/06/22	923.79	136239
208-751-902.000	ADVERTISING	HOME DEPOT CREDIT SER	PAINT ROLLERS & TRAY	6016394	08/24/22	33.76	136205
208-751-930.200	REPAIR & MAINT - ORION C	HOME DEPOT CREDIT SER	BITS, RIVETS	8016122	08/24/22	22.98	136205

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Fund 208 PARKS/RECREATION FUND							
Dept 751 PARKS & RECREATION DEPT							
208-751-930.200	REPAIR & MAINT - ORION C	SHERWIN-WILLIAMS	4 GALLONS OF PAINT, 6.5 JUMBO-MRTH	1723-8	09/06/22	139.11	136314
208-751-930.200	REPAIR & MAINT - ORION C	STONES ACE OF ORION	GLUE	39340	09/06/22	7.99	136319
208-751-930.200	REPAIR & MAINT - ORION C	STONES ACE OF ORION	COPING SAW & BLADE	39366	09/06/22	18.98	136319
208-751-930.200	REPAIR & MAINT - ORION C	STONES ACE OF ORION	WALLPLATES	39321	09/06/22	6.74	136319
208-751-930.300	REPAIR & MAINT - FRIENDS	HOME DEPOT CREDIT SER	SHELF WIRE UNITS	3611830	08/24/22	55.96	136205
208-751-930.300	REPAIR & MAINT - FRIENDS	HODGES SUPPLY CO	VAC BREAKER, URINAL SPUD, SPUD CLP	1804121	09/06/22	196.45	136266
208-751-930.300	REPAIR & MAINT - FRIENDS	HODGES SUPPLY CO	CLEAR SILICONE SEALANT	1804122	09/06/22	5.12	136266
208-751-930.300	REPAIR & MAINT - FRIENDS	STONES ACE OF ORION	SPRAY PAINT	39220	09/06/22	7.99	136319
208-751-930.300	REPAIR & MAINT - FRIENDS	STONES ACE OF ORION	SILT FENCE	39258	09/06/22	44.99	136319
208-751-930.300	REPAIR & MAINT - FRIENDS	STONES ACE OF ORION	MARKING PAINT	39307	09/06/22	9.99	136319
208-751-930.300	REPAIR & MAINT - FRIENDS	STONES ACE OF ORION	TAPE, HAND CLEANER, WOOD FILLER	39311	09/06/22	18.97	136319
208-751-930.305	REPAIR/MAINT - MIRACLE F	LAKE ORION EQUIPMENT	PROPANE REFILL 20LB 8/17/22	154626	09/06/22	20.00	136276
208-751-930.305	REPAIR/MAINT - MIRACLE F	AMAZON	LOCK BOX KEY TETHER	1QCF-RVFH-RKKX	09/06/22	10.98	2563
208-751-930.400	REPAIR & MAINT - WILDWOOD	STONES ACE OF ORION	BATHROOM CLEANERS, RUST REMOVER	39198	09/06/22	67.91	136319
208-751-930.500	REPAIR & MAINT - CAMP AG	180ORLOFF	20 YARD DUMPSTER - AGAWAM	10322	09/06/22	495.00	136229
208-751-930.500	REPAIR & MAINT - CAMP AG	STONES ACE OF ORION	SHOWERHEAD ADJ CHR, GLOVES	39301	09/06/22	45.96	136319
208-751-934.001	PARKS MAINTENANCE	HOME DEPOT CREDIT SER	WEATHERSHIELD, WIRE LOCK PINS	5030598	08/22/22	75.78	136187
208-751-934.001	PARKS MAINTENANCE	HOME DEPOT CREDIT SER	PAINT MIXERS	6522200	08/22/22	26.49	136187
208-751-934.001	PARKS MAINTENANCE	ADVANCED TURF SOLUTION	PACKING CLAY, MOUND CLAY	SO1033762	09/06/22	166.00	136231
208-751-934.001	PARKS MAINTENANCE	GRAINGER	SIGN POSTS	9399549360	09/06/22	469.60	136260
208-751-934.001	PARKS MAINTENANCE	ORION STONE DEPOT	WHITE LIMESTONE - 2 YARDS	443380	09/06/22	102.00	136302
208-751-934.001	PARKS MAINTENANCE	ORION STONE DEPOT	WHITE LIMESTONE - 1 YARD	443411	09/06/22	51.00	136302
208-751-934.001	PARKS MAINTENANCE	STONES ACE OF ORION	BULK FASTENERS	39205	09/06/22	5.56	136319
208-751-934.001	PARKS MAINTENANCE	STONES ACE OF ORION	PUMP-SIPHON AIR & LIQUID	39341	09/06/22	19.99	136319
208-751-934.001	PARKS MAINTENANCE	STONES ACE OF ORION	KEY SCHLAGES	39292	09/06/22	4.98	136319
208-751-934.001	PARKS MAINTENANCE	AMAZON	PRESSURE WASHER NOZZLE TIPS	1TIQ-XPX6-7TG6	09/06/22	14.00	2563
208-751-934.001	PARKS MAINTENANCE	AMAZON	ALUMINUM FENCE TIES	14NN-LVMV-1VJC	09/06/22	75.94	2563
208-751-934.100	PARKS MAINTENANCE	PIONEER ATHLETICS	MARKING PAINT	INV831851	09/06/22	2,851.10	2575
208-751-934.100	GROUND - CIVIC CEN PARK	TURNER SANITATION	WASTE REMOVAL - MCCONNELL FIELD 7	19090	09/06/22	90.00	2578
208-751-934.100	GROUND - CIVIC CEN PARK	TURNER SANITATION	WASTE REMOVAL - ATWATER PARK 8/4/	19247	09/06/22	64.26	2578
208-751-934.100	GROUND - CIVIC CEN PARK	TRUGREEN	FERTILIZATION 2525 JOSLYN 7/25/22	162671516	09/06/22	875.00	136329
208-751-934.100	GROUND - CIVIC CEN PARK	TRUGREEN	FERTILIZATION 2525 JOSLYN 2 7/25/2	162689424	09/06/22	889.00	136329
208-751-934.200	GROUND - ORION CENTER	GUARDIAN PEST CONTROL	FERTILIZATION 2525 JOSLYN 3 7/25/2	162690147	09/06/22	126.00	136329
208-751-934.200	GROUND - ORION CENTER	TRUGREEN	MONTHLY PEST CONTROL SERVICE - ORI	7146	09/06/22	79.00	136262
208-751-934.300	GROUND - FRIENDSHIP PAR	STONES ACE OF ORION	FERTILIZATION ORION CENTER 7/25/22	162671763	09/06/22	189.00	136329
208-751-934.300	GROUND - FRIENDSHIP PAR	STONES ACE OF ORION	VALVE BOX LID	39271	09/06/22	31.96	136319
208-751-934.300	GROUND - FRIENDSHIP PAR	TRUGREEN	CONCRETE MIX	39289	09/06/22	109.89	136319
208-751-934.300	GROUND - FRIENDSHIP PAR	TRUGREEN	FERTILIZATION FRIENDSHIP PARK 7/25	162632660	09/06/22	1,428.00	136329
208-751-934.300	GROUND - FRIENDSHIP PAR	TRUGREEN	FERTILIZATION FRIENDSHIP PARK 2 7/	162637576	09/06/22	427.00	136329
208-751-934.300	GROUND - FRIENDSHIP PAR	TURNER SANITATION	WASTE REMOVAL--FRIENDSHIP PARK 7/	19091	09/06/22	390.00	2578
208-751-934.400	GROUND - WILDWOOD	TRUGREEN	FERTILIZATION WILDWOOD 7/25/22	162689813	09/06/22	189.00	136329
208-751-934.400	GROUND - WILDWOOD	TURNER SANITATION	WASTE REMOVAL-WILDWOOD PAVILLION	19089	09/06/22	210.00	2578
208-751-934.400	GROUND - JESSE DECKER	TRUGREEN	FERTILIZATION JESSE DECKER 7/25/22	162699148	09/06/22	1,095.00	136329
208-751-934.600	REPAIRS & MAINT - VEHICL	PRECISE MRM LLC	WASTE REMOVAL-JESSE DECKER PARK 7/	19269	09/06/22	190.00	2578
208-751-935.000	REPAIRS & MAINT-EQUIPMEN	MICHIGAN CAT - DEPT #	MONTHLY VEHICLE TRACKING 8/2022	200-1038430	09/06/22	240.00	136307
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	MICHIGAN CAT - DEPT #	HOSE	PD13754752	09/06/22	451.20	136285
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	MICHIGAN CAT - DEPT #	EDGE-CUTTING	PD13754754	09/06/22	274.59	136285
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	MICHIGAN CAT - DEPT #	MOTOR GP-GR	PD13754750	09/06/22	1,410.39	136285
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	MICHIGAN CAT - DEPT #	LOCKNUT, SCREW	PD13754755	09/06/22	64.79	136285
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	MUNN TRACTOR & LAWN I	PAINT SPRAYER PRESSURE SWITCH & CO	WO25638	09/06/22	186.17	136290
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	QUIKER CO.	DIAGNOSTIC FEE - AIR COMPRESSOR	4191	09/06/22	59.99	136310
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	AMAZON	IGNITION SWITCH W/KEYS FOR JOHN DE	1QG7-GKYK-KKLI	09/06/22	15.99	2563
208-751-936.000	REPAIRS & MAINT-EQUIPMEN	AMAZON	O-RING SEAL KIT	1QCF-RVFH-RKLV	09/06/22	26.99	2563

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund 249 BUILDING DEPARTMENT FUND							
Total For Fund 249 BUILDING DEPARTMENT FUND						15,944.37	
Fund 251 SQUARE LAKE ALGAE							
Dept 850 WEEDS							
251-850-960.000	WEED HARVESTING	LAKE PRO INC	SURVEY & BIOBASE #1 5/20/22 - SQUA 1001		09/06/22	250.00	136277
251-850-960.000	WEED HARVESTING	LAKE PRO INC	ALGAE TREATMENT #1 5/31/22 - SQUAR 1002		09/06/22	1,540.00	136277
251-850-960.000	WEED HARVESTING	LAKE PRO INC	ALGAE TREATMENT #2 6/27/22 - SQUAR 1003		09/06/22	1,210.00	136277
251-850-960.000	WEED HARVESTING	LAKE PRO INC	ALGAECIDE, BIOBASE & SURVEY #2 8/ 1137		09/06/22	391.00	136277
Total For Dept 850 WEEDS						3,391.00	
Total For Fund 251 SQUARE LAKE ALGAE						3,391.00	
Fund 255 MILL LAKE GARDENS PRIVATE RD MAINTENANCE							
Dept 446 STREETS DEPARTMENT							
255-446-938.002	CHLORIDE	MURRAY EXCAVATING	GRADING & CHLORIDE - MILL LAKE GAR 22-27		09/06/22	478.88	136291
255-446-938.003	GRADING	MURRAY EXCAVATING	GRADING & CHLORIDE - MILL LAKE GAR 22-27		09/06/22	1,000.00	136291
Total For Dept 446 STREETS DEPARTMENT						1,478.88	
Total For Fund 255 MILL LAKE GARDENS PRIVATE RD						1,478.88	
Fund 264 GOLFWIEW DRIVE PRIVATE RD MTCE SAD #1							
Dept 446 STREETS DEPARTMENT							
264-446-938.002	CHLORIDE	ROAD MAINTENANCE CORP	CHLORIDE - GOLFWIEW DRIVE PRIVATE 7356		09/06/22	205.80	136312
264-446-938.004	GRAVEL	LOU'S TRANSPORT, INC	GOLFWIEW PRIVATE ROAD MAINTENANCE T0081358		09/06/22	874.62	136281
Total For Dept 446 STREETS DEPARTMENT						1,080.42	
Total For Fund 264 GOLFWIEW DRIVE PRIVATE RD MTC						1,080.42	
Fund 370 MUNICIPAL BUILDING DEBT FUND							
Dept 277 MUNICIPAL BUILDING DEBT DEPARTMENT							
370-277-992.470	INTEREST EXPENSE-MUNICIP	HUNTINGTON NATIONAL B	INTEREST ONLY PAYMENT NEW COMPLEX 8/21/22		09/06/22	199,937.50	2573
Total For Dept 277 MUNICIPAL BUILDING DEBT DEPAR						199,937.50	
Total For Fund 370 MUNICIPAL BUILDING DEBT FUND						199,937.50	
Fund 402 SAFETY PATH							
Dept 751 PARKS & RECREATION DEPT							
402-751-741.000	SMALL TOOLS	STONES ACE OF ORION	EXTENSION CORD 39262		09/06/22	89.99	136319
402-751-934.000	GROUNDS MAINTENANCE	STONES ACE OF ORION	XYLENE SOLVENT 1GAL 39261		09/06/22	53.98	136319
402-751-934.000	GROUNDS MAINTENANCE	STONES ACE OF ORION	DRIVEWAY CONCRETE CLEANER 39266		09/06/22	14.99	136319
402-751-934.000	GROUNDS MAINTENANCE	STONES ACE OF ORION	TURPENTINE GL (2) 39268		09/06/22	53.98	136319
402-751-934.003	SAFETY PATH REPAIRS	HOME DEPOT CREDIT SER	SCREWS, WEATHERSHIELD, DECKING 9015963		08/22/22	160.42	136187
402-751-934.003	SAFETY PATH REPAIRS	OHM ADVISORS	INDIANWOOD PATHWAY PHASE IV 6/4/22 52160		09/06/22	1,104.00	136300
402-751-965.004	FUTURE MAINTENANCE	STONES ACE OF ORION	BULK FASTENERS 39207		09/06/22	0.47	136319
402-751-965.004	FUTURE MAINTENANCE	STONES ACE OF ORION	PAINT & BRUSH 39257		09/06/22	124.97	136319
402-751-982.000-19SP0	C/O SP SAFE ROUTE TO SCH	G2 CONSULTING GROUP L	SAFE ROUTES TO SCHOOL PROJECT 7/31 221686		09/06/22	319.50	136257
Total For Dept 751 PARKS & RECREATION DEPT						1,922.30	
Total For Fund 402 SAFETY PATH						1,922.30	
Fund 470 MUNICIPAL BUILDING FUND							
Dept 000							
470-000-202.002	ACCOUNTS PAYABLE	CUNNINGHAM-LIMP	OT HALL BUILDING DEMOLITION & SITE 21801-03		09/06/22	(1,255.00)	136245
Total For Dept 000						(1,255.00)	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund 470 MUNICIPAL BUILDING FUND							
Dept 958 CAPITAL OUTLAY							
470-958-974.000	BUILDING DEMO & SITE IMP	CUNNINGHAM-LIMP	OT HALL BUILDING DEMOLITION & SITE	21801-03	09/06/22	91,580.00	136245
470-958-977.001	LATERAL FILE	INTERIOR ENVIRONMENTS	SHERIFF STATION FURNITURE	4064	09/06/22	2,299.11	136271
470-958-977.001	CAPITAL OUTLAY-OWNER PRO	O'NEIL APPRAISAL, LLC	USFLA APPRAISAL 2019-2021; JUNE 20	20219468	2022 2	1,500.00	136295
470-958-977.001	CAPITAL OUTLAY-OWNER PRO	O'NEIL APPRAISAL, LLC	USFLA 2019-2021 JUNE 2022 REVISION	20199505	2022 2	1,500.00	136295
470-958-980.000	GEOTECHNICAL CONSTRUCTIO	G2 CONSULTING GROUP L	SCRIPPS RD PAVING 7/2022	221654	09/06/22	2,609.31	136257
470-958-980.000	CONSTRUCTION SERVICES	OHM ADVISORS	SCRIPPS RD PAVING - CONSTRUCTION S	54175	09/06/22	8,000.00	136300
Total For Dept 958 CAPITAL OUTLAY						107,488.42	
Total For Fund 470 MUNICIPAL BUILDING FUND						106,233.42	
Fund 592 WATER & SEWER							
Dept 000							
592-000-040.000	HYDRANT WATER USAGE	ALLIED CONSTRUCTION	UB refund for account: HYDI-130276	08/17/2022	09/06/22	630.24	136233
592-000-040.000	Sewer	CAPITAL TITLE	UB refund for account: FAI1-000700	08/29/2022	09/06/22	31.29	136240
592-000-040.000	Water	CAPITAL TITLE INSURAN	UB refund for account: EAS1-003517	08/29/2022	09/06/22	52.53	136241
592-000-040.000	Water	FIDELITY NATIONAL TIT	UB refund for account: WAL2-002996	08/29/2022	09/06/22	81.50	136254
592-000-040.000	Water	HODSKINS, TERRY	UB refund for account: JOS1-003395	08/29/2022	09/06/22	19.61	136267
592-000-040.000	Water	LEGACY TITLE AGENCY	UB refund for account: WAL2-002944	08/25/2022	09/06/22	95.31	136279
592-000-040.000	Water	PALANIAPPAN, PREBAKER	UB refund for account: MOU2-000982	08/29/2022	09/06/22	357.24	136304
592-000-040.000	HYDRANT WATER USAGE	SITE DEVELOPMENT, INC	UB refund for account: HYDI-701248	08/17/2022	09/06/22	667.54	136315
592-000-040.000	Water	TITLE PARTNERS	UB refund for account: BAN1-004091	08/29/2022	09/06/22	3.17	136326
592-000-040.000	Water	WY SOCKI, LAWRENCE	UB refund for account: WAL2-002944	08/29/2022	09/06/22	49.97	136331
Total For Dept 000						1,988.40	
Dept 248 GENERAL GOV'T ACTIVITIES							
592-248-716.004	FSA ADMIN FEES	BASIC BENEFITS	MONTHLY FEE FSA 8/2022	IN2467513	08/24/22	32.80	2561
592-248-728.000	POSTAGE	LASERCOM	PRINTING & MAILING WATER/SEWER BIL	38505	09/06/22	3,342.58	136278
592-248-740.000	OPERATING SUPPLIES	SAM'S CLUB DIRECT	SPOONS, PAPER TOWELS	6072	08/24/22	45.84	136214
592-248-740.000	OPERATING SUPPLIES	STONES ACE OF ORION	SCREWS, CLEANER	39251	09/06/22	55.97	136319
592-248-740.000	OPERATING SUPPLIES	AMAZON	FILE FOLDERS, NOTEBOOKS	1LP6-MKNF-1XQC	09/06/22	33.87	2563
592-248-806.000	CONTRACTUAL HELP	LASERCOM	PRINTING & MAILING WATER/SEWER BIL	38505	09/06/22	808.86	136278
592-248-806.000	CONTRACTUAL HELP	OHM ADVISORS	WATER & SEWER DEPT SUPPORT 8/6/22	54160	09/06/22	875.75	136300
592-248-806.000	CONTRACTUAL HELP	OHM ADVISORS	WATER & SEWER GIS SUPPORT 8/6/22	54176	09/06/22	721.00	136300
592-248-806.000	PROFESSIONAL FEES	OHM ADVISORS	WATER & SEWER CAPITAL IMPROVEMENT	54195	09/06/22	1,063.75	136300
592-248-935.000	REPAIRS & MAINT.-VEHICLE	HERITAGE CRYSTAL CLEA	USED OIL PICKUP 8/11/22	17549701	09/06/22	99.00	136265
592-248-935.000	REPAIRS & MAINT.-VEHICLE	PRECISE MRM LLC	MONTHLY VEHICLE TRACKING 8/2022	200-1038430	09/06/22	180.00	136307
592-248-956.004	COFFEE & WATER SERVICE	COFFEE BREAK SERVICES	COFFEE SERVICE & HOT COCOA 8/10/22	249717	09/06/22	61.25	2565
Total For Dept 248 GENERAL GOV'T ACTIVITIES						7,320.67	
Dept 548 SEWER DEPARTMENT							
592-548-926.000	COUNTY SEWER USAGE	GREAT LAKES WATER AUT	IWC CHARGES 7/2022	1053 7/2022	09/06/22	492.64	136261
592-548-926.000	COUNTY SEWER USAGE	GREAT LAKES WATER AUT	IWC CHARGES 7/2022	1051 7/2022	09/06/22	4,414.14	136261
592-548-926.000	COUNTY SEWER USAGE	OAKLAND COUNTY -TREAS	SEWAGE DISPOSAL SERVICES 7/2022	CI004967	09/06/22	310,285.98	136297
592-548-939.001	REPAIRS-SEWERS	EGANIX, INC.	SEWER LINES 8/16/22	14343	09/06/22	956.00	136250
592-548-939.003	REPAIRS-SEWER LIFTS	O'REILLY AUTOMOTIVE I	BATTERIES - PINETREE/CLARKSTON LIF	3361-397356	09/06/22	252.57	136296
592-548-995.000	INTEREST EXPENSE- SRF BO	US BANK BOND CONTROL	5342-01 BOND 8/3/22	1867-MFA 8/3/22	09/06/22	3,898.99	2579
Total For Dept 548 SEWER DEPARTMENT						320,300.32	
Dept 556 WATER DEPARTMENT							
592-556-740.000	1" CURB STOP. COMPRESSIO	GUNNERS METERS & PART	TAPPING MATERIAL	105474	09/06/22	9,947.00	136263
592-556-740.000	OPERATING SUPPLIES	GUNNERS METERS & PART	3/4" NEPTUNE T-10 METERS	105216	09/06/22	900.00	136263
592-556-806.000	CONTRACTUAL HELP	FERGUSON WATERWORKS	AMR 360 ADVANCED	160869	09/06/22	5,970.80	2570
592-556-936.000	REPAIRS & MAINT-EQUIPMEN	KISM, LLC.	ANNUAL HOSTED SCADA - HEADEND, BOO	700932	09/06/22	3,120.00	136275

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund 592 WATER & SEWER							
Dept 556 WATER DEPARTMENT							
592-556-939.002	REPAIRS WATER SYSTEM	GUNNERS METERS & PART	1" METER COUPLINGS	105462	09/06/22	2,500.00	136263
592-556-939.002	REPAIRS WATER SYSTEM	ORION STONE DEPOT	FILL SAND 8/19/22	447426	09/06/22	541.00	136302
592-556-939.002	REPAIRS WATER SYSTEM	ORION STONE DEPOT	LIMESTONE - 10 YARDS	445448	09/06/22	430.00	136302
592-556-939.002	REPAIRS WATER SYSTEM	SRM CONCRETE, LLC	MDOT P1 S35 MR	1080148293	09/06/22	467.50	136318
592-556-939.002	REPAIRS WATER SYSTEM	EJ USA INC	FLG REPAIR KITS, HAIR PINS, STEM C	110220061983	09/06/22	1,133.58	2569
592-556-939.002	REPAIRS WATER SYSTEM	EJ USA INC	BR 18" EXT STEM	110220061984	09/06/22	62.26	2569
592-556-939.002	REPAIRS WATER SYSTEM	EJ USA INC	TYTON BELL & PE DIP DB	110220060515	09/06/22	519.48	2569
592-556-939.002	REPAIRS WATER SYSTEM	EJ USA INC	DROP LID, VALVE BOX TOP	110220060732	09/06/22	1,175.25	2569
			Total For Dept 556 WATER DEPARTMENT			26,766.87	
			Total For Fund 592 WATER & SEWER			356,376.26	
Fund 596 GARBAGE/RUBBISH COLLECTION FUND							
Dept 528 RUBBISH COLLECTION/DISPOSAL DEPARTMENT							
596-528-728.000	POSTAGE	LASERCOM	PRINTING & POSTAGE FOR GARBAGE LET	38550	09/06/22	560.07	136278
596-528-730.000	PRINTED FORMS	LASERCOM	PRINTING & POSTAGE FOR GARBAGE LET	38550	09/06/22	271.45	136278
			Total For Dept 528 RUBBISH COLLECTION/DISPOSAL D			831.52	
			Total For Fund 596 GARBAGE/RUBBISH COLLECTION FU			831.52	
Fund 710 INDIANWOOD LAKE IMPROV BOARD							
Dept 850 WEEDS							
710-850-960.000	WEED HARVESTING	CLARKE AQUATIC SERVIC	INDIANWOOD LAKE	13400	09/06/22	3,588.75	136242
			Total For Dept 850 WEEDS			3,588.75	
			Total For Fund 710 INDIANWOOD LAKE IMPROV BOARD			3,588.75	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund Totals:							
			Fund 101 GENERAL FUND			196,588.81	
			Fund 206 FIRE FUND			85,587.81	
			Fund 207 SHERIFF FUND			1,041.82	
			Fund 208 PARKS/RECREATION FUND			64,086.47	
			Fund 230 ELKHORN LAKE			19,948.00	
			Fund 232 LONG LAKE WATER			2,105.85	
			Fund 241 LAKE ORION WATER			10,721.34	
			Fund 249 BUILDING DEPARTMENT FUND			15,944.37	
			Fund 251 SQUARE LAKE ALGAE			3,391.00	
			Fund 255 MILL LAKE GARDENS PRIVATE R			1,478.88	
			Fund 264 GOLFWIEV DRIVE PRIVATE RD M			1,080.42	
			Fund 370 MUNICIPAL BUILDING DEBT FUN			199,937.50	
			Fund 402 SAFETY PATH			1,922.30	
			Fund 470 MUNICIPAL BUILDING FUND			106,233.42	
			Fund 592 WATER & SEWER			356,376.26	
			Fund 596 GARBAGE/RUBBISH COLLECTION			831.52	
			Fund 710 INDIANWOOD LAKE IMPROV BOAR			3,588.75	
Total For All Funds:						1,070,864.52	

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/12/2022	POOL	136058	ADAMS, CHERYL	215.00	215.00	0.00	Open
08/12/2022	POOL	136059	ADAMS, DWIGHT	215.00	215.00	0.00	Open
08/12/2022	POOL	136060	ALEXANDER, JAMES M	115.00	115.00	0.00	Open
08/12/2022	POOL	136061	ANDERSON, DIANE G	15.00	15.00	0.00	Open
08/12/2022	POOL	136062	AVAKIAN, ERIC V	305.00	305.00	0.00	Open
08/12/2022	POOL	136063	AVAKIAN, PATRICIA	330.00	330.00	0.00	Open
08/12/2022	POOL	136064	BALANECKI, DORINDA L	115.00	115.00	0.00	Open
08/12/2022	POOL	136065	BALANECKI, STEPHAN P	115.00	115.00	0.00	Open
08/12/2022	POOL	136066	BARRETT, LAURA J	215.00	215.00	0.00	Open
08/12/2022	POOL	136067	BARRY, LORINE J	230.00	230.00	0.00	Open
08/12/2022	POOL	136068	BELANGER, JOSEPH	305.00	305.00	0.00	Open
08/12/2022	POOL	136069	BERRYER, ANEESA L	230.00	230.00	0.00	Open
08/12/2022	POOL	136070	BLACKBURN, LAURA	115.00	115.00	0.00	Open
08/12/2022	POOL	136071	BLUE, DONNA J	115.00	115.00	0.00	Open
08/12/2022	POOL	136072	BOUCH, RICHARD	305.00	305.00	0.00	Open
08/12/2022	POOL	136073	BOUDRY, KATHY J	230.00	230.00	0.00	Open
08/12/2022	POOL	136074	BROWN, MARY K	15.00	15.00	0.00	Open
08/12/2022	POOL	136075	BRUDERICK, DAWN	305.00	305.00	0.00	Open
08/12/2022	POOL	136076	BURNS, DENISE A	115.00	115.00	0.00	Open
08/12/2022	POOL	136077	CALKINS, KAREN	215.00	215.00	0.00	Open
08/12/2022	POOL	136078	CARTER, LORI	305.00	305.00	0.00	Open
08/12/2022	POOL	136079	COTTER, BARBARA A	100.00	100.00	0.00	Open
08/12/2022	POOL	136080	CRAVEN, KAREN	330.00	330.00	0.00	Open
08/12/2022	POOL	136081	CROCKER, SHARI	100.00	100.00	0.00	Open
08/12/2022	POOL	136082	DABRAN, MARK	315.00	315.00	0.00	Open
08/12/2022	POOL	136083	DANDALIDES, GEORGE D	230.00	230.00	0.00	Open
08/12/2022	POOL	136084	DANDALIDES, SUSAN F	230.00	230.00	0.00	Open
08/12/2022	POOL	136085	DAPRAI, CAROL	230.00	230.00	0.00	Open
08/12/2022	POOL	136086	DAPRAI, PAUL	305.00	305.00	0.00	Open
08/12/2022	POOL	136087	DEMATTIA, CATHERINE M	215.00	215.00	0.00	Open

Check Register Report For Orion Charter Township
For Check Dates 08/06/2022 to 09/06/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/12/2022	POOL	136088	DOLLAND, TERIANN	100.00	100.00	0.00	Open
08/12/2022	POOL	136089	ELDRIDGE, LORI	215.00	215.00	0.00	Open
08/12/2022	POOL	136090	FLATAU, BARBARA	215.00	215.00	0.00	Open
08/12/2022	POOL	136091	FLATAU, KENTON	215.00	215.00	0.00	Open
08/12/2022	POOL	136092	FORRESTER, JODY L	115.00	115.00	0.00	Open
08/12/2022	POOL	136093	FRIEDRICH, SANDRA E	115.00	115.00	0.00	Open
08/12/2022	POOL	136094	GABRIEL, LAURA A	215.00	215.00	0.00	Open
08/12/2022	POOL	136095	GABRIEL, SCOTT F	215.00	215.00	0.00	Open
08/12/2022	POOL	136096	GALECKZA, MICHELLE	330.00	330.00	0.00	Open
08/12/2022	POOL	136097	GARCIA, VERA	215.00	215.00	0.00	Open
08/12/2022	POOL	136098	GERMAIN, KARLENE A	215.00	215.00	0.00	Open
08/12/2022	POOL	136099	GROHOSKI, CHERYL	115.00	115.00	0.00	Open
08/12/2022	POOL	136100	HACKSTOCK, SUSAN	230.00	230.00	0.00	Open
08/12/2022	POOL	136101	HARDING, GERALDINE	230.00	230.00	0.00	Open
08/12/2022	POOL	136102	HARGRAVE, LYNN R	230.00	230.00	0.00	Open
08/12/2022	POOL	136103	HEAD, ERIKA	215.00	215.00	0.00	Open
08/12/2022	POOL	136104	HEAD, JENNIFER	215.00	215.00	0.00	Open
08/12/2022	POOL	136105	HEAD, LAUREN I	215.00	215.00	0.00	Open
08/12/2022	POOL	136106	HENRETTA, MARC	215.00	215.00	0.00	Open
08/12/2022	POOL	136107	HERMANN, CAROL	265.00	265.00	0.00	Open
08/12/2022	POOL	136108	HOLMES, JOANNE M	100.00	100.00	0.00	Open
08/12/2022	POOL	136109	JANSEN, NANCY	115.00	115.00	0.00	Open
08/12/2022	POOL	136110	JENZEN, GARY	230.00	230.00	0.00	Open
08/12/2022	POOL	136111	JENZEN, GAYLE M	230.00	230.00	0.00	Open
08/12/2022	POOL	136112	JOHNSON, NOAH N	215.00	215.00	0.00	Open
08/12/2022	POOL	136113	KALSO, PATRICIA	115.00	115.00	0.00	Open
08/12/2022	POOL	136114	LAKOMY, DENNIS	115.00	115.00	0.00	Open
08/12/2022	POOL	136115	LEGASSE, LYNNE R	30.00	30.00	0.00	Open
08/12/2022	POOL	136116	LUCARELLI, PAMELA	345.00	345.00	0.00	Open
08/12/2022	POOL	136117	MATTAR, ELIZABETH	215.00	215.00	0.00	Open

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/12/2022	POOL	136118	MC ALISTER, PATRICK	215.00	215.00	0.00	Open
08/12/2022	POOL	136119	MICHAJLYSZYN, AMY	230.00	230.00	0.00	Open
08/12/2022	POOL	136120	MIRON-ALIMPICH, RENEE	215.00	215.00	0.00	Open
08/12/2022	POOL	136121	MIRON-ALIMPICH, RONALD	215.00	215.00	0.00	Open
08/12/2022	POOL	136122	MITCHELL, SHIRLEY	240.00	240.00	0.00	Open
08/12/2022	POOL	136123	MOREAU, JAYDEE J	230.00	230.00	0.00	Open
08/12/2022	POOL	136124	MORRIS, PATRICIA	215.00	215.00	0.00	Open
08/12/2022	POOL	136125	MUZZY, HEATHER	215.00	215.00	0.00	Open
08/12/2022	POOL	136126	NEDDERMEYER, DAWN	40.00	40.00	0.00	Open
08/12/2022	POOL	136127	NOLTON, EILEEN V	230.00	230.00	0.00	Open
08/12/2022	POOL	136128	O'DEA, TAMARA M	130.00	130.00	0.00	Open
08/12/2022	POOL	136129	OARD, TIMOTHY L	320.00	320.00	0.00	Open
08/12/2022	POOL	136130	PAPPAS, VICTORIA	15.00	15.00	0.00	Open
08/12/2022	POOL	136131	PARDY, MONICA	115.00	115.00	0.00	Open
08/12/2022	POOL	136132	PARSONS, DEBRA J	280.00	280.00	0.00	Open
08/12/2022	POOL	136133	PAULA, DEBRA A	230.00	230.00	0.00	Open
08/12/2022	POOL	136134	PAULSEN, CAROLE L	130.00	130.00	0.00	Open
08/12/2022	POOL	136135	PAVELICH, KRISTINA	215.00	215.00	0.00	Open
08/12/2022	POOL	136136	PIOTROWSKI, JEFFERY	215.00	215.00	0.00	Open
08/12/2022	POOL	136137	POUNCY, DOLORES	215.00	215.00	0.00	Open
08/12/2022	POOL	136138	RAFTERY, FLETCHER P	265.00	265.00	0.00	Open
08/12/2022	POOL	136139	REMINGTON, JUDITH A	230.00	230.00	0.00	Open
08/12/2022	POOL	136140	ROBACK, STEPHEN	320.00	320.00	0.00	Open
08/12/2022	POOL	136141	ROLWING, JOAN	330.00	330.00	0.00	Open
08/12/2022	POOL	136142	ROMEO, MARY ANN	215.00	215.00	0.00	Open
08/12/2022	POOL	136143	ROOT, ANNA	280.00	280.00	0.00	Open
08/12/2022	POOL	136144	ROOT, LINDA	280.00	280.00	0.00	Open
08/12/2022	POOL	136145	ROWLANDS, MARY	215.00	215.00	0.00	Open
08/12/2022	POOL	136146	RUBINSTEIN, JOSEPH S	215.00	215.00	0.00	Open
08/12/2022	POOL	136147	SAKULICH, JOHN	345.00	345.00	0.00	Open

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08/12/2022	POOL	136148	SCHUCK, MARY RENEE	215.00	215.00	0.00	Open
08/12/2022	POOL	136149	SHEPHARD, SANDRA K	155.00	155.00	0.00	Open
08/12/2022	POOL	136150	SKIBA, DENISE	230.00	230.00	0.00	Open
08/12/2022	POOL	136151	SLIWINSKI, RONALD	305.00	305.00	0.00	Open
08/12/2022	POOL	136152	SMITH, CYNTHIA	280.00	280.00	0.00	Open
08/12/2022	POOL	136153	STANLEY, MARK A	215.00	215.00	0.00	Open
08/12/2022	POOL	136154	STARK, AARON	138.00	138.00	0.00	Open
08/12/2022	POOL	136155	STARK, ALEXANDER	265.00	265.00	0.00	Open
08/12/2022	POOL	136156	STEARLEY, BEATRICE K	115.00	115.00	0.00	Open
08/12/2022	POOL	136157	STEVENS, CAROLYN M	115.00	115.00	0.00	Open
08/12/2022	POOL	136158	STEVENS, STANLEY	115.00	115.00	0.00	Open
08/12/2022	POOL	136159	STIRNEMANN, SUE	345.00	345.00	0.00	Open
08/12/2022	POOL	136160	SWEET, JOHN	330.00	330.00	0.00	Open
08/12/2022	POOL	136161	THEDE, NANCY K	215.00	215.00	0.00	Open
08/12/2022	POOL	136162	THOMPSON, LATOYA A	305.00	305.00	0.00	Open
08/12/2022	POOL	136163	TURNER, AMY	345.00	345.00	0.00	Open
08/12/2022	POOL	136164	VAN TASSEL, JOANN	155.00	155.00	0.00	Open
08/12/2022	POOL	136165	VOYTEK, MONICA J	115.00	115.00	0.00	Open
08/12/2022	POOL	136166	WALKER, DONALD	240.00	211.44	0.00	Open
08/12/2022	POOL	136167	WALLACE, DONNA K	115.00	115.00	0.00	Open
08/12/2022	POOL	136168	WALLACE, STEVEN H	115.00	115.00	0.00	Open
08/12/2022	POOL	136169	WALLER, ADA D	305.00	305.00	0.00	Open
08/12/2022	POOL	136170	WHEELER, MARTHA	230.00	230.00	0.00	Open
08/12/2022	POOL	136171	WILSON, CHRIS D	230.00	230.00	0.00	Open
08/12/2022	POOL	136172	WILSON, KRISTYN D	345.00	345.00	0.00	Open
08/12/2022	POOL	136173	WOLF, ALEXANDER	215.00	215.00	0.00	Open
08/12/2022	POOL	136174	WOODWORTH, LESLIE	230.00	230.00	0.00	Open
08/12/2022	POOL	136175	YOUNG, BETTY J	215.00	215.00	0.00	Open
08/12/2022	POOL	136176	ZAJAC, REBECCA	230.00	230.00	0.00	Open
08/26/2022	POOL	136220	BALANECKI, DORINDA L	15.00	15.00	0.00	Open

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08/26/2022	POOL	136221	BATCHE, SHAWN	15.00	15.00	0.00	Open
08/26/2022	POOL	136222	BLACKBURN, LAURA	15.00	15.00	0.00	Open
08/26/2022	POOL	136223	BLUE, DONNA J	15.00	15.00	0.00	Open
08/26/2022	POOL	136224	BURNS, DENISE A	15.00	15.00	0.00	Open
08/26/2022	POOL	136225	LOCKE, PAMELA	290.00	290.00	0.00	Open
08/26/2022	POOL	136226	MORRIS, PATRICIA	15.00	15.00	0.00	Open
08/26/2022	POOL	136227	PROSTKO, ANDREA M	115.00	115.00	0.00	Open
08/26/2022	POOL	136228	ROMEO, MARY ANN	15.00	15.00	0.00	Open
08/12/2022	POOL	DD13809	PAULA, SUSAN	330.00	0.00	298.90	Open
08/19/2022	POOL	DD13810	BARNETT, CHRISTOPHER	4,530.77	0.00	3,370.93	Open
08/19/2022	POOL	DD13811	BHATTI, JENNY L	1,882.28	0.00	1,496.84	Open
08/19/2022	POOL	DD13812	SAVARD, JULIANNE	2,267.34	0.00	1,278.02	Open
08/19/2022	POOL	DD13813	TIMKO, SAMANTHA M	3,482.11	0.00	2,505.06	Open
08/19/2022	POOL	DD13814	ADORJAN, ALAN B	2,066.40	0.00	1,579.80	Open
08/19/2022	POOL	DD13815	BALCONI III, WILLIAM J	2,164.86	0.00	1,492.63	Open
08/19/2022	POOL	DD13816	BROWN, TIMOTHY	2,169.60	0.00	1,702.69	Open
08/19/2022	POOL	DD13817	BURMEISTER, DANIEL	1,735.68	0.00	1,274.03	Open
08/19/2022	POOL	DD13818	CALAHAN, JOSEPH M	3,690.96	0.00	2,643.15	Open
08/19/2022	POOL	DD13819	CAMERON, KYLE	2,910.40	0.00	2,209.38	Open
08/19/2022	POOL	DD13820	CRABTREE, DAVID	3,031.87	0.00	1,994.95	Open
08/19/2022	POOL	DD13821	CUBBA, BAILEY	1,660.00	0.00	1,297.83	Open
08/19/2022	POOL	DD13822	DIENER, JUSTIN D	3,304.26	0.00	2,389.50	Open
08/19/2022	POOL	DD13823	DUKE, ROBERT S	4,038.46	0.00	2,413.11	Open
08/19/2022	POOL	DD13824	EMELIAN, DUSTIN	2,780.24	0.00	1,956.47	Open
08/19/2022	POOL	DD13825	FREEMAN, JILLIAN I	2,636.40	0.00	1,791.70	Open
08/19/2022	POOL	DD13826	GERACI, ANTHONY R	2,907.60	0.00	1,752.24	Open
08/19/2022	POOL	DD13827	HAGAN, CHRISTOPHER J	3,052.80	0.00	1,811.52	Open
08/19/2022	POOL	DD13828	HAGAN, KYLE M	3,004.52	0.00	1,885.79	Open
08/19/2022	POOL	DD13829	HEARNS, BRIAN L	4,152.33	0.00	2,651.90	Open
08/19/2022	POOL	DD13830	HUNTER, ERICK F	4,166.76	0.00	2,854.93	Open

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08/19/2022	POOL	DD13831	JOHNSON, JOSHUA D	2,848.50	0.00	1,904.83	Open
08/19/2022	POOL	DD13832	JOHNSON, KOHLI D	3,646.08	0.00	2,594.70	Open
08/19/2022	POOL	DD13833	KEEF, JASON P	2,278.80	0.00	1,869.52	Open
08/19/2022	POOL	DD13834	KIMBROUGH, RYAN	1,928.64	0.00	1,535.37	Open
08/19/2022	POOL	DD13835	LARK, SCOTT	3,343.57	0.00	1,895.58	Open
08/19/2022	POOL	DD13836	LEHMAN, MICHAEL J	455.76	0.00	301.52	Open
08/19/2022	POOL	DD13837	LEHMAN, MICHAEL J	1,605.94	0.00	1,189.81	Open
08/19/2022	POOL	DD13838	MARTINEZ, ANDREW N	2,109.12	0.00	1,519.20	Open
08/19/2022	POOL	DD13839	ONDERSMA, KELLY A	2,919.71	0.00	1,690.70	Open
08/19/2022	POOL	DD13840	OSTERTAG, DAVID S	3,210.54	0.00	2,030.11	Open
08/19/2022	POOL	DD13841	PENDER, JOHN D	3,538.46	0.00	2,297.40	Open
08/19/2022	POOL	DD13842	ROTHS, ANTON W	3,690.21	0.00	2,855.97	Open
08/19/2022	POOL	DD13843	SCHWALBE, ERIC R	2,203.50	0.00	1,332.21	Open
08/19/2022	POOL	DD13844	SHAFFER, ANTHONY	1,823.04	0.00	1,333.95	Open
08/19/2022	POOL	DD13845	TACKABERRY, JASON A	2,278.80	0.00	1,597.12	Open
08/19/2022	POOL	DD13846	TARRANCE, MITCH R	3,806.18	0.00	2,654.50	Open
08/19/2022	POOL	DD13847	THOMPSON, CHARLES E	2,636.40	0.00	1,828.60	Open
08/19/2022	POOL	DD13848	WESTMORELAND, DAKOTA B	2,169.60	0.00	1,699.42	Open
08/19/2022	POOL	DD13849	WILLIAMS, JEFFREY	3,147.20	0.00	2,082.80	Open
08/19/2022	POOL	DD13850	COYLE, ASHLEY L	3,269.23	0.00	1,549.62	Open
08/19/2022	POOL	DD13851	BARDECKI, MELISSA F	2,723.50	0.00	1,870.33	Open
08/19/2022	POOL	DD13852	DALRYMPLE, JULIA N	555.50	0.00	483.66	Open
08/19/2022	POOL	DD13853	DROUILLARD, MELISSA A	2,452.41	0.00	1,898.02	Open
08/19/2022	POOL	DD13854	GRAVES, TANDEM L	2,913.46	0.00	1,772.57	Open
08/19/2022	POOL	DD13855	HAYDEN-SCHMID, DEBRA	1,647.05	0.00	1,285.97	Open
08/19/2022	POOL	DD13856	PAULA, SUSAN	135.96	0.00	125.56	Open
08/19/2022	POOL	DD13857	PAULUS, TATIANA J	589.06	0.00	501.49	Open
08/19/2022	POOL	DD13858	SHULTS, PENNY S	3,484.62	0.00	2,573.29	Open
08/19/2022	POOL	DD13859	SMITH, LYNNAE J	1,934.56	0.00	1,537.87	Open
08/19/2022	POOL	DD13860	STEIMEL, JULIE	1,958.70	0.00	872.33	Open

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08/19/2022	POOL	DD13861	RAFTERY, DAVID C	2,615.38	0.00	1,673.35	Open
08/19/2022	POOL	DD13862	BOESL, KIM D	2,747.20	0.00	1,976.69	Open
08/19/2022	POOL	DD13863	BOESL, KIM D	8,516.32	0.00	6,053.16	Open
08/19/2022	POOL	DD13864	COMPAU, SHIRLEY A	1,856.00	0.00	1,459.72	Open
08/19/2022	POOL	DD13865	DOHM, PAMELA M	135.96	0.00	119.78	Open
08/19/2022	POOL	DD13866	GRIES, SHANNON L	2,497.60	0.00	1,873.12	Open
08/19/2022	POOL	DD13867	STEELE, DONNI	3,484.62	0.00	1,350.16	Open
08/19/2022	POOL	DD13868	KOOP, AUDREY K	1,606.93	0.00	1,290.55	Open
08/19/2022	POOL	DD13869	PESTA, KEVIN T	768.75	0.00	650.20	Open
08/19/2022	POOL	DD13870	AIKEN, KEVIN	1,395.94	0.00	1,090.46	Open
08/19/2022	POOL	DD13871	BOTHWELL, ALVIN	2,032.99	0.00	1,517.74	Open
08/19/2022	POOL	DD13872	CARROTHERS, TODD	1,651.20	0.00	1,331.89	Open
08/19/2022	POOL	DD13873	JACKSON, JEFFREY L	2,004.80	0.00	1,628.99	Open
08/19/2022	POOL	DD13874	LIGHT, TYLER A	2,253.85	0.00	1,775.02	Open
08/19/2022	POOL	DD13875	CALLOWAY, DEANNA L	3,076.92	0.00	2,324.64	Open
08/19/2022	POOL	DD13876	DOUGLAS, JENNIFER	2,020.93	0.00	1,412.71	Open
08/19/2022	POOL	DD13877	GOODLOE, DAVID M	3,692.31	0.00	2,897.35	Open
08/19/2022	POOL	DD13878	POMARANSKI, OLIVER M	2,525.60	0.00	2,075.23	Open
08/19/2022	POOL	DD13879	PORTER, CHRISTY	1,321.60	0.00	1,129.79	Open
08/19/2022	POOL	DD13880	SULLIVAN, KRISTINE	2,626.39	0.00	1,911.61	Open
08/19/2022	POOL	DD13881	YOUNG, BRADLY M	2,127.20	0.00	1,660.02	Open
08/19/2022	POOL	DD13882	DAISLEY, ALFRED	2,205.60	0.00	1,754.27	Open
08/19/2022	POOL	DD13883	LARSON, KIRK	2,747.21	0.00	2,125.98	Open
08/19/2022	POOL	DD13884	BASIGKOW, WILLIAM D	3,269.23	0.00	2,574.49	Open
08/19/2022	POOL	DD13885	BERGER, MICHAEL	2,504.13	0.00	1,855.49	Open
08/19/2022	POOL	DD13886	CLUBINE, JOSHUA	2,739.75	0.00	1,992.03	Open
08/19/2022	POOL	DD13887	CRUM, NATHAN	1,844.00	0.00	1,427.09	Open
08/19/2022	POOL	DD13888	EINHEUSER, MARY M	1,570.40	0.00	1,260.76	Open
08/19/2022	POOL	DD13889	ENGLISH, JASON E	2,730.24	0.00	1,941.20	Open
08/19/2022	POOL	DD13890	GEARHEART, GREGORY	2,276.00	0.00	1,558.36	Open

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08/19/2022	POOL	DD13891	GORDON, KRISTINE E	2,277.97	0.00	1,796.02	Open
08/19/2022	POOL	DD13892	GUZANEK, ELIZABETH	2,772.97	0.00	2,136.44	Open
08/19/2022	POOL	DD13893	KRUZEL, MICHAEL R	2,821.70	0.00	2,191.12	Open
08/19/2022	POOL	DD13894	MC MURRAY, MITCHELL W	2,615.33	0.00	1,980.76	Open
08/19/2022	POOL	DD13895	SINACOLA, VINCENT	2,414.43	0.00	1,867.64	Open
08/19/2022	POOL	DD13896	SINACOLA, VITO	2,880.56	0.00	2,054.55	Open
08/19/2022	POOL	DD13897	STOUT, JEFFERY T	3,576.92	0.00	1,801.87	Open
08/19/2022	POOL	DD13898	GIRLING, TAMARA	3,423.08	0.00	1,700.18	Open
08/19/2022	POOL	DD13899	HARRISON, LYNN	2,509.31	0.00	1,617.00	Open
08/19/2022	POOL	DD13900	KEISMAN, COURTNEY	1,242.36	0.00	971.43	Open
08/19/2022	POOL	DD13901	WALTON, DEBRA	1,713.60	0.00	1,306.53	Open
08/19/2022	POOL	DD13902	AMLOTTE, RENEE D	1,718.40	0.00	1,242.48	Open
08/19/2022	POOL	DD13903	BURR, FOREST R	1,426.40	0.00	1,125.68	Open
08/19/2022	POOL	DD13904	CARPENTER, TYLER L	1,852.08	0.00	1,446.46	Open
08/19/2022	POOL	DD13905	CARTNER, TANNER	1,630.82	0.00	1,169.57	Open
08/19/2022	POOL	DD13906	DALTON, CLAY D	1,155.00	0.00	902.53	Open
08/19/2022	POOL	DD13907	DEPAUW, DEVON A	1,848.46	0.00	1,449.35	Open
08/19/2022	POOL	DD13908	DOCHERTY, BRENDAN	930.00	0.00	775.40	Open
08/19/2022	POOL	DD13909	DUNCKLEY, SAWYER J	1,080.00	0.00	889.55	Open
08/19/2022	POOL	DD13910	FISCHER, NATHANIEL R	104.00	0.00	91.62	Open
08/19/2022	POOL	DD13911	FISHER, JOHN T	408.71	0.00	360.07	Open
08/19/2022	POOL	DD13912	HAYES, JESSE L	2,205.60	0.00	1,492.65	Open
08/19/2022	POOL	DD13913	HINES, LUCAS	1,200.00	0.00	980.87	Open
08/19/2022	POOL	DD13914	HUDSON, TREVOR T	1,809.91	0.00	1,405.68	Open
08/19/2022	POOL	DD13915	MOSES, JORDAN	840.00	0.00	740.04	Open
08/19/2022	POOL	DD13916	PEELISH, ADAM	2,061.19	0.00	1,465.59	Open
08/19/2022	POOL	DD13917	PETRUSHA, CHELSIE A	2,035.71	0.00	1,635.78	Open
08/19/2022	POOL	DD13918	REITER, CONNER	2,672.04	0.00	1,809.92	Open
08/19/2022	POOL	DD13919	ROSS, PATRICK K	2,846.15	0.00	2,012.90	Open
08/19/2022	POOL	DD13920	RYAN, EVAMARIA C	2,004.81	0.00	1,503.79	Open

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08/19/2022	POOL	DD13921	SMOLINSKI, EVAN J	1,080.00	0.00	889.55	Open
08/19/2022	POOL	DD13922	VEZINA, JENNIFER	2,660.50	0.00	1,834.27	Open
08/19/2022	POOL	DD13923	WHATLEY, AARON	3,653.85	0.00	2,431.96	Open
08/18/2022	POOL	DD13924	MYSZENSKI, KEVIN	3,846.66	0.00	3,066.94	Open
08/18/2022	POOL	DD13925	ROJAS, ALFREDO	220.68	0.00	197.07	Open
08/18/2022	POOL	DD13926	WAGENAAR, KURT	825.04	0.00	644.25	Open
08/18/2022	POOL	DD13927	WELCH, DEREK R	542.52	0.00	474.60	Open
08/18/2022	POOL	DD13928	WHITE, DANIEL S	490.05	0.00	328.35	Open
09/02/2022	POOL	DD13929	BARNETT, CHRISTOPHER	4,530.77	0.00	3,369.58	Open
09/02/2022	POOL	DD13930	BHATTI, JENNY L	1,864.81	0.00	1,483.03	Open
09/02/2022	POOL	DD13931	SAVARD, JULIANNE	2,313.39	0.00	1,308.93	Open
09/02/2022	POOL	DD13932	TIMKO, SAMANTHA M	3,482.11	0.00	2,504.30	Open
09/02/2022	POOL	DD13933	ADORJAN, ALAN B	2,307.48	0.00	1,742.97	Open
09/02/2022	POOL	DD13934	BALCONI IIL, WILLIAM J	3,000.42	0.00	1,961.40	Open
09/02/2022	POOL	DD13935	BROWN, TIMOTHY	1,771.84	0.00	1,406.48	Open
09/02/2022	POOL	DD13936	BURMEISTER, DANIEL	2,856.64	0.00	1,996.56	Open
09/02/2022	POOL	DD13937	CALAHAN, JOSEPH M	2,943.98	0.00	2,150.68	Open
09/02/2022	POOL	DD13938	CAMERON, KYLE	2,910.40	0.00	2,208.47	Open
09/02/2022	POOL	DD13939	CRABTREE, DAVID	2,109.13	0.00	1,384.08	Open
09/02/2022	POOL	DD13940	CUBBA, BAILEY	1,660.00	0.00	1,297.59	Open
09/02/2022	POOL	DD13941	DIENER, JUSTIN D	1,861.02	0.00	1,304.95	Open
09/02/2022	POOL	DD13942	DUKE, ROBERT S	4,038.46	0.00	2,411.17	Open
09/02/2022	POOL	DD13943	EMELIAN, DUSTIN	2,311.88	0.00	1,667.12	Open
09/02/2022	POOL	DD13944	FREEMAN, JILLIAN I	2,153.06	0.00	1,471.46	Open
09/02/2022	POOL	DD13945	GERACI, ANTHONY R	2,374.54	0.00	1,473.85	Open
09/02/2022	POOL	DD13946	HAGAN, CHRISTOPHER J	2,493.12	0.00	1,508.07	Open
09/02/2022	POOL	DD13947	HAGAN, KYLE M	2,459.35	0.00	1,579.26	Open
09/02/2022	POOL	DD13948	HEARNS, BRIAN L	4,262.18	0.00	2,721.41	Open
09/02/2022	POOL	DD13949	HUNTER, ERICK F	2,617.58	0.00	1,718.29	Open
09/02/2022	POOL	DD13950	JOHNSON, JOSHUA D	3,684.06	0.00	2,426.33	Open

Check Register Report For Orion Charter Township
For Check Dates 08/06/2022 to 09/06/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/02/2022	POOL	DD13951	JOHNSON, KOHLI D	1,861.02	0.00	1,415.83	Open
09/02/2022	POOL	DD13952	KEEF, JASON P	1,861.02	0.00	1,551.19	Open
09/02/2022	POOL	DD13953	KIMROUGH, RYAN	3,082.38	0.00	2,311.11	Open
09/02/2022	POOL	DD13954	LARK, SCOTT	2,253.33	0.00	1,173.74	Open
09/02/2022	POOL	DD13955	MARION, HUNTER P	393.60	0.00	354.94	Open
09/02/2022	POOL	DD13956	MARTINEZ, ANDREW N	3,471.26	0.00	2,378.18	Open
09/02/2022	POOL	DD13957	ONDERSMA, KELLY A	3,684.06	0.00	2,195.07	Open
09/02/2022	POOL	DD13958	OSTERTAG, DAVID S	2,910.40	0.00	1,830.43	Open
09/02/2022	POOL	DD13959	PENDER, JOHN D	3,538.46	0.00	2,296.14	Open
09/02/2022	POOL	DD13960	ROTHS, ANTON W	3,456.10	0.00	2,677.20	Open
09/02/2022	POOL	DD13961	SCHWALBE, ERIC R	1,771.84	0.00	1,077.81	Open
09/02/2022	POOL	DD13962	SHAFFER, ANTHONY	3,684.06	0.00	2,463.95	Open
09/02/2022	POOL	DD13963	TACKABERRY, JASON A	1,861.02	0.00	1,313.29	Open
09/02/2022	POOL	DD13964	TARRANCE, MITCH R	4,220.18	0.00	2,906.62	Open
09/02/2022	POOL	DD13965	THOMPSON, CHARLES E	2,153.06	0.00	1,460.29	Open
09/02/2022	POOL	DD13966	VANDE VOORT, TABITHA F	433.92	0.00	390.46	Open
09/02/2022	POOL	DD13967	WESTMORELAND, DAKOTA B	1,735.68	0.00	1,375.59	Open
09/02/2022	POOL	DD13968	WILLIAMS, JEFFREY	3,737.30	0.00	2,472.11	Open
09/02/2022	POOL	DD13969	COYLE, ASHLEY L	3,269.23	0.00	1,548.95	Open
09/02/2022	POOL	DD13970	BARDECKI, MELISSA F	2,362.75	0.00	1,653.01	Open
09/02/2022	POOL	DD13971	DROUILLARD, MELISSA A	1,959.27	0.00	1,557.10	Open
09/02/2022	POOL	DD13972	GRAVES, TANDEM L	2,913.46	0.00	1,771.31	Open
09/02/2022	POOL	DD13973	HAYDEN-SCHMID, DEBRA	1,083.17	0.00	845.57	Open
09/02/2022	POOL	DD13974	PAULA, SUSAN	135.96	0.00	125.56	Open
09/02/2022	POOL	DD13975	SHULTS, PENNY S	3,484.62	0.00	2,569.33	Open
09/02/2022	POOL	DD13976	SMITH, LYNNAE J	1,433.09	0.00	1,156.25	Open
09/02/2022	POOL	DD13977	STEINEL, JULIE	1,864.70	0.00	795.58	Open
09/02/2022	POOL	DD13978	RAFTERY, DAVID C	2,615.38	0.00	1,672.65	Open
09/02/2022	POOL	DD13979	BOESL, KIM D	2,747.20	0.00	1,972.75	Open
09/02/2022	POOL	DD13980	COMPAU, SHIRLEY A	1,873.40	0.00	1,469.35	Open

Check Register Report For Orion Charter Township
For Check Dates 08/06/2022 to 09/06/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/02/2022	POOL	DD13981	DOHM, PAMELA M	135.96	0.00	119.77	Open
09/02/2022	POOL	DD13982	GRIES, SHANNON L	2,497.60	0.00	1,871.87	Open
09/02/2022	POOL	DD13983	STEELE, DONNI	3,484.62	0.00	1,346.53	Open
09/02/2022	POOL	DD13984	KOOP, AUDREY K	1,288.22	0.00	1,048.01	Open
09/02/2022	POOL	DD13985	PESTA, KEVIN T	46.88	0.00	41.31	Open
09/02/2022	POOL	DD13986	AIKEN, KEVIN	1,321.60	0.00	1,033.88	Open
09/02/2022	POOL	DD13987	BOTHWELL, ALVIN	2,051.79	0.00	1,528.11	Open
09/02/2022	POOL	DD13988	CARROTHERS, TODD	1,651.20	0.00	1,328.42	Open
09/02/2022	POOL	DD13989	JACKSON, JEFFREY L	2,023.60	0.00	1,639.36	Open
09/02/2022	POOL	DD13990	LIGHT, TYLER A	2,253.85	0.00	1,774.54	Open
09/02/2022	POOL	DD13991	CALLOWAY, DEANNA L	3,076.92	0.00	2,324.05	Open
09/02/2022	POOL	DD13992	DOUGLAS, JENNIFER	1,935.05	0.00	1,355.30	Open
09/02/2022	POOL	DD13993	GOODLOE, DAVID M	3,692.31	0.00	2,998.33	Open
09/02/2022	POOL	DD13994	POMARANSKI, OLIVER M	2,525.60	0.00	2,074.74	Open
09/02/2022	POOL	DD13995	PORTER, CHRISTY	1,321.60	0.00	1,129.79	Open
09/02/2022	POOL	DD13996	SULLIVAN, KRISTINE	2,626.38	0.00	1,907.96	Open
09/02/2022	POOL	DD13997	YOUNG, BRADLY M	2,127.20	0.00	1,660.02	Open
09/02/2022	POOL	DD13998	DAISLEY, ALFRED	2,205.60	0.00	1,754.27	Open
09/02/2022	POOL	DD13999	LARSON, KIRK	2,747.20	0.00	2,122.02	Open
09/02/2022	POOL	DD14000	BASIGKOW, WILLIAM D	3,269.23	0.00	2,573.13	Open
09/02/2022	POOL	DD14001	BERGER, MICHAEL	2,937.68	0.00	2,184.83	Open
09/02/2022	POOL	DD14002	CLUBINE, JOSHUA	2,484.04	0.00	1,822.35	Open
09/02/2022	POOL	DD14003	CRUM, NATHAN	1,844.00	0.00	1,427.10	Open
09/02/2022	POOL	DD14004	EINHEUSER, MARY M	1,570.40	0.00	1,260.48	Open
09/02/2022	POOL	DD14005	ENGLISH, JASON E	2,304.00	0.00	1,658.60	Open
09/02/2022	POOL	DD14006	GEARHEART, GREGORY	2,560.50	0.00	1,744.45	Open
09/02/2022	POOL	DD14007	GORDON, KRISTINE E	2,226.28	0.00	1,758.24	Open
09/02/2022	POOL	DD14008	GUZANEK, ELIZABETH	2,785.84	0.00	2,142.99	Open
09/02/2022	POOL	DD14009	GUZANEK, ELIZABETH	1,081.71	0.00	935.23	Open
09/02/2022	POOL	DD14010	KRUZEL, MICHAEL R	2,320.00	0.00	1,807.96	Open

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/02/2022	POOL	DD14011	MC MURRAY, MITCHELL W	2,741.38	0.00	2,074.11	Open
09/02/2022	POOL	DD14012	SINACOLA, VINCENT	2,834.52	0.00	2,186.73	Open
09/02/2022	POOL	DD14013	SINACOLA, VITO	2,489.38	0.00	1,756.28	Open
09/02/2022	POOL	DD14014	STOUT, JEFFERY T	3,576.92	0.00	1,796.26	Open
09/02/2022	POOL	DD14015	GIRLING, TAMARA	3,423.08	0.00	1,696.53	Open
09/02/2022	POOL	DD14016	HARRISON, LYNN	2,497.60	0.00	1,604.14	Open
09/02/2022	POOL	DD14017	KEISMAN, COURTNEY	1,242.36	0.00	971.41	Open
09/02/2022	POOL	DD14018	WALTON, DEBRA	1,713.60	0.00	1,305.65	Open
09/02/2022	POOL	DD14019	AMLOTTE, RENEE D	1,718.40	0.00	1,239.65	Open
09/02/2022	POOL	DD14020	BURR, FOREST R	1,426.40	0.00	1,125.67	Open
09/02/2022	POOL	DD14021	CARPENTER, TYLER L	1,834.96	0.00	1,433.15	Open
09/02/2022	POOL	DD14022	CARTNER, TANNER	1,600.80	0.00	1,148.67	Open
09/02/2022	POOL	DD14023	DALTON, CLAY D	1,076.25	0.00	850.49	Open
09/02/2022	POOL	DD14024	DEPAUW, DEVON A	1,691.13	0.00	1,329.43	Open
09/02/2022	POOL	DD14025	DOCHERTY, BRENDAN	840.00	0.00	705.85	Open
09/02/2022	POOL	DD14026	DUNCKLEY, SAWYER J	1,080.00	0.00	889.55	Open
09/02/2022	POOL	DD14027	FISCHER, NATHANIEL R	104.00	0.00	91.62	Open
09/02/2022	POOL	DD14028	FISHER, JOHN T	237.44	0.00	209.19	Open
09/02/2022	POOL	DD14029	HAYES, JESSE L	2,205.60	0.00	1,492.09	Open
09/02/2022	POOL	DD14030	HINES, LUCAS	1,200.00	0.00	980.87	Open
09/02/2022	POOL	DD14031	HUDSON, TREVOR T	1,542.40	0.00	1,202.11	Open
09/02/2022	POOL	DD14032	MOSES, JORDAN	356.25	0.00	313.85	Open
09/02/2022	POOL	DD14033	PEELISH, ADAM	2,004.80	0.00	1,427.62	Open
09/02/2022	POOL	DD14034	PETRUSHA, CHELSIE A	2,026.25	0.00	1,628.10	Open
09/02/2022	POOL	DD14035	REITER, CONNER	2,004.80	0.00	1,368.58	Open
09/02/2022	POOL	DD14036	ROSS, PATRICK K	2,846.15	0.00	2,012.71	Open
09/02/2022	POOL	DD14037	RYAN, EVAMARIA C	2,004.80	0.00	1,502.74	Open
09/02/2022	POOL	DD14038	SMOLINSKI, EVAN J	1,080.00	0.00	889.55	Open
09/02/2022	POOL	DD14039	VEZINA, JENNIFER	2,205.60	0.00	1,486.70	Open
09/02/2022	POOL	DD14040	WHATLEY, AARON	3,653.85	0.00	2,431.14	Open

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit Status
Totals:				554,552.32	25,499.44	374,219.12
Total Physical Checks:						
Total Check Stubs:						

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, AUGUST 15, 2022**

1. CALL TO ORDER. The Charter Township of Orion Board of Trustees held a regular meeting on Monday, August 15, 2022, at the Orion Township Municipal Complex Board Room, 2323 Joslyn Road, Lake Orion, MI 48360 at 7:00 p.m.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, Kim Urbanowski

BOARD MEMBERS ABSENT: Mike Flood, with notice.

OTHERS PRESENT:

Jerry Richards	Chris Brouwer	Joseph Belanger	Jim Eppink
Pam Molik	Karol Farrington	Steve Farrington	Steve Sims
Thomas Patterson	Dino Serraiocco	Art Watson	Kristy Smith
Jason Smith	George Hanley	Iden Kalabat	Michael Kalabat
James Peake			

2. INVOCATION AND PLEDGE. Penny Shults, Orion Township Clerk gave the invocation. All rose for the Pledge of Allegiance.

3. PUBLIC HEARING.

A. BBJ Private Road Maintenance SAD #1 - Assessment Roll. Held BBJ Private Road Maintenance SAD#1-Confirming Assessment roll Public Hearing.

B. Lake Orion Water Quality Control SAD #2 - Assessment Roll. Held Lake Orion Water Quality Control SAD#2-Confirming Revised Assessment Roll Public Hearing.

C. Hyatt House Liquor License -Held Hyatt House Liquor License-Approval for License Public Hearing.

4. CITIZEN OF THE MONTH. Supervisor Barnett honored Joe Young as Citizen of the Month for August. He retires from the village where he served for 5 years. He is honored for his dedication and service to the community.

5. APPROVAL OF BILLS. Moved by Treasurer Steele, seconded by Trustee Urbanowski to authorize payment of bills in the amount of \$3,123,072.85 and payrolls of \$731,484.73 for a total disbursement of funds in the amount of \$3,854,557.58 as presented. AYES: Urbanowski, Barnett, Shults, Steele, Birney, Dalrymple ABSENT: Flood NAYS: None MOTION CARRIED

6. PUBLIC COMMENT. Public comment was not heard.

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, AUGUST 15, 2022**

7. APPROVAL OF AGENDA. Supervisor Barnett added 8.R Board to establish an Ad-Hoc committee. Treasurer Steele to move 8.K. Great Lakes Water Authority Contract No. 4 to 9.A.
MOTION CARRIED

8. CONSENT AGENDA.

A. Minutes - Regular Meeting, July 18, 2022. Approve, as presented.

B. Minutes – Special Meeting, August 3, 2022. Approve, as presented.

C. Hire-Assistant to Treasurer. Authorize the hiring of Shannon Gries as Assistant to the Treasurer, a Level 8 Technical Union position starting rate of \$34.34 per hour, full time, 40 hours per week, full benefits, effective October 3,2022.

D. Hire Full Time Firefighter-Hunter Marion. Authorize the hiring of Hunter Marion as full time Firefighter starting at a rate of \$16.40 per hour, full benefits, pending results of Background Check, Physical and Drug Screening, effective the week of August 22,2022.

E. Hire Full Time Firefighter/Paramedic- Tabitha VandeVoort. Authorize the hiring of Tabitha VandeVoort as full time Firefighter/Paramedic starting at a rate of \$18.08 per hour, full benefits, pending results of Background Check, Physical and Drug Screening, effective the week of August 22.2022.

F. Service Agreement. Approve the Service Agreement between the Charter Township of Orion and Maximus US Services, Inc., with an effective date of February 1,2023, and authorize the Township Supervisor to execute.

G. Statement of Work/Agreement. Approve the Statement of Work/Agreement with Place + Main Advisors, LLC for the purpose of the development of a Township Marketing Strategy, at a cost not to exceed \$15,000. Supervisor to execute and make necessary budget adjustments with state grants.

H. Request for Proposal - Orion Township Consultant and Professional Services. Authorize Township Supervisor to issue request for proposals for the selection of consultant and professional services for Economic Development Consulting Services, Engineering Services, General Legal and Prosecution Services, Auditing Services, Planning and Zoning Services, and Electrical, Mechanical, and Plumbing Inspectors.

I. Resolution of Support-RCOC Application for Brown/Giddings/Silverbell Roads. Approve the resolution in support of RCOC'S TEDF Category A grant application for the Brown/Giddings/Silverbell Roads reconstruction /resurfacing project.

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, AUGUST 15, 2022**

J. Second Quarter Treasurer-Report, Matured, Called, and Purchase of Bonds for Water/Sewer and General. Received and filed the Second Quarterly Treasurer Report as presented.

K. Purchase - LUCAS CPR Machine-Fire Department-Authorize the purchase of one LUCA CPR Machine at a cost not to exceed \$18,241.44 from Stryker Medical.

L. Resolution - Future Performance Guarantee Text Amendment. Adopt the Resolution referring to the Planning Commission a review of Ordinance 78 section 30.09.

M. Transmittal of Adopted Master Plan. Received and filed the transmittal containing the link to the adopted Orion Township Master Plan. The new Master Plan was adopted on July 20,2022.

N. Award Bid - Joslyn/Brown Landscaping. Award the bid for Joslyn/Brown Road landscaping to KLM Landscape, at a cost not to exceed \$90,997.75.

O. Firefighter Resignation. Accepted the resignation of Michael Lehman, Firefighter/Paramedic, with regret, effective July 29,2022.

P. Zoning Board of Appeals Amended By-Laws. Adopted Zoning Board of appeals Amended By-Law as presented.

Q. Request for Temporary Street Closure -Mercury Dr. Adopted Resolution allowing the temporary closure of Mercury Dr. cul-de-sac from 4:30-8:30 pm on September 17, 2022, subject to compliance with all Township requirements.

R. Requested the Board establish an Ad-Hoc Committee-Appointed Supervisor Barnett, Trustee Birney, and Trustee Urbanowski to Ad-Hoc Contract Negotiations Team, with Trustee Dalrymple as alternate.

Moved by Treasurer Steel, seconded by Trustee Dalrymple to approve the Consent Agenda, as amended.

AYES: Shults, Birney, Urbanowski, Barnett ABSENT: Flood NAYS: None
MOTION CARRIED

9. PENDING.

A. Great Lakes Water Authority Contract No. 4. Moved by Clerk Shults, seconded by Treasurer Steele to approve contact between GLAW and NOCWA. Authorize Supervisor to sign the amendment and submit a copy of the board minutes to NOCWA. Original contract between GLWA and NOCWA was updated with changes reflecting the Demand Max Day from 45.1 to

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, AUGUST 15, 2022**

43.1 MGD and Peak Hour from 49.1 to 48.6 MGD. AYES: Steel, Birney, Dalrymple, Urbanowski, Barnett, Shults. ABSENT: Flood NAYS: None MOTION CARRIED

B. BBJ Private Road Maintenance SAD #1 - Action after Hearing. Moved by Clerk Shults, seconded by Treasurer Steele to confirm the removal of 09-01-138-044 and adopt the resolution confirming the revised Assessment roll for the BBJ Private Road Maintenance SAD#1. AYES: Birney, Dalrymple, Urbanowski, Barnett, Shults, Steele. ABSENT: Flood NAYS: None MOTION CARRIED

C. Lake Orion Water Quality Control SAD #2 - Action After Hearing. Moved by Clerk Shults, seconded by Trustee Birney to approve the removal of 09-02-177-006 and 09-02-177-007 and adopt revised assessment roll for the Lake Orion Water Quality Control SAD#2. AYES: Dalrymple, Urbanowski, Barnett, Shults, Steele, Birney ABSENT: Flood NAYS: None MOTION CARRIED

D. Hyatt House Liquor License - Action After Hearing. Moved by Clerk Shults, seconded by Trustee Birney to approve Hyatt House request for a liquor license under Orion Township Ordinance 76, Alcoholic Beverages Regulations, contingent upon the State of Michigan, Building Department, Fire Department approval and issuance of the Certificate of Occupancy. AYES: Barnett, Shults, Steele, Birney, Dalrymple, Urbanowski ABSENT: Flood NAYS: None MOTION CARRIED

E. PC-22-29 Baldwin Village PUD Concept & Eligibility Plan. Moved by Shults, seconded by Trustee Urbanowski that the Charter Township of Orion Board of Trustees having considered the PUD Eligibility Criteria of: A: Recognizable Benefit, B: Density Impact, C: Township Master Plan, D: Economic Impact, E: Guaranteed Open Space, and Unified Control, to APPROVE PC-22-29, Baldwin Village Planned Unit Development (PUD) CONCEPT and Eligibility Plan, located at 4410 & 4408 S. Baldwin Rd. (parcel 09-32-301-001), an unaddressed parcel 09-32-301-014 located at the NW corner of Morgan and S Baldwin Roads, an unaddressed parcel 09-32-151-020 located north of 4408 S. Baldwin, and 4292 S. Baldwin (parcel 09-32-151-021) for plans date stamped received 7/7/22 for the reasons given by the Planning Commission in their motion to recommend conditional approval on August 3, 2022 and conditioned upon any items the board would like to add. AYES: Shults, Steele, Birney, Dalrymple, Urbanowski, Barnett. ABSENT: Flood NAYS: None MOTION CARRIED

F. First Reading - Ordinance 154 Amendments. Moved by Clerk Shults, seconded by Trustee Birney to declare the Orion Township Board of Trustees held and approved the first reading of the Amendment to Orion Charter Township's Licensed Marihuana Facilities Ordinance (Ordinance No. 154) and direct the Township Clerk to publish said Ordinance in accordance with State law and set the second reading of on September 19, 2022. AYES: Steele, Birney, Dalrymple, Urbanowski, Barnett, Shults. ABSENT: Flood NAYS: None MOTION CARRIED

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, AUGUST 15, 2022**

10. REPORTS.

A. Police/Fire Reports. Moved by Clerk Shults, seconded by Trustee Urbanowski to receive and file the Police and Fire Reports.

MOTION CARRIED

B. Financial Statements – Clerk. Receive and file the Financial Statements and Manual Journal Entry Report. MOTION CARRIED

9. PUBLIC COMMENT. Public Comment was heard.

10. BOARD MEMBER COMMENTS. Board member comments were heard.

11. ADJOURNMENT. Moved by Treasurer Steele, seconded by Dalrymple to adjourn.

MOTION CARRIED The meeting was adjourned at 8:27pm.

Transcription: Lynnae Smith

Penny S. Shults, Clerk
Charter Township of Orion

Chris Barnett, Supervisor

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
PUBLIC HEARING MINUTES
BBJ PRIVATE ROAD MAINTENANCE SAD#1
MONDAY, AUGUST 15, 2022**

1. CALL TO ORDER. The Charter Township of Orion Board of Trustees held a public hearing on Monday, August 15, 2022, at the Orion Township Municipal Complex, 2323 Joslyn Road, Lake Orion, Michigan. Supervisor Barnett called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, Kim Urbanowski

BOARD MEMBERS ABSENT: Mike Flood, with notice.

OTHERS PRESENT:

Jerry Richards	Chris Brouwer	Joseph Belanger	Jim Eppink
Pam Molik	Karol Farrington	Steve Farrington	Steve Sims
Thomas Patterson	Dino Serraiocco	Art Watson	Kristy Smith
Jason Smith	George Hanley	Iden Kalabat	Michael Kalabat
James Peake			

Supervisor Barnett convened the public hearing at 7:06 p.m.

The Public Hearing was held to afford the opportunity for public comment concerning the proposed Assessment roll for the BBJ Private Road Maintenance SAD #1.

The Public Hearing was held from 7:06 p.m. to 7:10 p.m.

William Caddick 631 Johnson would like more information. He does not have all the details of the improvement.

Steve Farrington 625 Beardslee Dr. would like to know what is proposed. He has concerns and does not want the road torn out. Flooding is a problem for this area.

Supervisor Barnett addressed the questions raised during the public hearing and corrected that this is not a renewal but a new assessment roll.

Steve Sims 698 Butler Drive wanted to know where the documents were located.

Clerk Shults said correspondence was received from Damien Hoffman 671 Beardslee Dr. stating he is in favor to the SAD, and from Victoria Young-Member with lots on Johnson Dr. and Johnson/Porteous Dr. stating she is opposed.

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
PUBLIC HEARING MINUTES
BBJ PRIVATE ROAD MAINTENANCE SAD#1
MONDAY, AUGUST 15, 2022**

Seeing and hearing no other citizens were interested in providing comments related to the proposed Assessment roll for the BBJ Private Road Maintenance SAD #1, Supervisor Barnett adjourned the Public Hearing at 7:12 p.m.

Transcription: Lynnae Smith

Penny S. Shults, Clerk
Charter Township of Orion

Chris Barnett, Supervisor

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
PUBLIC HEARING MINUTES
LAKE ORION WATER QUALITY CONTROL SAD#2
MONDAY, AUGUST 15, 2022**

1. CALL TO ORDER. The Charter Township of Orion Board of Trustees held a public hearing on Monday, August 15, 2022, at the Orion Township Municipal Complex, 2323 Joslyn Road, Lake Orion, Michigan. Supervisor Barnett called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, Kim Urbanowski

BOARD MEMBERS ABSENT: Mike Flood, with notice.

OTHERS PRESENT:

Jerry Richards	Chris Brouwer	Joseph Belanger	Jim Eppink
Pam Molik	Karol Farrington	Steve Farrington	Steve Sims
Thomas Patterson	Dino Serraiocco	Art Watson	Kristy Smith
Jason Smith	George Hanley	Iden Kalabat	Michael Kalabat
James Peake			

Supervisor Barnett convened the public hearing at 7:12 p.m.

The Public Hearing was held to afford the opportunity for the public to comment concerning the Assessment roll for the Lake Orion Water Quality Control SAD#2.

The Public Hearing was held from 7:12 p.m. to 7:21 p.m.

Art Watson S16 North Shore was asking if this was about weed control? He also stated he felt it was unfair that the only one picking up the tab are the houses on the lake.

Jerry Richard 535 Indianwood Rd, Director of the Lake Orion Lake Association stated SAD#1 was very successful. They have 71% of the land mass in support of SAD#2, which is a strong indication of support.

Supervisor Barnett commented on the improvement and health of the lake that is important.

Clerk Shults said correspondence was received from Bradley & Sandra Hoover 376 Bellevue Ave., Nanette Montgomery 304 Park Island Rd., Brian & Claudia Rocosky 216 O'Connor, Sue & Tom Albert 226 S. Broadway, Tim & Sandra Black 304 Lakeview Dr., Thomas & Mary Sakala 164 Bellevue Ave stating they are opposed to SAD#2.

Tim & Sarah Barry 525 Indianwood Rd., Richard Benoit 568 Mayer Ct., Dino Serraiocco 752 Preston Island, Matthew Gates 690 Central Dr., Megan Kosch 429 Indianwood Rd., JoAnn & Tom Patterson 65 N. North Shore Dr., Michael Kellar 843 Pine Tree Rd. W, Joseph Belanger

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
PUBLIC HEARING MINUTES
LAKE ORION WATER QUALITY CONTROL SAD#2
MONDAY, AUGUST 15, 2022**

140 S. Andrews St., George & Susan Dandalides 226 Bellevue Ave., Jerry & Debbie Richards 535 Indianwood Rd., Kate Kettlewell 335 Indianwood Rd., Kurt & Wendy Stiller 365 Indianwood Rd., Tom & Ann Carroll 465 Indianwood Rd., Chris & Kristy Brouwer 236 Park Island Rd., George Hanley 860 Island Pt., Mike Monaghan 67 Chamberlain St., Hannah & Karl Roehrig 219 Bellevue Ave., Patrick Hertzke 710 King Cir., Elaine & Donald Hoffman 188 Park Island Rd., Smokoski Family Trust 823 & 833 Fairview, Robert & Denise Wisner 523 Longpointe Dr., Ursula & Douglas Ammerman 259 Pine Tree Rd., Lisa Hudson & Kevin Cote 215 Bellevue Ave., John Fuery 24 Highland Ave., Jim McKelvey 167 Park Island & II Victoria Island, Amy Michajlyszyn 231 Bellevue Ave., Colette & Robert Judge 55 N. North Shore Dr., John Strand 118 Highland Ave., C Jeanotte & S. Weingartz 805 Fairview St., James & Erin Crane 488 Bellevue Ave., Jim & Alicia Phillips 124 Highland Ave., Stella & Johannes Merck 354 N. North Shore Dr., Robert & Nancy Wade 121 Laketon Ct., Craig Stephen 83 N. North Shore Dr. stating they are in favor of SAD#2.

See and hearing no other citizens were interested in providing comments related to the proposed Assessment roll for the Lake Orion Water Quality Control SAD#2, Supervisor Barnett adjourned the Public Hearing at 7:21 p.m.

Transcription: Lynnae Smith

Penny S. Shults, Clerk
Charter Township of Orion

Chris Barnett, Supervisor

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
PUBLIC HEARING
HYATT HOUSE LIQUOR LICENSE
MONDAY, AUGUST 15, 2022**

1. CALL TO ORDER. The Charter Township of Orion Board of Trustees held a public hearing on Monday, August 15, 2022, at the Orion Township Municipal Complex, 2323 Joslyn Road, Lake Orion, Michigan. Supervisor Barnett called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, Kim Urbanowski

BOARD MEMBERS ABSENT: Mike Flood, with notice.

OTHERS PRESENT:

Jerry Richards	Chris Brouwer	Joseph Belanger	Jim Eppink
Pam Molik	Karol Farrington	Steve Farrington	Steve Sims
Thomas Patterson	Dino Serraiocco	Art Watson	Kristy Smith
Jason Smith	George Hanley	Iden Kalabat	Michael Kalabat
James Peake			

Supervisor Barnett convened the public hearing at 7:22 p.m.

The Public Hearing was held from & 7:22 p.m. to 7:23 p.m.

Supervisor Barnett stated his support, and also the benefits of having the corridor improvement authority.

Ivan & Michael Callett 313333 Suite 250 Southfield Rd. Beverly Hills stated the uniqueness of this project, location and improvement in the Brown Rd. district make it ideal for this application. A license like this is issued for a redevelopment that is specific to this use only for that user. They have broke ground at 95 Brown Road.

Seeing and hearing no other citizens were interested in providing comments related to the Hyatt Liquor License, Supervisor Barnett adjourned the Public Hearing at & 7:23 p.m.

Transcription: Lynnae Smith

Penny S. Shults, Clerk
Charter Township of Orion

Chris Barnett, Supervisor



Agenda Item Summary

To: Board of Trustees
From: Ashley Coyle, Budget & Procurement Director
Meeting Date: September 19, 2022
Memo Date: August 26, 2022
Subject: Schedule Budget Workshop

☒ Consent ☐ Pending

REQUEST

The request is to convene the Township Board of Trustees for a 2023 Budget Workshop

REASON

To receive presentations from the Budget and Procurement Director and department directors regarding their preliminary 2023 budget proposals.

PROCESS

The meeting will be held at 6:00 p.m., prior to the regular Board of Trustees meeting on September 19th, 2022, in the Board Room at the Township Municipal Complex (2323 Joslyn Rd.).

RECOMMENDATION (MOTION)

Schedule a Budget Workshop with the Board of Trustees on September 19th, 2022, at 6:00 p.m. in the Board Room at the Township Municipal Complex (2323 Joslyn Rd.) and authorize the Clerk to post as an open meeting.



Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

Agenda Item Summary

To: Board of Trustees
From: Chris Barnett, Supervisor
Meeting Date: September 6, 2022
Memo Date: August 30, 2022
Subject: SMART Municipal Credit Contract for FY 2023

☒ Consent ☐ Pending

REQUESTS

Attached is the Municipal Cred Contract from SMART for FY2023. The amount the Township is eligible to receive is \$33,069.00. These funds will be used to help fund the Township's share of the North Oakland Transportation Authority (NOTA), and SMART sends the funds directly to NOTA.

REASON

PROCESS

RECOMMENDATION (MOTION)

Approve the FY2023 SMART Municipal Credit Contract and authorize the Supervisor to sign it with the understanding that the funds will be used to help fund the Township's participation in NOTA, which will reduce the amount needed from the General Fund.

attachment

MUNICIPAL CREDIT and COMMUNITY CREDIT CONTRACT FOR FY2023

I, **CHRIS BARNETT**, as the **TOWNSHIP SUPERVISOR** of the **ORION TOWNSHIP** (hereinafter, the "Community") hereby apply to SMART and agree to the terms and conditions herein, for the receipt and expenditure of **Municipal Credits** available for the period **July 1, 2022** through **June 30, 2023** (Section 1 below), and **Community Credits** available for the period **July 1, 2022** to **June 30 2023** (Section 2 below); and further agree that the **Municipal and Community Credits Master Agreement** between the parties is incorporated herein by reference. A description of the service the Community shall provide hereunder is set forth in **Exhibit A**, and the operating budget for that service is set forth in **Exhibit B**, both of which are attached hereto and incorporated herein.

1. The Community agrees to use \$ **33,069.00** in **Municipal Credit** funds as follows:

- | | | |
|-----|---|-------------------------------------|
| (a) | Transfer to _____
<small>TRANSFeree COMMUNITY</small> | Funding of: \$ _____ |
| (b) | Van/Bus Operations
(Including Charter and Taxi services) | At the cost of: \$ _____ |
| (c) | Services Purchased from SMART
(Including Tickets, Shuttle Services/Dial-a-Ride) | At the cost of: \$ _____ |
| (d) | Services Purchased from Subcontractor
<u>NOTA</u>
(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement) | At the cost of: \$ <u>33,069.00</u> |

Total \$ 33,069.00

SMART intends to provide Municipal Credit funds under this contract to the extent funds for the program are made available to it by the Michigan Legislature pursuant to Michigan Public Act 51 of 1951. Municipal Credit funds made available to SMART through legislative appropriation are based on the State's approved budget. In the event that revenue actually received is insufficient to support the Legislature's appropriation, it will result in an equivalent reduction in funding provided to the Community pursuant to this Contract. In such event, SMART reserves the right, without notice, to reduce the payment of Municipal Credit funds by the amount of any reduction by the legislature to SMART. All Municipal Credit funding must be spent by **June 30, 2025**; all funds not spent by that date will revert back to SMART pursuant to Michigan Public Act 51 of 1951, for expenditure consistent with Michigan law and SMART policy.

2. The Community agrees to use \$ **0** in **Community Credit** funds available as follows:

- | | | |
|-----|--|--------------------------|
| (a) | Transfer to _____
<small>TRANSFeree COMMUNITY</small> | Funding of: \$ _____ |
| (b) | Van/Bus Operations
(Including Charter and Taxi services) | At the cost of: \$ _____ |
| (c) | Services Purchased from SMART
(Including Tickets, Shuttle Services/Dial-a-Ride) | At the cost of: \$ _____ |
| (d) | Capital Purchases | At the cost of: \$ _____ |

(e) Services Purchased from Subcontractor

At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)

(See attached Subcontractor Service Agreement)

Total \$ 0

To the extent that this Contract calls for a payment of funds directly from SMART to a subcontractor, Community hereby acknowledges that it is the party entitled to receive such funds and is affirmatively authorizing and directing SMART to pay such funds directly to the subcontractor on its behalf. Capital purchases permitted with Community Credits are subject to applicable state and federal regulations, and SMART policy, including procurement guidelines. When advantageous, SMART may make procurements directly. Reimbursement for purchases made by Community requires submission of proper documentation to support the purchase (i.e. purchase orders, receiving reports, invoices, etc.). Community Credit dollars available in **FY 2023**, may be required to serve local employer transportation needs per the coordination requirements set forth in the aforementioned Master Agreement. All Community Credit funds must be spent by **June 30, 2026** any funds not spent by that date may revert back to SMART for expenditure consistent with SMART policy.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, “electronic signature” shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

This Agreement shall be binding once signed by both parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

ORION TOWNSHIP

Signature

DWIGHT FERRELL

Printed Name

GENERAL MANAGER

Title

Date

Signature

CHRIS BARNETT

Printed Name

TOWNSHIP SUPERVISOR

Title

Date

EXHIBIT A *(NOTA)*

PROJECT DESCRIPTION

Overall Project Description (*Provide a descriptive narrative*):

Orion Township contracts with NOTA to provide transportation for its residents.

Service Area (*Provide geographic boundaries*):

Service Times (*Provide days and hours of service*):

Eligible User Groups (*Users eligible to use the service*):

Fare Structure (*Cost to use service*):

Service Mode (*Describe the number and type of vehicles used and if they are wheelchair lift-equipped*):

EXHIBIT B

PROJECT OPERATING BUDGET

Municipality: **ORION TOWNSHIP**

Contract Period: **July 1, 2022 – June 30, 2023**

Account Number: **48236**

OPERATING EXPENSES:

Administrative Fee: *(All employees
other than drivers and dispatchers)*
(10% max. of MC & CC funds)

Driver Wages

Fringe Benefits

Gasoline & Lubricants

Vehicle Insurance

Parts, Maintenance Supplies

Mechanic Wages

Fringe Benefits

Dispatch Wages

Other *(Specify)*

Sub-Total (Operating Expenses)

\$ 0

PURCHASED SERVICE:

Taxi Service

Charter Service

SMART Bus Tickets

SMART Shuttle Service

SMART Dial-A-Ride

Other (NOTA)

\$ 33,069.00

Sub-Total (Purchased Service)

\$ 33,069.00

CAPITAL EQUIPMENT:

(Only list purchases to be made with Community Credits)

Computer Equipment

Software

Vehicle

Maintenance Equipment

Other (Specify)

Sub-Total (Capital Equipment)

\$ 0

TOTAL EXPENSES:

**Operating Expenses, Purchased Service,
and Capital Equipment:**

\$ 33,069.00

EXHIBIT B, continued (Page 2)

REVENUES:

Municipal Credit Funds	\$ 33,069.00
Community Credit Funds	\$ 0
Specialized Services Funds	
General Funds	
Farebox Revenue	
In-Kind Service	
Special Fares (<i>Contracted Service</i>)	
Other (<i>Specify</i>)	

TOTAL REVENUE:

\$ 33,069.00

(Note: ***TOTAL EXPENSES*** must equal ***TOTAL REVENUE***)



Agenda Item Summary

To: Board of Trustees
From: Chris Barnett, Township Supervisor
Meeting Date: September 6, 2022
Memo Date: September 1, 2022
Subject: Tuition Reimbursement Request - Tandem Graves

☒ Consent ☐ Pending

REQUEST

Request from Tandem Graves, Accounting Controller, for reimbursement of Global Dimensions in Business course through Southern New Hampshire University. Course begins 8/29/2022 and ends on 10/23/2022.

REASON

This course is required to complete accounting degree.

PROCESS

Per the Tuition Reimbursement Policy, approved reimbursement will be processed after the employee completes twelve (12) months of continuous employment with the Township, following successful completion of coursework. Estimated reimbursement should take place after 10/26/2022 and will be budgeted for in the 2023 budget year.

RECOMMENDATION (MOTION)

Authorize Tandem Graves to take the Global Dimensions in Business course and approve reimbursement in an amount not to exceed \$960.00, contingent upon all requirements as listed in the Tuition Reimbursement Policy.



Agenda Item Summary

To: Board of Trustees
From: Donni Steele, Township Treasurer
Meeting Date: September 7, 2021
Memo Date: August 31, 2022
Subject: Deputy Treasurer Appointment.

☒ Consent ☐ Pending

REQUEST

To Appoint Shannon Gries as Deputy Treasurer

REASON

To maintain consistency and continuity by having the Deputy on staff at the Township for safety and better operations in the Township and Treasurer Department.

PROCESS

Please review the attached documents-- attorneys' opinion, resolution, and compensation for this position. The Deputy Treasurer will act on behalf of the Treasurer in their absence.

RECOMMENDATION (MOTION)

To Remove current standing Deputy Treasurer Pamela Dohm; and have Treasurer sign letter thanking Pam her for her service and appoint Shannon Gries as Deputy Treasurer. On September 7, 2022; have Clerk swear in Shannon Gries; prorate deputy treasurer salary as state above and transfer the surety bond from Pam Dohm to Shannon Gries.

Exhibit A

LETTER OF AGREEMENT

THIS Letter of Agreement (“LOA”) dated this _____ day of _____ 2022, is by and between the Charter Township of Orion ("Township") and the Teamsters Union Local 214, Technical Unit ("Union"), and SHANNON GRIES (“Employee”) collectively referred to as the “Parties” to memorialize understanding between the Parties as set forth hereto.

RECITATIONS

WHEREAS, the Orion Township Treasurer is statutorily required under MCL 41.77(5) to appoint a Deputy Treasurer to perform certain duties authorized by statute and delegated by the Township Treasurer; and

WHEREAS, statutory duties delegated may be outside of the Collective Bargaining Agreement (CBA) between Orion Township and Teamsters Union Local 214 (Union); and

WHEREAS, the Treasurer desires to appoint an Employee who currently is a full-time Accounting Specialist represented by Union and the terms of the CBA; and

WHEREAS, effective on or around October 3, 2022, Employee’s classification shall be Assistant to the Treasurer represented by the Union and the terms of the CBA; and

WHEREAS, the Township acknowledges its obligation under the Public Employee Relations Act (PERA) to recognize the Union as the sole representative of employees represented by the CBA.

NOW THEREFORE IT IS AGREED AS FOLLOWS, upon approval of the Board of Trustees, the Township and undersigned Union and undersigned Employee hereby agree to the following terms:

1. The Parties agree the intent of this LOA is to clarify and memorialize their agreement and understanding that Employee’s CBA-represented classification is an exclusively distinct and separate role from a Deputy Treasurer appointment and the Parties further specify their agreement the two positions are isolated as follows:
 - a. Employee’s terms and conditions of employment in the capacity of Accounting Specialist and/or Assistant to the Treasurer shall be subject to the CBA and other Township policy and practices currently known to be in effect.
 - b. Employee’s appointment to Deputy Treasurer and the assignment and performance of associated duties shall be exclusively subject to the provisions of MCL 41.77(5) and is an at-will position subject to the solely discretion of the sitting Treasurer.
 - c. Employee shall be permitted to perform Deputy Treasurer duties during a standard workday and that performance of those duties shall not interfere with Employee’s duties as Accounting Specialist and/or Assistant to the Treasurer.

2. The Parties agree compensation for performance of duties in Employee's represented classification(s) and Employee's appointment to Deputy Treasurer shall be determined as distinct and separate from one another.
 - a. Compensation for performance in Employee's represented classification(s) shall be determined solely by the CBA and subject to changes as agreed with the Union.
 - b. Compensation for the performance of Deputy Treasurer duties shall be determined by the Board of Trustees in accordance with MCL 41.77(5) and subject to adjustment at the sole discretion of the Board of Trustees. Upon execution of this LOA, annual compensation shall be \$3,353.
 - i. Employee's compensation shall be incrementally issued bi-weekly, via Township direct deposit on separate pay advice statements.
 - ii. Employee shall be issued a standard W-2 to report regular earnings as Accounting Specialist and/or Assistant to the Treasurer.
 - iii. Employee shall be issued a 1099 to report compensation as Deputy Treasurer.
3. The Parties agree Employee's signature on this LOA shall be deemed as formal acceptance of appointment to Deputy Treasurer, pending approval by the Board of Trustees.
 - a. Employee agrees appointment is at-will and shall serve at the pleasure of the Treasurer.
 - b. Employee agrees to comply with all statutory provisions to include delivery of bonding and oath requirements to the Township Clerk in accordance with MCL 41.77(5).
 - c. Employee may submit appropriate notice to resign the Deputy Treasurer appointment at Employee's sole discretion.
 - d. Employee shall not be prevented or discouraged by Township from pursuing transfer or promotional opportunities that may require resignation of Deputy Treasurer appointment.
4. The Parties agree this LOA, except as recited above, is a standalone agreement which does not alter or extend any other terms and conditions of the CBA and shall have no precedential effect of any kind or description in any forum whatsoever, as a comparison or otherwise.
5. The Union and Employee each agree to waive any objection, grievance, unfair labor practice, or dispute based on Employee's appointment, performance, pay or removal as Deputy Treasurer.

IN WITNESS WHEREOF, this Agreement has been duly executed and shall become effective on the date of the last signature stated below, subject to the approval of the Board of Trustees.

CHARTER TOWNSHIP OF ORION

UNION and EMPLOYEE

By: _____

Chris Barnett

Its: Township Supervisor

By: _____

Teamsters Representative

Dated: _____

By: _____

Donni Steele
Township Treasurer

Dated: _____

Dated: _____

By: _____

Shannon Gries
Employee

Dated: _____

Exhibit B

**CHARTER TOWNSHIP OF ORION
COUNTY OF OAKLAND
STATE OF MICHIGAN**

**BOARD OF TRUSTEES RESOLUTION TO
APPROVE COMPENSATION FOR APPOINTED AT-WILL DEPUTY TREASURER**

At a regular meeting of the Charter Township of Orion Board of Trustees, Oakland County, Michigan, held on the 6th day of September, 2022, at 7:00 p.m., with the following members in attendance:

PRESENT: _____

ABSENT: _____

The following preamble and Resolution were offered by _____ and seconded by _____.

WHEREAS, the Treasurer of the Charter Township of Orion wishes to appoint a Deputy Treasurer, effective on or around September 7, 2022, who shall, in accordance with statutory authority, replace the prior Deputy Treasurer, whose appointment shall be terminated upon the administration of the required oath;

WHEREAS, pursuant to MCL 41.77 (5), the Deputy Treasurer shall be authorized with all of the powers and duties set forth under State law, as delegated by the Township Treasurer; and

WHEREAS, the Board of Trustees is authorized by law to set and approve the compensation of an appointed Deputy Treasurer.

NOW, THEREFORE, BE IT HEREBY RESOLVED, the Board of Trustees for the Charter Township of Orion does hereby acknowledge appointment of SHANNON GRIES to serve as Deputy Treasurer at the pleasure of the Orion Township Treasurer; and

BE IT FURTHER RESOLVED, pursuant to MCL 41.77(5) the Board of Trustees approves annual compensation for the Deputy Treasurer in the amount of Three Thousand Five Hundred Thirty-Five (\$3,535.00) Dollars to be paid in bi-weekly increments via standard payroll.

RESOLUTION DECLARED ADOPTED.

AYES: _____

NAYS: _____

ABSENT: _____

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Charter Township of Orion, Oakland County, Michigan, on the 6th day of September, 2022, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of September, 2022.

Clerk Penny Shults
Charter Township of Orion

**CHARTER TOWNSHIP OF ORION
COUNTY OF OAKLAND
STATE OF MICHIGAN**

**BOARD OF TRUSTEES RESOLUTION TO
APPROVE COMPENSATION FOR APPOINTED AT-WILL DEPUTY TREASURER**

At a regular meeting of the Charter Township of Orion Board of Trustees, Oakland County, Michigan, held on the 6th day of September, 2022, at 7:00 p.m., with the following members in attendance:

PRESENT: _____

ABSENT: _____

The following preamble and Resolution were offered by _____ and seconded by _____.

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WHEREAS, pursuant to MCL 41.77 (5), the Deputy Treasurer shall be authorized with all of the powers and duties set forth under State law, as delegated by the Township Treasurer; and

WHEREAS, the Board of Trustees is authorized by law to set and approve the compensation of an appointed Deputy Treasurer.

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RESOLUTION DECLARED ADOPTED.

AYES: _____

NAYS: _____

ABSENT: _____

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Charter Township of Orion, Oakland County, Michigan, on the 6th day of September, 2022, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of September, 2022.

Clerk Penny Shults
Charter Township of Orion

LETTER OF AGREEMENT

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RECITATIONS

WHEREAS, the Orion Township Treasurer is statutorily required under MCL 41.77(5) to appoint a Deputy Treasurer to perform certain duties authorized by statute and delegated by the Township Treasurer; and

WHEREAS, statutory duties delegated may be outside of the Collective Bargaining Agreement (CBA) between Orion Township and Teamsters Union Local 214 (Union); and

WHEREAS, the Treasurer desires to appoint an Employee who currently is a full-time Accounting Specialist represented by Union and the terms of the CBA; and

WHEREAS, effective on or around October 3, 2022, Employee's classification shall be Assistant to the Treasurer represented by the Union and the terms of the CBA; and

WHEREAS, the Township acknowledges its obligation under the Public Employee Relations Act (PERA) to recognize the Union as the sole representative of employees represented by the CBA.

NOW THEREFORE IT IS AGREED AS FOLLOWS, upon approval of the Board of Trustees, the Township and undersigned Union and undersigned Employee hereby agree to the following terms:

1. The Parties agree the intent of this LOA is to clarify and memorialize their agreement and understanding that Employee's CBA-represented classification is an exclusively distinct and separate role from a Deputy Treasurer appointment and the Parties further specify their agreement the two positions are isolated as follows:
 - a. Employee's terms and conditions of employment in the capacity of Accounting Specialist and/or Assistant to the Treasurer shall be subject to the CBA and other Township policy and practices currently known to be in effect.
 - b. Employee's appointment to Deputy Treasurer and the assignment and performance of associated duties shall be exclusively subject to the provisions of MCL 41.77(5) and is an at-will position subject to the solely discretion of the sitting Treasurer.
 - c. Employee shall be permitted to perform Deputy Treasurer duties during a standard workday and that performance of those duties shall not interfere with Employee's duties as Accounting Specialist and/or Assistant to the Treasurer.

2. The Parties agree compensation for performance of duties in Employee's represented classification(s) and Employee's appointment to Deputy Treasurer shall be determined as distinct and separate from one another.
 - a. Compensation for performance in Employee's represented classification(s) shall be determined solely by the CBA and subject to changes as agreed with the Union.
 - b. Compensation for the performance of Deputy Treasurer duties shall be determined by the Board of Trustees in accordance with MCL 41.77(5) and subject to adjustment at the sole discretion of the Board of Trustees. Upon execution of this LOA, annual compensation shall be \$3,353.
 - i. Employee's compensation shall be incrementally issued bi-weekly, via Township direct deposit on separate pay advice statements.
 - ii. Employee shall be issued a standard W-2 to report regular earnings as Accounting Specialist and/or Assistant to the Treasurer.
 - iii. Employee shall be issued a 1099 to report compensation as Deputy Treasurer.
3. The Parties agree Employee's signature on this LOA shall be deemed as formal acceptance of appointment to Deputy Treasurer, pending approval by the Board of Trustees.
 - a. Employee agrees appointment is at-will and shall serve at the pleasure of the Treasurer.
 - b. Employee agrees to comply with all statutory provisions to include delivery of bonding and oath requirements to the Township Clerk in accordance with MCL 41.77(5).
 - c. Employee may submit appropriate notice to resign the Deputy Treasurer appointment at Employee's sole discretion.
 - d. Employee shall not be prevented or discouraged by Township from pursuing transfer or promotional opportunities that may require resignation of Deputy Treasurer appointment.
4. The Parties agree this LOA, except as recited above, is a standalone agreement which does not alter or extend any other terms and conditions of the CBA and shall have no precedential effect of any kind or description in any forum whatsoever, as a comparison or otherwise.
5. The Union and Employee each agree to waive any objection, grievance, unfair labor practice, or dispute based on Employee's appointment, performance, pay or removal as Deputy Treasurer.

IN WITNESS WHEREOF, this Agreement has been duly executed and shall become effective on the date of the last signature stated below, subject to the approval of the Board of Trustees.

CHARTER TOWNSHIP OF ORION

UNION and EMPLOYEE

By: _____

Chris Barnett

Its: Township Supervisor

By: _____

Teamsters Representative

Dated: _____

Dated: _____

By: _____

Donni Steele

Its: Township Treasurer

By: _____

Shannon Gries

Employee

Dated: _____

Dated: _____



Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Treasurer's Office

Phone: (248) 391-0304, ext. 8000

September 6, 2022

Dear Pam,

The Charter Township Board of Trustees met on September 6, 2022 and voted on appointing a new internal Deputy Treasurer. Shannon Gries will be sworn in as Deputy Treasurer on September 7, 2022 by the Orion Township Clerk.

I appreciate your support and service to our department over the years as Deputy Treasurer. Your service was greatly appreciated.

I wish you well in your new future endeavors.

Thank You,

Donni Steele
Treasurer



Agenda Item Summary

To: Board of Trustees
From: Chris Barnett, Township Supervisor
Meeting Date: September 6, 2022
Memo Date: September 1, 2022
Subject: Hire Full Time Accounting Specialist - Treasury - Brittney Bunker

☒ Consent ☐ Pending

REQUEST

To approve the hiring of Brittney Bunker as Accounting Specialist - Treasury: Full Time, 40 hours per week, full benefits, Level 7, Union position.

REASON

It is the recommendation of the Township Supervisor, Treasurer, and Human Resources to hire Brittney Bunker as a full time Accounting Specialist for the Treasury Department.

PROCESS

The interview and selection process were completed by the Township Supervisor, Treasurer, and Human Resources.

RECOMMENDATION (MOTION)

Hire Brittney Bunker as Full Time, Level 7, Technical Union position, Accounting Specialist - Treasury, at the starting rate of \$27.38 per hour, full time, 40 hours per week, full benefits, effective September 19, 2022, pending results of Background Check, Physical and Drug Screening.



Agenda Item Summary

To: Board of Trustees
From: Chris Barnett, Township Supervisor
Meeting Date: September 6, 2022
Memo Date: September 1, 2022
Subject: Accept Resignation of Tabitha Vande Voort, Full Time Firefighter/Paramedic

☒ Consent ☐ Pending

REQUEST

Accept with regret resignation of full time Firefighter/Paramedic, Tabitha Vande Voort, effective August 28, 2022.

REASON

I am requesting we accept the resignation of the full time Firefighter/Paramedic, Tabitha Vande Voort, dated and effective August 28, 2022..

PROCESS

Board approval of the resignation submitted by Firefighter/Paramedic Tabitha Vande Voort.

RECOMMENDATION (MOTION)

Accept the resignation of full time Firefighter/Paramedic, Tabitha Vande Voort, with regret based on submitted letter dated and effective August 28,2022.



Agenda Item Summary

To: Board of Trustees
From: Samantha Timko, Chief of Staff
Meeting Date: September 6, 2022
Memo Date: August 31, 2022
Subject: MEDC Grant Agreement - RRC Technical Assistance

☒ Consent ☐ Pending

REQUEST

The request is to approve the Agreement with the Michigan Economic Development Corporation (MEDC) for the purposes of hiring services to develop a comprehensive community marketing strategy for Orion Township.

REASON

A Marketing Strategy is required as part of the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) certification. The Township has been working towards MEDC RRC Certification since the summer of 2019. With the approval of the updated Master Plan, the last major piece the Township still needs to complete is a marketing strategy.

To assist communities with certification, MEDC offers Technical Assistance dollars for RRC engaged communities that have made continuous progress towards certification over the past six months. Orion Township has been approved for a 75/25 technical assistance match grant to complete the marketing strategy.

At the August 15, 2022 Regular Board of Trustees Meeting, the Board approved entering into an agreement with Place + Main Advisors to develop the Township's marketing strategy.

PROCESS

The grant agreement is for the period August 1, 2022 to May 31, 2023, which covers the timeframe proposed by Place + Main to complete the marketing strategy (October 1, 2022 to January 31, 2023).

The total cost for the development of the marketing strategy is \$15,000. 75% (or \$11,250) will be reimbursed by MEDC through the RRC Technical Assistance funding grant. The Township will be responsible for the remaining 25% (or \$3,750). The Township will be utilizing savings in the General Fund, General Activities - Contractual Help to cover the 25% Township cost. The spending for this item was approved at the August 15, 2022 board meeting.

RECOMMENDATION (MOTION)

I move to approve the agreement with the Michigan Economic Development Corporation for the purposes of receiving grant funding to hire services to develop a comprehensive community marketing strategy for Orion Township and authorize the Township Supervisor to execute the same.

**MICHIGAN ECONOMIC DEVELOPMENT CORPORATION
GRANT WITH
CHARTER TOWNSHIP OF ORION**

The Michigan Economic Development Corporation (the “MEDC”) enters into a binding agreement (the “Agreement”) with Charter Township of Orion (the “Grantee” or the “Municipality”). As used in this Agreement, the MEDC and Grantee are sometimes individually referred to as a “Party” and collectively as “Parties.”

Grantee: Charter Township of Orion
2525 Joslyn Road
Orion Township, Michigan 48360

I. NATURE OF SERVICES. The purpose of this Agreement is to provide funding to the Grantee to hire services to develop a comprehensive community marketing strategy for the Municipality (the “Grant Activities”).

II. PERFORMANCE SCHEDULE.

Starting Date: August 1, 2022

Ending Date: May 31, 2023

The term of this Agreement (the “Term”) shall commence on the Starting Date and shall continue until the occurrence of an event described in Section VIII of this Agreement.

III. PAYMENT SCHEDULE INFORMATION.

A. The MEDC agrees to pay the Grantee a sum not to exceed \$11,250 (the “Grant”), according to the following schedule:

(i) 25% of the Grant paid upon completion and approval of Milestone One.

(ii) 50% of the Grant paid upon completion and approval of Milestone Two.

(iii) 25% of the Grant paid upon completion and approval of Milestone Three.

B. Payment under this Agreement shall be made by the MEDC to Grantee upon receipt and approval by the Grant Administrator, as identified in Section IV, of documentation evidencing the completion and achievement of each of the Milestones (the “Supporting Documentation”) to the satisfaction of the Grant Administrator. The Grant Administrator shall provide the Grantee with appropriate submission instructions of the Supporting Documentation.

- C. MEDC requires that payments under this Agreement be processed by electronic funds transfer (EFT). Grantee is required to register to receive payments by EFT at the State Integrated Governmental Management Applications (SIGMA) Vendor Self Service (VSS) website (www.michigan.gov/VSSLogin).
- D. The Grantee agrees that all funds are to be spent as specified in this Agreement. This Agreement does not commit the MEDC to approve requests for additional funds during or beyond this Grant period.

IV. **MEDC GRANT ADMINISTRATOR.** The Grantee must communicate with the MEDC representative named below or his or her designee regarding this Agreement. The Grant Administrator may be changed, at any time, at the discretion of the MEDC.

Michelle Parkkonen (the "Grant Administrator")
Michigan Economic Development Corporation
300 North Washington Square
Lansing, Michigan 48913
parkkonenm@michigan.org

V. **GRANTEE DUTIES.** The Grantee agrees to undertake, perform, and complete the following during the Term, to the satisfaction of the Grant Administrator:

- A. **Milestone One:**
 - i. Provide a fully executed copy of a contract between the Municipality and Place + Main Advisors (the "Consultant") to have the following services performed for the Municipality:
 - 1. Creation Develop a comprehensive community marketing strategy in a manner consistent with the MEDC's Redevelopment Ready Communities (RRC) Best Practices.
 - ii. Schedule a formal kick-off meeting with the MEDC, the Consultant, and key officials at the Municipality.
- B. **Milestone Two:**
 - i. Provide full draft of the marketing strategy to the Grant Administrator.
- C. **Milestone Three:**
 - i. Prior to finalizing the comprehensive community marketing strategy, obtain agreement from the MEDC that the proposed strategy aligns with RRC Certified expectations.
- D. Apply all Grant funds towards paying the Consultant for its services

described in Section V(A).

- E. Ensure the MEDC is invited to all key meetings throughout the project.
- F. Within 15 days of the Ending Date, provide the MEDC with written feedback summarizing feedback to the MEDC on the Grant funding process and the experience working with the Consultant.

VI. RELATIONSHIP OF THE PARTIES.

- A. Due to the nature of the services described herein and the need for specialized skill and knowledge of Grantee, the MEDC is entering into this Agreement with Grantee. As a result, neither Grantee nor any of its employees or agents is or shall become an employee of the MEDC due to this Agreement.
- B. Grantee will provide the services and achieve the results specified in this Agreement free from the direction or control of the MEDC as to means and methods of performance.
- C. The MEDC is not responsible for any insurance or other fringe benefits, including, but not limited to, Social Security, Worker's Compensation, income tax withholdings, retirement or leave benefits, for Grantee or its employees. Grantee assumes full responsibility for the provision of all such insurance coverage and fringe benefits for its employees.
- D. All tools, supplies, materials, equipment and office space necessary to carry out the services described in this Agreement are the sole responsibility of Grantee unless otherwise specified herein.
- E. Grantee shall retain all control of its employees and staffing decisions independent of the direction and control of the MEDC.

VII. ACCESS TO RECORDS. During the Term, and for Seven years after the Ending Date, the Grantee shall maintain reasonable records, including evidence that the services actually were performed and the identity of all individuals paid for such services, and shall allow access to those records by the MEDC or their authorized representative at any time during this period.

VIII. TERMINATION. This Agreement shall terminate upon the earlier of the following:

- A. The Ending Date.
- B. Termination by the MEDC, by giving thirty calendar days prior written notice to the Grantee. In the event that the Legislature of the State of Michigan (the "State"), the State Government, or any State official, commission, authority, body, or employee or the federal government (a) takes any legislative or

administrative action which fails to provide, terminates or reduces the funding necessary for this Agreement, or (b) takes any legislative or administrative action, which is unrelated to the source of funding for the Grant, but which affects the MEDC's ability to fund and administer this Agreement and other MEDC programs, provided, however, that in the event such action results in an immediate absence or termination of funding, cancellation may be made effective immediately upon delivery of notice to the Grantee.

C. Termination by the MEDC pursuant to Section XIX of this Agreement.

- IX. **MEDC EMPLOYEES.** The Grantee will not hire any employee of the MEDC to perform any services covered by this agreement without prior written approval from the Chief Executive Officer of the MEDC.
- X. **CONFIDENTIAL INFORMATION.** Except as required by law, the Grantee shall not disclose any information, including targeted business lists, economic development analyses, computer programs, databases and all materials furnished to the Grantee by the MEDC without the prior written consent of the MEDC. All information described in this Section shall be considered "Confidential Information" under this Agreement. Confidential Information does not include: (a) information that is already in the possession of, or is independently developed by, Grantee; (b) becomes publicly available other than through breach of this Agreement; (c) is received by Grantee from a third party with authorization to make such disclosures; or (d) is released with MEDC's written consent.
- XI. **PUBLICATIONS.** Except for Confidential Information, the MEDC hereby agrees that researchers funded with the Grant shall be permitted to present at symposia, national, or regional professional meetings, and to publish in journals, theses or dissertations, or otherwise of their own choosing, the methods and results of their research. Grantee shall at its sole discretion and at its sole cost and expense, prior to publication, seek intellectual property protection for any Inventions (as described in Section XIII) if commercially warranted. Grantee shall submit to the MEDC a listing of articles that Grantee has submitted for publication resulting from work performed hereunder in its quarterly report to the MEDC. Grantee shall acknowledge the financial support received from the MEDC, as appropriate, in any such publication.
- XII. **INTELLECTUAL PROPERTY RIGHTS.** Grantee shall retain ownership to the entire right, title, and interest in any new inventions, improvements, or discoveries developed or produced under this Grant, including, but not limited to, concepts know-how, software, materials, methods, and devices ("Inventions") and shall have the right to enter into license agreements with industry covering Inventions.
- XIII. **CONFLICT OF INTEREST.** Except as has been disclosed to the MEDC, Grantee affirms that neither the Grantee, nor its Affiliates or their employees has, shall

have, or shall acquire any contractual, financial business or other interest, direct or indirect, that would conflict in any manner with Grantee's performance of its obligations under this Agreement or otherwise create the appearance of impropriety with respect to this Agreement.

Grantee further affirms that neither Grantee nor any affiliates or their employees has accepted or shall accept anything of value based on an understanding that the actions of the Grantee or its affiliates or either's employees on behalf of the MEDC would be influenced. Grantee shall not attempt to influence any MEDC employee by the direct or indirect offer of anything of value. Grantee also affirms that neither Grantee, nor its Affiliates or their employees has paid or agreed to pay any person, other than bona fide employees and consultants working solely for Grantee or its Affiliate, any fee, commission, percentage, brokerage fee, gift or any other consideration contingent upon or resulting from the execution of this Agreement.

In the event of change in either the interests or services under this Agreement, Grantee will inform the MEDC regarding possible conflicts of interest which may arise as a result of such change. Grantee agrees that conflicts of interest shall be resolved to the MEDC's satisfaction or the MEDC may terminate this Agreement. As used in this Paragraph, "conflict of interest" shall include, but not be limited to, conflicts of interest that are defined under the laws of the State of Michigan.

XIV. INDEMNIFICATION AND GRANTEE LIABILITY INSURANCE. To the extent permitted by law, the Grantee shall indemnify, defend and hold harmless the MEDC, its corporate board of directors, executive committee members including its participants, its officers, agents, and employees (the "Indemnified Persons") from any damages that it may sustain through the negligence of the Grantee pertaining to the performance of this Agreement.

The Grantee shall maintain such insurance to protect the Indemnified Persons from claims that might arise out of or as a result of the Grantee's operations; however, Grantee's indemnification obligation shall not be limited to the limits of liability imposed under the Grantee's insurance policies. The Grantee will provide and maintain its own general liability, property damage, and workers compensation insurance. The insurance shall be written for not less than any limits of liability required by law for the Grantee's obligation for indemnification under this Agreement.

XV. TOTAL AGREEMENT. This Agreement is the entire agreement between the Parties superseding any prior or concurrent agreements as to the services being provided, and no oral or written terms or conditions which are not contained in this Agreement shall be binding.

XVI. ASSIGNMENT/TRANSFER/SUBCONTRACTING. Except as contemplated by this Agreement, the Grantee shall not assign, transfer, convey, subcontract, or otherwise dispose of any duties or rights under this Agreement without the prior

specific written consent of the MEDC. Any future successors of the Grantee will be bound by the provisions of this Agreement unless the MEDC otherwise agrees in a specific written consent. The MEDC reserves the right to approve subcontractors for this Agreement and to require the Grantee to replace subcontractors who are found to be unacceptable.

XVII. COMPLIANCE WITH LAWS. The Grantee is not and will not during the Term be in violation of any laws, ordinances, regulations, rules, orders, judgments, decrees or other requirements imposed by any governmental authority to which it is subject, and will not fail to obtain any licenses, permits or other governmental authorizations necessary to carry out its duties under this Agreement.

XVIII. DEFAULT. The occurrence of any one or more of the following events or conditions shall constitute an "Event of Default" under this Agreement, unless a written waiver of the Event of Default is signed by the MEDC: (a) any representation, covenant, certification or warranty made by the Grantee shall prove incorrect at the time that such representation, covenant, certification or warranty was made in any material respect; (b) the Grantee's failure generally to pay debts as they mature, or the appointment of a receiver or custodian over a material portion of the Grantee's assets, which receiver or custodian is not discharged within Sixty calendar days of such appointment; (c) any voluntary bankruptcy or insolvency proceedings are commenced by the Grantee; (d) any involuntary bankruptcy or insolvency proceedings are commenced against the Grantee, which proceedings are not set aside within Sixty calendar days from the date of institution thereof; (e) any writ of attachment, garnishment, execution, tax lien, or similar writ is issued against any property of the Grantee, which is not removed within Sixty calendar days. (f) the Grantee's failure to comply with the reporting requirements hereof; (g) the Grantee's failure to comply with any obligations or duties contained herein; (h) Grantee's use of the Grant funds for any purpose not contemplated under this Agreement.

XIX. AVAILABLE REMEDIES. Upon the occurrence of any one or more of the Events of Default, the MEDC may terminate this Agreement immediately upon notice to the Grantee. The termination of this Agreement is not intended to be the sole and exclusive remedy in case any Event of Default shall occur and each remedy shall be cumulative and in addition to every other provision or remedy given herein or now or hereafter existing at law or equity.

XX. REIMBURSEMENT. If this Grant is terminated as a result of Section XIX(h) hereof, the MEDC shall have no further obligation to make a Grant disbursement to the Grantee. The Grantee shall reimburse the MEDC for disbursements of the Grant determined to have been expended for purposes other than as set forth herein as well as any Grant funds, which were previously disbursed but not yet expended by the Grantee.

XXI. NOTICES. Any notice, approval, request, authorization, direction or other

communication under this Agreement shall be given in writing and shall be deemed to have been delivered and given for all purposes: (a) on the delivery date if delivered by electronic mail or by confirmed facsimile; (b) on the delivery date if delivered personally to the Party to whom the same is directed; (c) One business day after deposit with a commercial overnight carrier, with written verification of receipt; or (d) Three business days after the mailing date, whether or not actually received, if sent by U.S. mail, return receipt requested, postage and charges prepaid, or any other means of rapid mail delivery for which a receipt is available. The notice address for the Parties shall be the address as set forth in this Agreement, with the other relevant notice information, including the recipient for notice and, as applicable, such recipient's fax number or e-mail address, to be as reasonably identified by notifying Party. The MEDC and Grantee may, by notice given hereunder, designate any further or different addresses to which subsequent notices shall be sent.

XXII. AMENDMENT. This Agreement may not be modified or amended except pursuant to a written instrument signed by the Parties.

XXIII. GOVERNING LAW. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan without regard to the doctrines of conflict of laws. The terms of this provision shall survive the termination or cancellation of the Agreement

XXIV. COUNTERPARTS AND COPIES. The Parties hereby agree that the faxed signatures of the Parties to this Agreement shall be as binding and enforceable as original signatures; and that this Agreement may be executed in multiple counterparts with the counterparts together being deemed to constitute the complete agreement of the Parties. Copies (whether photostatic, facsimile or otherwise) of this Agreement may be made and relied upon to the same extent as though such copy was an original.

XXV. JURISDICTION. In connection with any dispute between the Parties under this Agreement, the Parties hereby irrevocably submit to jurisdiction and venue of the Michigan circuit courts of the State of Michigan located in Ingham County. Each Party hereby waives and agrees not to assert, by way of motion as a defense or otherwise in any such action any claim (a) that it is not subject to the jurisdiction of such court, (b) that the action is brought in an inconvenient forum, (c) that the venue of the suit, action or other proceeding is improper or (d) that this Agreement or the subject matter of this Agreement may not be enforced in or by such court.

XXVI. SEVERABILITY. All of the clauses of this Agreement are distinct and severable and, if any clause shall be deemed illegal, void or unenforceable, it shall not affect the validity, legality or enforceability of any other clause or provision of this Agreement. To the extent possible, the illegal, void or unenforceable provision shall be revised to the extent required to render the Agreement enforceable and

valid, and to the fullest extent possible, the rights and responsibilities of the Parties shall be interpreted and enforced to preserve the Agreement and the intent of the Parties. Provided, if application of this section should materially and adversely alter or affect a Party's rights or obligations under this Agreement, the Parties agree to negotiate in good faith to develop a structure that is as nearly the same structure as the original Agreement (as may be amended from time to time) without regard to such invalidity, illegality or unenforceability.

XXVII. PUBLICITY. At the request and expense of the MEDC, the Grantee will cooperate with the MEDC to promote the Grant Activities through one or more of the placement of a sign, plaque, media coverage or other public presentation at the project or other location acceptable to the Parties.

XXVIII. SURVIVAL. The terms and conditions of sections VII, VIII, XI, XV, XVII, XXIV, XXVI and XXVII shall survive termination of this Agreement.

The signatories below warrant that they are empowered to enter into this Agreement.

GRANTEE ACCEPTANCE:

Charter Township of Orion

Dated: _____

By: Chris Barnett
Its: Township Supervisor

MEDC ACCEPTANCE:

Michigan Economic Development Corporation

Dated: _____

By: Christin Armstrong
Its: Secretary



Agenda Item Summary

To: Board of Trustees
From: Tammy Girling, Planning & Zoning Director
Meeting Date: September 6, 2022
Memo Date: August 26, 2022
Subject: LS-22-04 Devlin Request to Combine Nonconforming lots of Record

☐ Consent ☒ Pending

REQUEST

Township Board of Trustees approval, under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3, paragraph 2, to permit the combination of nonconforming lots into building sites less than the size requirements of the Ordinance.

REASON

The references section of the Zoning Ordinance provides that the Board of Trustees may, at its sole discretion permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements provided in the Ordinance.

PROCESS

The Board of Trustees considers the request under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3 paragraph 2.

RECOMMENDATION (MOTION)

Motion to approve the request to combine nonconforming parcels 09-10-208-021 and -021 into a parcel that will still be considered nonconforming, conditioned upon all other requirements of the combination request LS-22-04 being approved including but not limited to providing a survey, as required per Ordinance 60.

Exhibit A



83 260 42 782 Degrees

0910208018

0910208020

0910208027

0910208019

Exhibit B

Article XXVII General Provisions

27.01 Nonconformities

C. Nonconforming Lots.

3. Nonconforming Contiguous Lots Under Same Ownership. If two (2) or more lots or combination of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of the Ordinance, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an individual parcel for the purposes of this Ordinance, and no portion of said parcel shall be used, occupied, or sold in a manner which diminishes compliance with lot width and area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Ordinance.

Upon application to the Township Board, the Board may, at its sole discretion, permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements provided in this Ordinance. Said application shall be filed with the Township Clerk on forms provided by the Township. The application shall be accompanied by a plot plan drawn according to the requirements set forth in Section 30.04 (B)(2) for single-family residential parcels. Approval of any such application shall be subject to the following provisions:

- a. Any newly created lot must be capable of accommodating a structure that is in conformance with the building area, setback, and side yard requirements set forth in this Ordinance.
- b. Any lot created under these provisions shall be at least fifty (50) feet in width.
- c. In the event that a lot created under these provisions is less than twelve thousand five hundred (12,500) square feet in area, then any structure constructed on the lot shall have direct hookup to the public sanitary sewer system



Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Planning & Zoning Department

Phone: (248) 391-0304, ext. 5000

TO: Charter Township of Orion Board of Trustees

FROM: Tammy Girling, Planning & Zoning Director

DATE: August 26, 2022

RE: LS-22-04 Devlin Request to Combine Nonconforming Lots of Record

An application was received to combine two existing parcels under single ownership. One parcel, parcel #09-10-208-020, is vacant and is 3' wide going from the road to the waters of Lake Orion and is approximately 435 square feet in area. The other parcel, parcel #09-101-208-021, contains an existing home and is 42' wide at the road and is approximately 4,487 square feet in area. Both parcels are zoned Single Family Residential -3 (R-3) requiring a width of 70' and an area 8,400 square feet. As such, both parcels are non-conforming. By combining the two parcels the new parcel would be 45' wide at the road and approximately 4,922 square feet in area, resulting in a parcel that meets neither the required width nor area for a parcel in R-3 zoning. However, Zoning Ordinance #78, Article 27, Section 27.01 C3 states that an application may be submitted to the Board of Trustees requesting the combination of nonconforming lots of record into building sites less than the size requirements. It should be noted that each of these parcels are a part of lot 42 in the Kelly's Sub Plat; the two combined equals lot 42 in its entirety.

The application to combine the two parcels was circulated amongst the appropriate departments for the purpose of receiving tentative approval (application reviewed to ensure it meets all applicable requirements using a simple drawing vs. an actual survey) and all applicable departments recommended approval of the combination with the exception of the issue before you; allowing the combination of 2 non-conforming lots of record that will not result in a parcel that meets the size requirements of the R-3 zoning district. If the request to combine the two parcels receives approval, the applicant would then be required to return to myself to pursue "final" approval in which an actual survey proving the information provided on the simple drawing was accurate. In the sense of saving the applicant unnecessary expenses, I have forwarded the case to the Board of Trustees, using their simple drawing, so they do not incur the cost of a survey in case the request before you is denied.

Following, please find the Request to Combine Nonconforming Lots of Record and an aerial image I printed for your reference with both parcels outlined in red. If you have any questions, please feel free to contact me at (248) 391-0304 x 5000.



Charter Township of Orion

Request to Combine Nonconforming Lots of Record

NOTICE TO APPLICANT: The following application must be completed and filed with the Township in order to be placed on the next available Board of Trustees meeting to request the combining of nonconforming lots of record into building sites less than the size requirement provided in the Zoning Ordinance. Regular meetings of the Board of Trustees are held on the first and third Mondays of each month at 7:00 p.m. and the Township Municipal Complex located at 2323 Joslyn Rd., Lake Orion, MI 48360.

I (We), the undersigned, in accordance with Section 27.01 (C3) of the Zoning Ordinance, do hereby request that the Board of Trustees permit the combining of the nonconforming lots of record described below into building site(s), even though said building site(s) will not meet the size requirements of this ordinance.

APPLICANT NAME:

MICHAEL C. DEVLIN

APPLICANT ADDRESS:

805 PINE TREE RD W.
LAKE ORION MI 48362

APPLICANT PHONE NUMBER:

(248) 514-0348

NAME AND ADDRESS OF PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Proof of ownership should be included in application (deed, land contract, option or similar document). If the applicant is not the owner of record, a letter of authority or Power of Attorney must be included as part of this application.

LENGTH OF OWNERSHIP BY CURRENT PROPERTY OWNER

4 YEARS 5 MONTHS HOUSE PARCEL
1 YEAR 4 MO. 3-FT SLIVER

PROPERTY DESCRIPTION:

If the property is part of a recorded plat complete the following:

Location or address of property: 805 PINE TREE RD W.

Side of street (north, south, east, west): EAST

RECEIVED

Nearest cross street: PINE TREE & HEIGHTS

AUG 26 2022

Subdivision name: KELLY'S SUB Lot(s): 42
Section No: 10 Parcel No: (0) 09-10-208-020 SOUTH 3-FT OF LOT 42
020 3 FEET 020 124 FEET
Frontage: 021 22 FEET; Depth: 021 124 FEET feet

If the property is in acreage (not part of a recorded plat) provide the following:

Parcel No. _____ Total Acreage _____

*Please attached a complete legal description

Please provide the total area of the site to be built upon: _____ sq.ft.

Frontage: _____ feet Depth: _____ feet

ZONING CLASSIFICATION:

Subject Property: R-3

North: R-3, South R-3, East WATER, West R-3

OWNERSHIP OF ADJOINING PROPERTY: Do you own or have control over any properties adjoining the site on which you intend to build upon? _____ No; _____ Yes

~~If yes, describe properties:~~ MY HOUSE WAS BUILT ON LOT 42 IN 1990
AND THIS COMBINING OF PARCELS IS SIMPLY MAKING
LOT 42 WHOLE AGAIN.

AVAILABILITY OF PUBLIC SANITARY SEWERS:

Are sewers available? ☒ yes; _____ no

VARIANCE REQUIREMENTS: Will it be necessary to request a variance(s) from the Zoning Board of Appeals? ☒ No; _____ yes

PLEASE PROVIDE A PLOT PLAN SHOWING THE LOT(S) IN QUESTION AND THE GENERAL INTENDED LAYOUT MUST BE INCLUDED IN THE APPLICATION. THESE PLANS ARE MADE A PART OF THE PETITION AND SHOULD BE DRAWN TO SCALE IN ACCORDANCE WITH THE ORION TOWNSHIP ZONING ORDINANCE.

Michael C Deulin

SIGNATURE OF APPLICANT

8/24/22

DATE

09-03-483-001

09-10-228-001

09-10-208-014

09-10-208-025

09-10-208-017

09-10-208-018

09-10-208-019

09-10-208-021

09-10-208-022

09-10-208-023

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Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 8/25/2022







Agenda Item Summary

To: Board of Trustees
From: Tammy Girling, Planning & Zoning Director
Meeting Date: September 6, 2022
Memo Date: August 26, 2022
Subject: LS-22-04 Devlin Request to Combine Nonconforming lots of Record

☐ Consent ☒ Pending

REQUEST

Township Board of Trustees approval, under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3, paragraph 2, to permit the combination of nonconforming lots into building sites less than the size requirements of the Ordinance.

REASON

The references section of the Zoning Ordinance provides that the Board of Trustees may, at its sole discretion permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements provided in the Ordinance.

PROCESS

The Board of Trustees considers the request under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3 paragraph 2.

RECOMMENDATION (MOTION)

Motion to approve the request to combine nonconforming parcels 09-10-208-020 and 09-10-208-021 into a parcel that will still be considered nonconforming, conditioned upon all other requirements of the combination request LS-22-04 being approved including but not limited to providing a survey, as required per Ordinance 60.



Agenda Item Summary

To: Board of Trustees
From: Tammy Girling, Planning & Zoning Director
Meeting Date: September 6, 2022
Memo Date: August 26, 2022
Subject: PC-22-30, Waldon Reserve Site Condominium and Condominium Documents

☐ Consent ☒ Pending

REQUEST

Request Board action on PC-2022-30, Waldon Reserve Condominium

REASON

The developer wishes to create an 18-unit condominium. Ordinance Number 78 requires that the Board of Trustees, in addition to the Planning Commission, review and approve any condominium project which contains more than 5 units or more than two (2) acres of land. The development is over 5 units.

PROCESS

Review the file documents and approve the creation of the condominium.

RECOMMENDATION (MOTION)

Motion to conditionally approve the creation of an 18-unit condominium and the associated condominium documents, for PC-2022-30, Waldon Reserve Condominium, located at 625 Waldon Rd. (parcel 09-27-276-038) conditioned upon meeting the conditions given by the Planning Commission in their motion of conditional approval on August 17, 2022 and the approval of the Master Deed, By-Laws, and Exhibit B by the Township Engineer and Attorney.

Chairman Reynolds recessed the regular meeting and opened the public hearing for PC-22-31, 1112-1128 Lapeer Road Rezone, the request is to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB) at 7:05 pm and closed the public hearing at 7:09 p.m.

7. NEW BUSINESS

A. PC-22-30, Waldon Reserve Site Condominium Wetland & Site Plan, located at 625 Waldon Rd. (parcel 09-27-276-038).

Chairman Reynolds asked the applicant to state their name and number for the record and give an overview of the project.

Mr. Jason Emerine with Seiber Keast Lehner, 39205 Country Club Dr., Suite C8, Farmington Hills, MI 48331.

Mr. Emerine said that the applicant was also present, Mr. Steve Perlman with Waldon Reserve Development, LLC., and his business partner Pete Alshab, they are together with AP Builders who will be the builder on this project. The project as indicated is located at 625 Waldon Rd. It is between Giddings Rd. and Lapeer Rd. on the south side of Waldon Rd.

Mr. Emerine stated that it is an 18-unit single-family site condominium with 11.42 net site area acres. The proposed development meets the (R-2) existing zoning, so this is a straight zoning request. The (R-2) zoning has 10,800-sq. ft. minimum lot size, 80-ft. wide lots, and the 18 units on this site plan meet that requirement. The roads on this development will be public roads, they are 27-ft. wide and will meet all the Road Commission for Oakland County requirements. The approach out to Waldon Rd. has been reviewed on a preliminary basis with the Road Commission for Oakland County, it requires extending a westbound passing lane on Waldon Rd. It also requires extending the eastbound deceleration lane to Waldon Ridge Ct.

Mr. Emerine said that the wetlands on site, are regulated wetlands, they are Township regulated and EGLE regulated wetlands on site. They are proposing to fill 0.04 acres, which is very little. They have submitted an EGLE wetland permit application to do that which is regulated by part 303 of the state statute.

Mr. Emerine stated that the utilities on the project, they have a proposed sanitary sewer of 8-inches connecting to the existing 24-inch sanitary sewer in Waldon Rd. Waldon Rd. also has an existing 16-inch water main, they are proposing to connect to that with a 16x12 tapping sleeve gate valve and well. The water main is going to loop to the back side of the site to the dead-end stub road on Waldon Ridge Ct.

Mr. Emerine said that the stormwater on site will be collected and detained in accordance with Orion Township standards. It is not under the jurisdiction of the Oakland County Water Resource Commission, so Orion Township Storm Water Standards will govern this whole site. It will be detained and released at an agricultural rate. They are not proposing a sediment basin on this site, but they are proposing a sediment pretreatment device that will be reviewed and approved by Orion Township.

Mr. Emerine stated that in terms of the reviews they have submitted the site plan to all of the four to six different agencies required by the site plan. They didn't receive any comments from those different people with the exception of the Oakland County Water Resource Commission;

they said that they had no jurisdiction over the stormwater but do have jurisdiction over the sanitary and water, and that is normal practice for sanitary and water.

Mr. Emerine said they received a review letter from the Fire Department, they have issued approval on the project. The Department of Public Services for Orion Township said they had ample capacity within their system to support this development. Their reviewing Engineer OHM which he was sure will comment on this in a minute, has reviewed the plan and generally had said they were in substantial compliance with the Township ordinances. They did ask for a few things one of those being a firetruck turning plan which they will happily prepare and supply. That being said the radiuses on the cult-de-sacs, the roads, and the eyebrows all meet Road Commission standards, so there will be no problem at all fitting the Orion Township firetruck on that. OHM also asked for the sign location plan on this project, they will happily provide that. They do have public roads on this site and the Road Commission for Oakland County typically installs all signs within Road Commission right-of-way, they won't even let them install them. They will eventually install that themselves but will show the signage as requested by OHM.

Mr. Emerine stated that OHM recommended approval tonight, conditionally, assuming that they are going to meet the requirements of the Storm Water Ordinance, Soil Erosion Ordinance, they meet the Township Engineering Standards, and they provide a cost estimate for the project. They have no problem and had already planned on doing all of those things.

Mr. Emerine said in regard to the site condominium documents that they submitted. Giffels Webster submitted a letter to the Township saying that they were in substantial compliance on their site condominium condo docs. They shouldn't have any issues there if any issues do come up moving forward with the exhibit B documents they will happily make those changes. With regard to the site plan review by the Planner, Giffels Webster they had a few comments in there and he was sure that they will hear comments from Planner Arroyo and Giffels Webster on this. They asked for an irrigation plan, they will provide an irrigation plan, they haven't provided it at that time, but they will certainly provide that.

Mr. Emerine added that there were some replacement trees that were missing replacing the landmark trees. They will update their landscape plan to meet those requirements they have no problems meeting those requirements. Lastly, the last comment on the site plan review letter was they were requesting a waiver on lot 15 to encroach within the 25-ft. wetland buffer. He was sure that the Planning Commission will have comments on that along with Planner Arroyo and his client Mr. Perlman will also provide comments on that as well.

Chairman Reynolds turned it over to the professional consultants for their review.

Planner Arroyo read through his review letter date stamped August 9, 2022.

Engineer Landis read through his wetland review letter date stamped August 5, 2022, and the site plan review letter date stamped August 8, 2022.

Vice-Chairman Gross asked if the subdivision to the east were those roads also public roads? Engineer Landis replied that he believes that they were.

Vice-Chairman Gross questioned if they were showing sidewalks within this development? Mr. Emerine replied correct, 5-ft. sidewalks.

Vice-Chairman Gross asked if the client has had any contact with the HOA to the east? Mr. Steve Perlman on behalf of Waldon Development replied no he has not. Vice-Chairman Gross asked if they knew that they are going to have a road connected to their road? Mr. Perlman replied no they do not.

Commissioner Brackon asked about the encroachment on lot 15, how many feet or what size are they talking about into that buffer? Mr. Emerine stated that the proposed lot line is right up to the edge of the wetland boundary itself. The encroachment into the buffer is the entire 25-ft. width buffer. There is probably a likelihood of a retaining wall being built, not in the wetland in the buffer itself a minimal height retaining wall to go in that area. Commissioner Brackon asked who was going to build that. Mr. Emerine replied that it will be part of the plot plan for that site, the builder will. Commissioner Brackon asked if they could explain the wetland equalizer culvert? Engineer Landis replied that it was his understanding after reading through their application that EGLE was asking for them to maintain some hydraulic connectivity with the wetland near lots 6 and 7, and to the south for 14 and 15. Mr. Emerine added that they did perform an onsite EGLE pre-application meeting. Their original intention was to completely fill that wetland 0.04 acres, about 18,000-sq. ft. They were just going to fill it and build the road over it. During their onsite EGLE application, they were with their wetland consultant Mr. Jeff King from Barr Engineering, and Steve Perlman the applicant, the three of them attended the site walk. Their original intentions were to fill it entirely but by the request of the EGLE permitter, Mr. Robert Premo with EGLE wanted to try to maintain some hydrology to that existing wetland which is the larger one on the west side of the site. They were originally going to detain that area and put it through their storm sewer network out to the detention basin, but he requested them to leave some drainage in the rear yard of lot 7 and let it run off through that culvert down to that wetland. He added that was not their original intent, but they were happy to do whatever EGLE requested and that is why the culvert is there.

Commissioner Brackon asked when people buy that lot the builder and the owners are going to be aware of that wetland buffer and the requirement to have a retaining wall or something along those lines, in order to pass building inspection for the house? Engineer Landis replied that was his understanding that the Building Department would rely upon the approved site plan for those setbacks on the plot plan. Commissioner Brackon said his fear is the purchasers of that lot just continue to encroach on the wetland without regard to it being a wetland. Mr. Emerine said with regards to the wetland and not the buffer, the reason that the lot line is drawn outside the wetland is, that their limits of ownership are outside of the wetland boundary. While they don't know it yet with regard to the wetland, not the buffer, they don't know this for certain yet because their EGLE permit application is still being reviewed. Typically, when EGLE issues a permit for this they usually require a conservation easement to be placed over the existing wetland. He wasn't sure if they were going to require that here yet, but it typically is a requirement. Should EGLE require that conservation easement, as part of their EGLE permit application, they will be required to add that easement to the Condo docs and the easement would be recorded.

Trustee Urbanowski stated that her concern about lot 15 is for the wetland and it is also for the structure itself. She lives in a neighborhood where the person across the street from her has four sump pumps that go constantly. They have heard in previous meetings about water and being so close to wetlands. She asked if there will be a basement in this structure? Mr. Emerine said that will do groundwater testing out here to determine where the groundwater level is. That lot will have a basement, the basement elevation will be above the water level in that wetland. He will make sure that the sump pump and the footing drains, which are below the basement floor elevation of 18 inches will also be above it. He will hear from Mr. Perlman if he doesn't design that appropriately. He understood her concern and they will have to do testing out there. They have done some geotechnical work out there, but they have to do some groundwater testing on lots 14 and 15. Trustee Urbanowski said if it was not, would it be an option to not put in the basement? Her neighbors had 20 offers on their house before they were able to sell it, and they didn't know. She was just trying to be sure they are setting up, for whoever is going to live at 15, for success. Mr. Emerine said his biggest concern as an engineer is groundwater. Doing storm sewer systems and drainage is the easy stuff it is the groundwater that usually gets overlooked and missed. They will certainly do that here. He

added that if the basement is into the groundwater, he will have to talk to Mr. Perlman about it and let him know that they can't put the basement into the groundwater. They don't have the data now to prove it to them, if they wanted to make that a condition, they can submit data to Engineer Landis and his team and let him review the groundwater information, he would be happy to do that. He is going to do it anyways he is going to give him the data anyway during the engineering phase. He was totally comfortable with that. He said that it is probably going to be a walkout basement and that walkout is going to be 1.5 – 2 ft. above the groundwater level there.

Trustee Urbanowski said she used to live in Lake Forest and her backyard was a walkout basement on a nature preserve and each spring she had ducks swimming up to her backdoor. She was thinking from a homeowner's perspective on potential issues, and she didn't want that to be an issue.

Chairman Reynolds felt that the plan as submitted was fairly straightforward in a number of different ways. He didn't have a major issue with the small remediation of the wetlands the 0.04 acres. He was not a big fan of the setback waiver for the wetland. He didn't have a problem with the lot line being outside of that wetland buffer but thought that they have that 25-ft. setback buffer for a reason. That would make that buildable footprint within 5-ft. of that wetland. He thought overall the site plan was pretty straightforward there weren't major comments, but he was not a huge fan of the wetland setback waiver. Vice-Chairman Gross thought that they could easily just adjust their buildable lot line to be outside of the buffer.

Vice-Chairman Gross thought it was nice to see a development come in that is residential and that meets the ordinance. No waivers are really being requested. He asked if the purchaser of the lot are they purchasing just the unit or are they purchasing the lot also? Mr. Emerine replied that they are purchasing the lot also. Vice-Chairman Gross asked what was the responsibility for maintaining the lot, the owner's responsibility? Mr. Emerine replied yes. Vice-Chairman Gross asked if an HOA would be responsible for maintaining? Mr. Emerine replied not the property itself; the HOA would be responsible for the general common element which is everything outside of lot lines. The HOA will be responsible for any entrance landscaping, entrance signage, entrance lighting, and the park area. There is also a large park area in the back and the HOA will be responsible for that and the little strip on the side of lot 9. Everything on the lots itself will be the responsibility of the homeowners. Vice-Chairman Gross asked about the retention basin? Mr. Emerine replied that the HOA will be responsible for that as well.

Chairman Reynolds stated that there were additional reviews from other staff members and there was a site walk completed by the Site Walk Committee. Their Public Services reviewer had no additional comments along with the Fire Marshal. Obviously, there are some additional steps or reviews in a future sense. The condo docs are essentially reviewed later on. Per our order of operation, if people would like to discuss further items, they are welcome to once a motion is on the table and seconded there is the opportunity for public comment along with additional comments.

Commissioner Brackon said he liked Vice-Chairman Gross's idea and would like some other opinions on the wetland setback waiver being conditional upon that the building footprint cannot encroach within 25-ft. of the wetland. Chairman Reynolds stated that they would just not be granting the waiver. The waiver is allowing the buildable footprint to encroach into that 25-ft. Commissioner Brackon wondered if it was just the ownership of the property? Chairman Reynolds asked Engineer Landis if the waiver were to be not granted, the lot line could still proceed at the edge of that wetland, but the setback would be defaulted not to the side yard setback requirement of 5-ft. but rather 25-ft. because it is adjacent to a wetland? This would be pretty straightforward to a straight request that anyone else on a property if they had a wetland that they would have to build 25-ft. from that boundary. Engineer Landis replied yes; they are

requesting that they reduce their building envelop to not encroach within the wetland buffer.

Mr. Emerine stated that one other thing that the Planning Commission should be aware of with regard to this wetland. The wetland in question was delineated, it is under EGLE permit application right now. It is in their opinion right now and the opinion of their engineering that this wetland itself was actually kind of manmade. What they found in the field was the adjacent property owner at 751 Waldon Rd. has built a driveway, whether or not it was permitted by EGLE but there is a road that was filled there is no culvert in that area providing relief drainage from their wetland across this driveway. It appears that this driveway when this fill was placed across this culvert it created this manmade wetland here. If they look at the National Wetland Inventory Maps that are published on EGLE's website, there are no wetlands regulated on the National Wetland Inventory Maps. The applicant is willing to maintain this existing wetland that is here, in their opinion it shouldn't be there, and if this road was never built this wetland or this drainage area would sheet flow down into the large wetland complex along the existing ditch. The problem is the water can't get to the ditch because they built a driveway across this. Essentially, the pond shouldn't be there, it is because the neighbor built the driveway. The applicant is willing to maintain this existing wetland as it is, and maintain the hydrology coming across as EGLE requested but the presence of this wetland probably shouldn't be there, and now that area is encroaching on lot 15. They already have an odd, shaped parcel on lot 15 to begin with but that was basically done at the request of EGLE. They actually wanted to fill that wetland and bring the lot out, but EGLE suggested that they didn't do that, so they notched their lot out to satisfy EGLE. Moving this footprint outside of that wetland buffer would be problematic for lot 15 and wasn't sure they could make it a viable building footprint on lot 15.

Commissioner Brackon asked if they knew when the road was built? Mr. Emerine said he looked at historic aerials, but they couldn't tell because there were so many trees you can't see the two-track road going through there. He tried to do that evaluation, but they couldn't see. Commissioner Brackon asked if they talked to the property owner? Mr. Perlman replied no. Commissioner Brackon asked why? Mr. Perlman asked what they would be asking them? Commissioner Brackon replied when they built the road; how long the wetland has been there. He added if even what they are saying is correct, they have no evidence that that road caused that wetland, that is just speculation at this point and time. Mr. Perlman said that when they did the walk on the site a couple of issues came up and they did climb into that area, and even Robert Premo said this was absolutely manmade and it is being blocked because they looked for a culvert and there was none. Additionally, when they walked the other side where they wanted to fill, again, with Robert Premo where they were adjacent to the other property it was determined that this flow was caused by the neighbors behind there actually running across his property. They even looked to see if there was a catch basin there. EGLE agreed that this was caused by the runoff there and the lack of access from there, he did not ask about the road because EGLE at this point said that they agreed that is what caused it, manmade but it wasn't designated but now they are. They did not ask; for the last 5-10 years he didn't know because they are calling it a wetland now regardless. Mr. Emerine said wetlands get bigger or smaller depending on what is going on they get delineated. No wetland actually exists until it gets delineated by a wetland consultant. The only historical information that they could really look at is EGLE's wetland map viewer and there is no registered wetland on the national wetland inventory, and there are not even hydric soils on EGLE's wetland map.

Mr. Emerine stated one other thing that Mr. Perlman kind of mentioned is this development next door is supposed to have a rear yard swale and storm sewer network system, and they do, there is a rear yard storm sewer in this system. But the four lots, their rear yard storm sewer drains, and sheet flows straight off onto their property. That has created the ditch and wetland boundary. They talked to Robert Premo about this and asked him if he was going to regulate this and he is. Mr. Perlman as part of his wetland permit application is going to have to mitigate at a 1.5 to 1 ratio for this .04 acres and pay into an EGLE-approved wetland bank. There is

nothing they can do about it, they knew it, that is why they put the culvert in, they are paying into an EGLE wetland bank. He felt that the road is what created this whole system on site. It is there it exists, it is regulated, but they tried everything they could do to save the wetland itself; they did all the things that Robert Premo asked, and they will do all the things that the Planning Commission suggests. Moving the area out is going to make this lot too deep to build a house. This was what they were hoping to do to make this lot work.

Commissioner Gingell asked if there was a process that they need to go through to connect that road? Planning & Zoning Director Girling replied that it is a public road they are going to be working with the Road Commission. Commissioner Gingell asked if the homeowners get notified on the other side? Planning & Zoning Director Girling replied that it was left like it is anticipating a future connection.

Trustee Urbanowski stated that they are putting more homes here and she was concerned about if that wetland was manmade or if it is supposed to be there. She didn't think that was manmade, nature found a way to make a wetland. She was concerned about that lot encroaching on that wetland. She asked regarding the decks, would that be extending past that? Chairman Reynolds replied that if it was a wetland buffer then no, if it was from the lot line and there was a waiver granted then yes. Planning & Zoning Director Girling said if they are allowing a wetland setback waiver based on this plan and it is showing it so many feet into the 25-ft. wetland then anything has to be within that lot. If they build a house and they are able to build a house and the house goes right to that mark that they are giving the waiver that is as far as they can go. Again, they could then come in for a ZBA variance to go even further if they had the house go right to that mark and they then wanted to put a deck that went even further into that mark. Commissioner Brackon said or a shed? Planning & Zoning Director Girling replied that any structure has to be at the 25-ft. it is the requirement. Since this is a site plan, and they are showing their building envelope it is Planning Commission that is discussing it that can give a waiver. If the house is built and they want to come in with a shed and they want to put it within that 25-ft., then they have the right to go to the Zoning Board of Appeals asking to be within that 25-ft. If they want to add a deck to the house that is within the 25-ft. they go to the ZBA. Trustee Urbanowski said that is her only sticking point with this, everything else is right in line with the way it should be.

Chairman Reynolds said he echoed those concerns and as a point of reference he didn't think that they frequently grant this waiver. They have many wetlands permits that have different delineations and things especially in this corridor it is not something that he was in huge support for.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission **approves** the wetland permit for PC-22-30, Waldon Reserve, located at 625 Waldon Rd. (parcel 09-27-276-038) for plans date stamped received July 20, 2022. This approval is based on the following findings of fact: that the proposed minor impact on the overall wetlands will not have long-term negative effects; the proposed land use is consistent with the zoning of the property and the proposed minor impacts are consistent with typical developments to provide the required road access, utility networks, and stormwater management; the approval is based on the above findings: that the wetlands protection ordinance as being met, the applicant is providing the required stormwater management facilities impacting the least amount of wetland area possible given the location of the improvements.

Roll call vote was as follows: St. Henry, yes; Walker, yes; Urbanowski, yes; Brackon, yes; Gross, yes; Gingell, yes; Reynolds, yes. **Motion carried 7-0.**

Vice-Chairman Gross said he was concerned if that wetland buffer revision is really impacting the buildable portion of lot 15. If the setback area could be at the 25-ft. buffer line, he thought that would resolve that issue. Chairman Reynolds said he hears the concern about the buildable footprint of the lot. He thought it wasn't much different than a piece of property would be developed that would have to adhere to that setback, in his opinion. He understood that it is potentially creating a lot that is a small house footprint, but he was not a big fan of starting to break away or setting that determination that that is something that they are looking to entertain.

Commissioner Walker asked in the spirit of compromise would the petitioner be willing to decrease the size of that waiver from the 25-ft.? Mr. Perlman said they would have to see actually look at that how much that they could do. Mr. Emerine said that it is 10-ft. away from the wetland it is 15-ft. into the setback. Mr. Perlman said he understood that they don't want to set precedence when someone is encroaching on a setback. It makes sense if they are doing a one-off in his opinion. They are creating a one-off situation where they should know when they went to move forward and did their own due diligence, and he wasn't saying that it was anybody's responsibility but theirs prior to purchase, it wasn't shown as a wetland at that time. They actually have taken out another lot to try to create a situation where there is access to the open space in the back. If he had one site and he saw this, he probably wouldn't have done it but when they are trying to be consistent with the type of product, they are offering this community where they are hoping to do all homes colonials from 2,600-3,000-sq. ft., really nice plans. When you are doing a whole community like this as opposed to one-off and trying to create a plan for one, the concern is with the size, and what they are trying to do, they are creating a plan for one site, and it also can take away from home development. They are all trying to be consistent and have a good streetscape. He wasn't sure in terms of the viability compared to the homes around it, they could make it work. He understood if it was one alone but in terms of marketability when they create this situation it makes it really difficult. One of the things that Mr. Emerine said which should be addressed is most likely EGLE will put a conservation easement meaning that they know it is going to be protected. Regarding the basements and multiple sump pumps most of those are cases where they have a high-water table throughout the whole community. With this being almost manmade the likelihood is that they won't. Will they do borings, if need be, and do they disclose that, they would, they are building the house too. Prior to this company, he has been building homes for 42 years. Previously he was Ivanhoe Huntley, and they built a ton of communities a lot of them that were in very difficult sites like Chelsea Park. They have dealt with this before, and they disclose everything. He wouldn't let it be a surprise; it is not a situation really where they are going to get the flooding because it has been the same. He walked this with EGLE he even acknowledged that this was manmade, but he said what can I do. That is why another area he ignored. If it was a stand-alone it would be one thing but when you are trying to sell a community so it has to be compared to what is adjacent it would be very difficult to find someone that wants to buy something that has that type of variance compared to the surrounding homes. Would he consider it yes, he may be able to do a little bit less, but in order to maintain the consistency in the neighborhood that is why they went with it so they could offer something consistent with the surrounding homes.

Moved by Commissioner Brackon, seconded by Chairman Reynolds, that the Planning Commission **deny** a wetland setback waiver for PC-22-30, Waldon Reserve, located at 625 Waldon Rd. (parcel 09-27-276-038) for plans date stamped received July 20, 2022, based on the applicant not demonstrating the appropriateness of a lower setback and compliance with the following criteria: they have not demonstrated or discussed any habitat preservation, water quality preservation, stormwater quality retention. The Planning Commission had multiple discussions about water issues and that particular area with other developments; there has been a claim that his wetland is manmade although no evidence has been presented of that here tonight; they also said it would be very difficult to build a home where there is the setback but very difficult is not impossible.

Discussion on the motion:

Vice-Chairman Gross said he didn't want to try to solve the problem here tonight. Conceivably a 5-ft. setback waiver in the front could help alleviate the buffer setback at the rear. Granted they are dealing with other commissions involving that. If the front setback was 35 ft. instead of 40-ft. that could shift everything up 5 ft. and take a lot out of the buffer area. Chairman Reynolds said if there is a hardship demonstrating there is a possibility of that. What he keeps coming back to is 25-ft. from the wetland; this is not the first time they have run into the argument about whether it is manmade or not. Especially in this area a lot of these property's being expansive large lots there is going to be manipulation and a need to address the water as it sits, especially as it continues to develop.

Secretary St. Henry asked the applicant, for the record, if they were willing to compromise per Commissioner Walker's comments? Commissioner Brackon stated that the reason he made the motion was that he heard nothing to that effect. Mr. Perlman stated that he thought Commissioner Gross had an excellent suggestion, he didn't know that was something possible. He was open to compromise whether it be not requesting as much of an encroachment maybe in concert with adjusting the front setback that way it could be a win-win where they are not going to encroach that much, and they just get a 5-ft. relief on the front so that there would be less impact on the wetland setback. He thought it was a good idea and was not opposed to it.

Chairman Reynolds stated at this point and time they are just talking about a wetland waiver. He asked if there was hardship determined in the future would that be grounds for a variance even though it is a site condominium? Planner Arroyo replied that they have the ability to apply to the Zoning Board of Appeals for a variance. If they feel that they have a practical difficulty, yes.

Roll call vote was as follows: Urbanowski, yes; Gross, yes; Gingell, yes; Walker, yes; Brackon, yes; St. Henry, yes; Reynolds, yes. **Motion carried 7-0.**

Chairman Reynolds stated that they have a site plan review still in front of them this evening. He asked them to keep in mind that there were just a couple of minor items open between the Planner's review regarding irrigation planned trees and additional reviews of individual applications later on seeing how this is just the overall site. He believed that the OHM comment was in regard to final engineering. He didn't believe there were any wetland comments there. There would be additional items required as a condo development to adhere to the board and further condo documents to be reviewed by all parties at a later date.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission grants site plan approval for PC-22-30, Waldon Reserve, located at 625 Waldon Rd. (parcel 09-27-276-038) for plans date stamped received July 20, 2022, based upon: with the minor exception of lot 15 the building footprint being shown outside of the wetland buffer. This approval is based on the following conditions: that the condominium development is approved by the Board of Trustees as per Zoning Ordinance #78; that the condominium documents be approved by the Township Engineer, Planner, and Attorney; the issues of the Engineers review letter be addressed as appropriate, and he was pleased to see this residential development that comes forward to them meeting all other ordinance requirements.

Discussion on the motion:

Chairman Reynolds said he just wanted to clarify there are irrigation plans, trees, and future review of individualized building plans as part of the Planner's review. He added that irrigation plans were not provided, and he thought there were some issues with some trees

that were spoken to this evening. The applicant didn't have any issue addressing but would like those to be a part of the motion if he would be willing to amend.

Planning & Zoning Director Girling asked if it needed to come back with those conditions or can it be administratively approved by consultants?

Vice-Chairman Gross amended his motion, Commissioner Walker re-supported to include the issues of the Planners review letter be addressed and that this can be administratively approved by consultants.

Roll call vote was as follows: Gross, yes; St. Henry, yes; Urbanowski, yes; Brackon, yes; Gingell, yes; Walker, yes; Reynolds, yes. **Motion carried 7-0.**

B. PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

Chairman Reynolds asked if the applicant had anything to add? If not, he will send it over to their professional consultants for their review. Mr. August said if there are any questions. He did want to stress that the consultant's one issue was the lot size. He wanted to again stress that they had a closing scheduled for Friday for the piece south of this and if they get the rezoning approval today then they will proceed with that closing so those pieces can be combined to better reflect the General Business (GB) classification in the Future Land Use plan.

Chairman Reynolds said he will now turn it over to Giffels Webster for their review of the rezone request. He asked the members of the public that this is a recommendation, and a rezone request also involves the Board of Trustees.

Planner Pietsch read through his review date stamped August 4, 2022.

Chairman Reynolds said it does exceed their minimum requirements for lot size, so it doesn't, in his perspective, go against their ordinance. It is consistent with the adjacent uses and seemed compatible not only with adjacent uses but also with the Master Plan.

Commissioner Brackon asked what was the parcel to the south? Commissioner Reynolds replied it was Glendale Auto. The parcel is occupied by an existing strip mall and then there is a small portion that essentially has the other retail development to the south. Vice-Chairman Gross asked if the sports bar was to the north? Chairman Reynolds replied no, the sports bar is to the south of it. Secretary St. Henry said it was adjacent to the Road Commission yard.

Moved by Secretary St. Henry, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Board of Trustees to approve PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer (parcel 09-14-201-005) from Restricted Business (RB) to General Business (GB). This recommendation to approve is based on the following findings of facts: that this plan meets the objectives of the Master Plan in regard to further developing a commercial business zone in the area; that the existing uses of the property within the general area of the property in question are consistent with what is being proposed; the suitability of the property in question to the uses permitted, under the existing zoning classifications are met; in regard to this specific plan and the applicant's timetable for purchasing two pieces of property and combining them into an adjacent new development fits with their overall Master Plan objectives for that area; when the site plan is submitted it meets the Planners request to make sure that the setback requirements are followed.

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Roll call vote was as follows: Walker, yes; Brackon, yes; St. Henry, yes; Gross, yes;



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: (248) 391-0304 ext. 5000



Case #
Meeting Date

Charter Township of Orion Planning Commission Site Plan Approval Application

30.1 , A. Intent: The site plan review procedures and standards are intended to provide an opportunity for consultation and cooperation between the applicant and the Planning Commission so as to achieve maximum utilization of land with minimum adverse effects on adjoining property. Furthermore, it is the intent of these procedures and standards to allow for review of site plans by the Planning Commission, to provide a consistent and uniform method of review, and to ensure full compliance with the standards contained within Zoning Ordinance 78, and other applicable local ordinances and State and Federal laws.

Project Name: Waldon Reserve Site Condominium

Name of Development if applicable: Waldon Reserve

Applicant	Name: <u>Waldon Reserve Development, LLC</u>
	Address: <u>21 East Long Lake Rd, Suite 215</u> City: <u>Bloomfield Hills</u> State: <u>MI</u> Zip: <u>48304</u>
	Phone: <u>248-742-7311</u> Cell: _____ Fax: <u>N/A</u>
	Email: <u>sperlman@apbuilders.com</u>
*Property Owner(s)	Name: <u>Waldon Reserve Development, LLC</u>
	Address: <u>21 East Long Lake Rd, Suite 215</u> City: <u>Bloomfield Hills</u> State: <u>MI</u> Zip: <u>48304</u>
	Phone: <u>248-742-7311</u> Cell: _____ Fax: <u>N/A</u>
	Email: <u>sperlman@apbuilders.com</u>
* If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided.	
Plan Preparer Firm/Person	Name: <u>Seiber Keast Lehner, Inc., Jason Emerine, PE</u>
	Address: <u>39205 Country Club Dr, Suite C8</u> City: <u>Farmington Hills</u> State: <u>MI</u> Zip: <u>48331</u>
	Phone: <u>248-308-3331</u> Cell: <u>312-371-9398</u> Fax: <u>N/A</u>
	Email: <u>jasone@skl-eng.com</u>
Project Contact Person	Name: <u>Seiber Keast Lehner, Inc., Jason Emerine, PE</u>
	Address: <u>39205 Country Club Dr, Suite C8</u> City: <u>Farmington Hills</u> State: <u>MI</u> Zip: <u>48331</u>
	Phone: <u>248-308-3331</u> Cell: <u>312-371-9398</u> Fax: <u>N/A</u>
	Email: <u>jasoneskl-eng.com</u>

Property Description	Sidwell Number(s): <u>09-27-276-038</u>								
	Location or Address of Property: <u>625 Waldon Road, Orion Township, MI 48359</u>								
	Side of Street: <u>South</u> Nearest Intersection: <u>Waldon Road & Giddings Road</u>								
	Acreage: <u>11.86</u> Current Use of Property: <u>Single Family Residential</u>								
Project Information	Is the complete legal description printed on the site plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no please attach to the application)								
	Subject Property Zoning: <u>R-2 (10,800 SF)</u> Adjacent Zoning: N. <u>N/A</u> S. <u>1P</u> E. <u>R-2</u> W. <u>R-2</u>								
	List any known variances needed (subject to change based on Township consultant's review) _____ <u>Applicant request a variance to encroach within the 25' wetland buffer on lot 15.</u>								
	Give a detailed description of the proposed development, including the number and size of the buildings or units being proposed <u>Eighteen (18) unit site condominium meeting the existing R-2 zoning (10,800 min SF lots).</u>								
Submittal to Outside Agencies	Pursuant to Zoning Ordinance 78, Section 30.01 C. a copy of this application and two copies of the site plan must be submitted to the each of the following agencies. <u>Please provide the Township with a copy of each transmittal as proof of delivery.</u>								
	<table border="0"> <tr> <td>AT&T 54 Mill St. Pontiac, MI 48342</td> <td>Consumers Power Company 530 W. Willow St. Lansing, MI 48906</td> </tr> <tr> <td>DTE Energy Co. ATTENTION: NW Planning & Design 1970 Orchard Lake Rd. Sylvan Lake, MI 48320</td> <td>Oakland County Health Department Building 34 East 1200 N. Telegraph Rd. Pontiac, MI 48341</td> </tr> <tr> <td>Michigan Department of Transportation (if applicable) 800 Vanguard Dr. Pontiac, MI 48341</td> <td>Road Commission of Oakland County (if applicable) ssintkowski@rcoc.org (electronic submittal only)</td> </tr> <tr> <td>Oakland County Water Resources To Be Submitted by the Township</td> <td></td> </tr> </table>	AT&T 54 Mill St. Pontiac, MI 48342	Consumers Power Company 530 W. Willow St. Lansing, MI 48906	DTE Energy Co. ATTENTION: NW Planning & Design 1970 Orchard Lake Rd. Sylvan Lake, MI 48320	Oakland County Health Department Building 34 East 1200 N. Telegraph Rd. Pontiac, MI 48341	Michigan Department of Transportation (if applicable) 800 Vanguard Dr. Pontiac, MI 48341	Road Commission of Oakland County (if applicable) ssintkowski@rcoc.org (electronic submittal only)	Oakland County Water Resources To Be Submitted by the Township	
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Oakland County Water Resources To Be Submitted by the Township									

I/We, the undersigned, do hereby submit this application for Site Plan Approval, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.01, and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.

Signature of Applicant: _____

(must be original ink signature)

Date: 7/14/2022

Print Name: Steve Perlman

I, the property owner, hereby give permission to the applicant listed above to act as my agent in submitting applications, correspondence and to represent me at all meetings. I also grant permission to the Planning Commission members to visit the property, without prior notification, as is deemed necessary.

Signature of Owner (if the deed of ownership does not show an individual, ie is a corporation, partnership, etc., documentation must be provided showing the individual signing this application has signing rights for the entity): _____

(must be original ink signature)

Date: 7/14/2022

Print Name: Steve Perlman



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: (248) 391-0304 ext. 5002

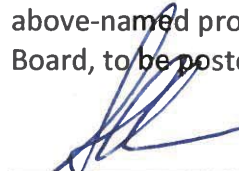
Project Name Waldon Reserve

PC# _____ Parcel#(s) 09-27-276-038

Please select an option below:

☐ **Permission to Post on Web Site**

By signing below as applicant and on behalf of my consultants, we agree to allow the plans for the above-named project, in which approval is being sought by the Planning Commission and/or Township Board, to be posted on the Township website.



Signature of Applicant

Steve Perlman

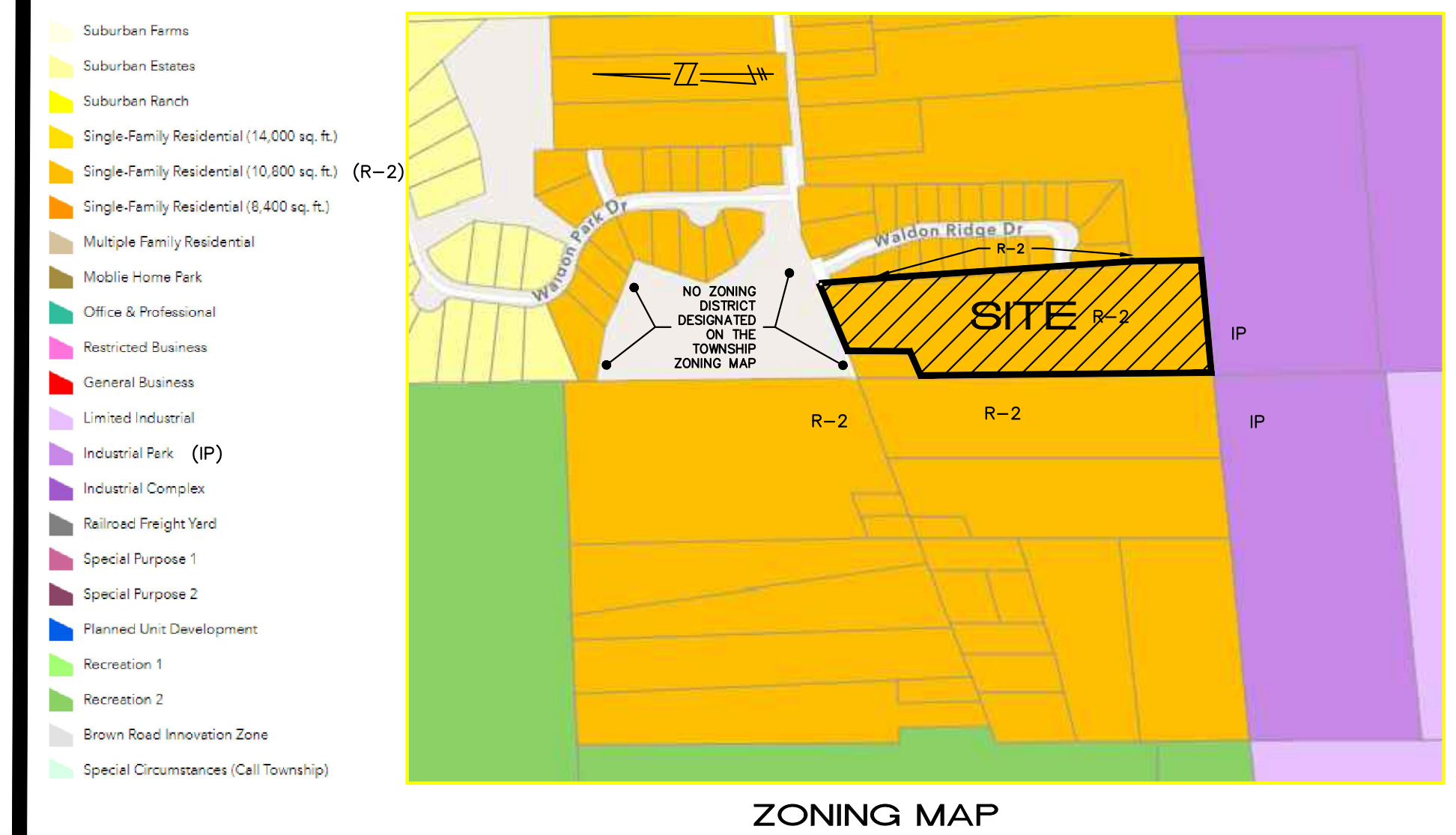
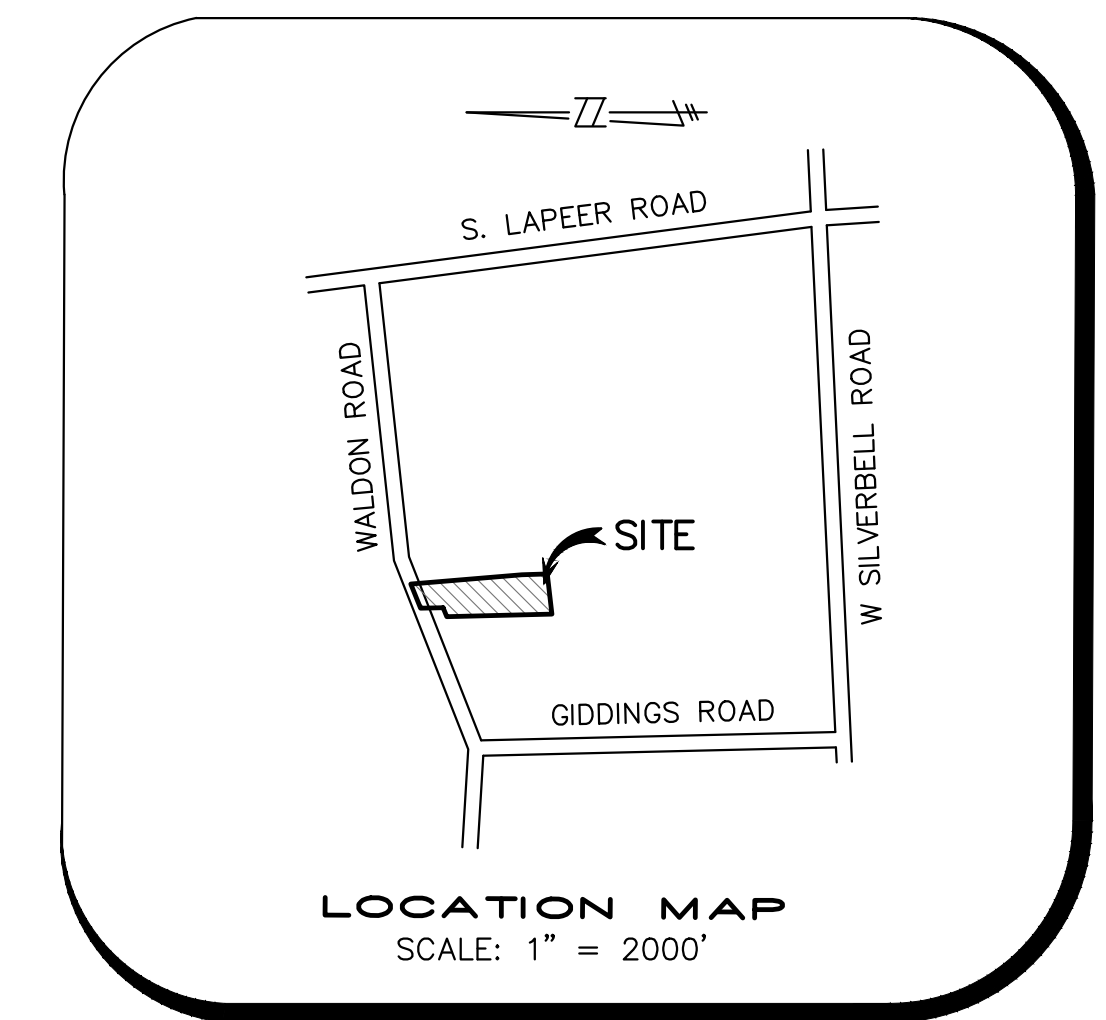
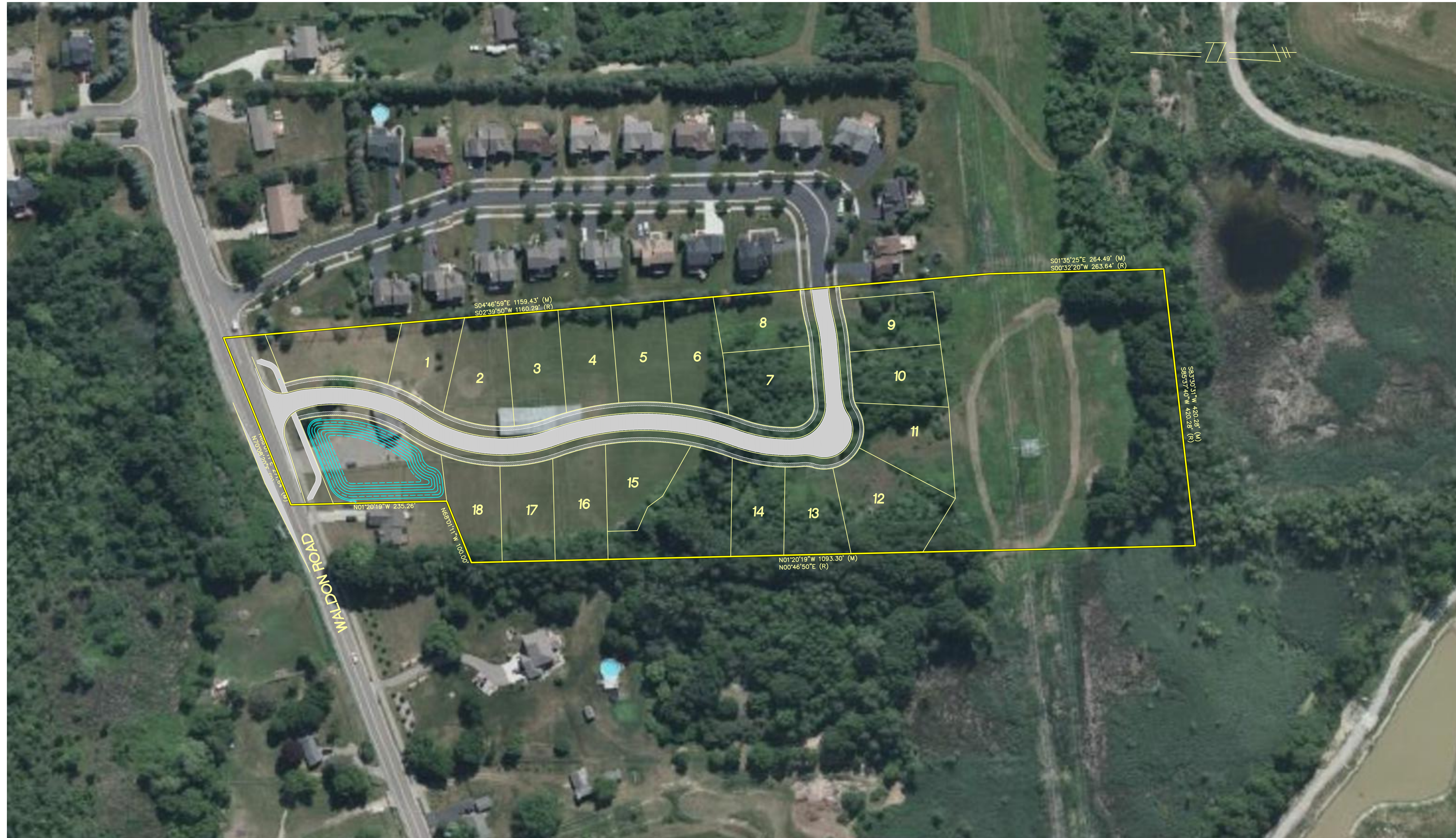
Printed Name of Applicant

7/14/2022

Date

☐ **Do not want plans posted on Web Site**

PREPARED FOR:
AP BUILDERS
21 EAST LONG LAKE ROAD
SUITE 215
BLOOMFIELD HILLS, MI 48304
(248) 712-4254



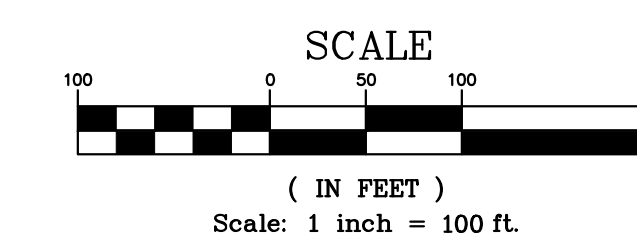
SHEET INDEX

ENGINEERING PLANS:

1. COVER SHEET
2. ALTA/NSPS LAND TITLE SURVEY WITH TOPO
3. OVERALL SITE PLAN
4. GRADING PLAN
5. STORM WATER MANAGEMENT PLAN

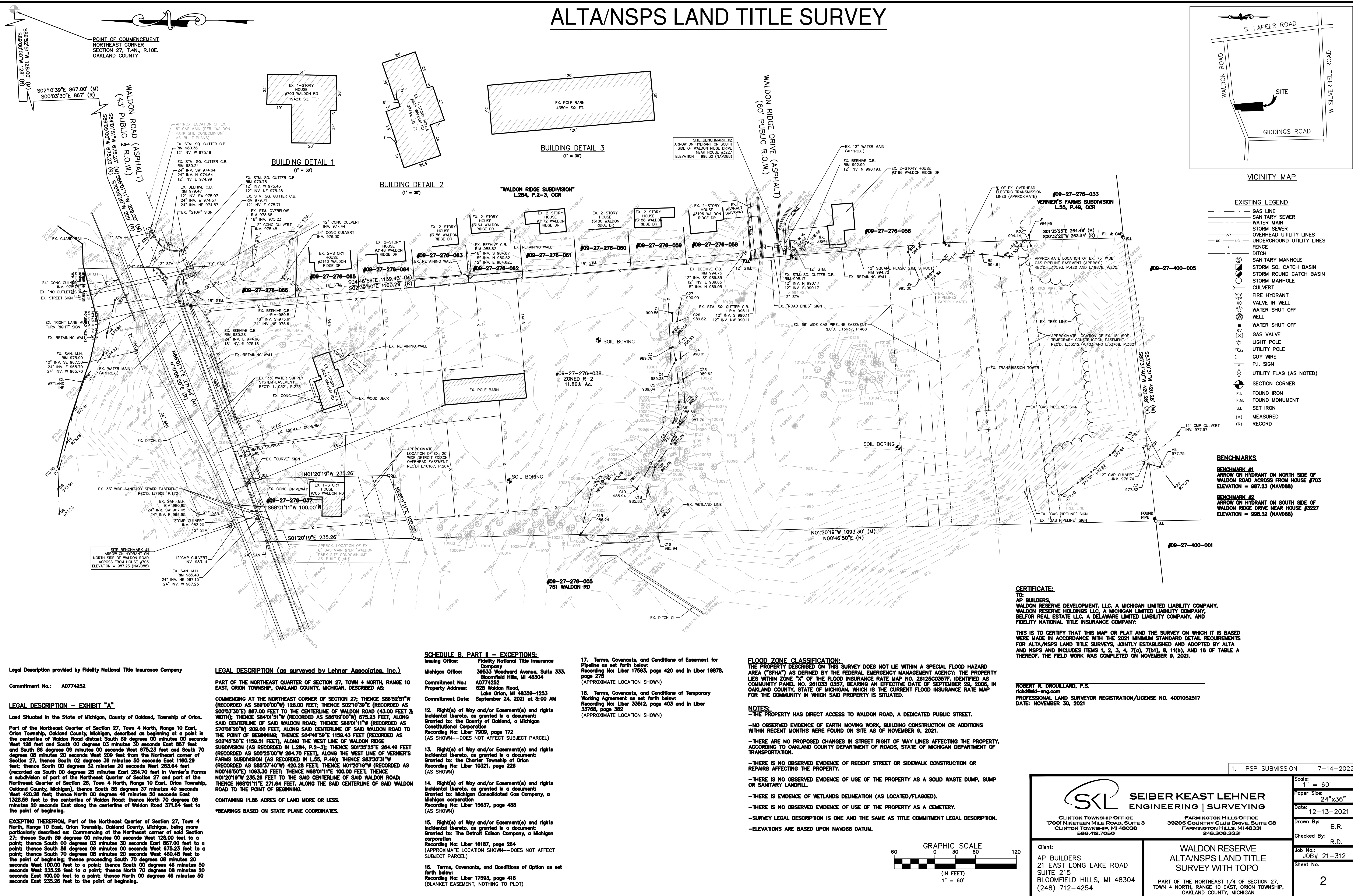
LANDSCAPE PLANS:

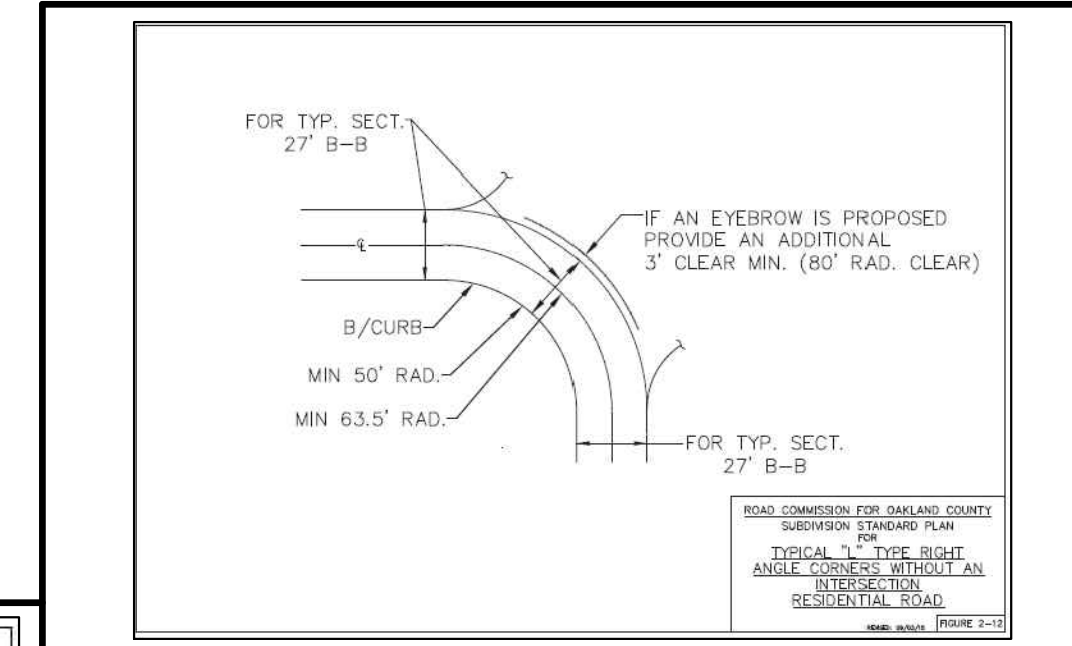
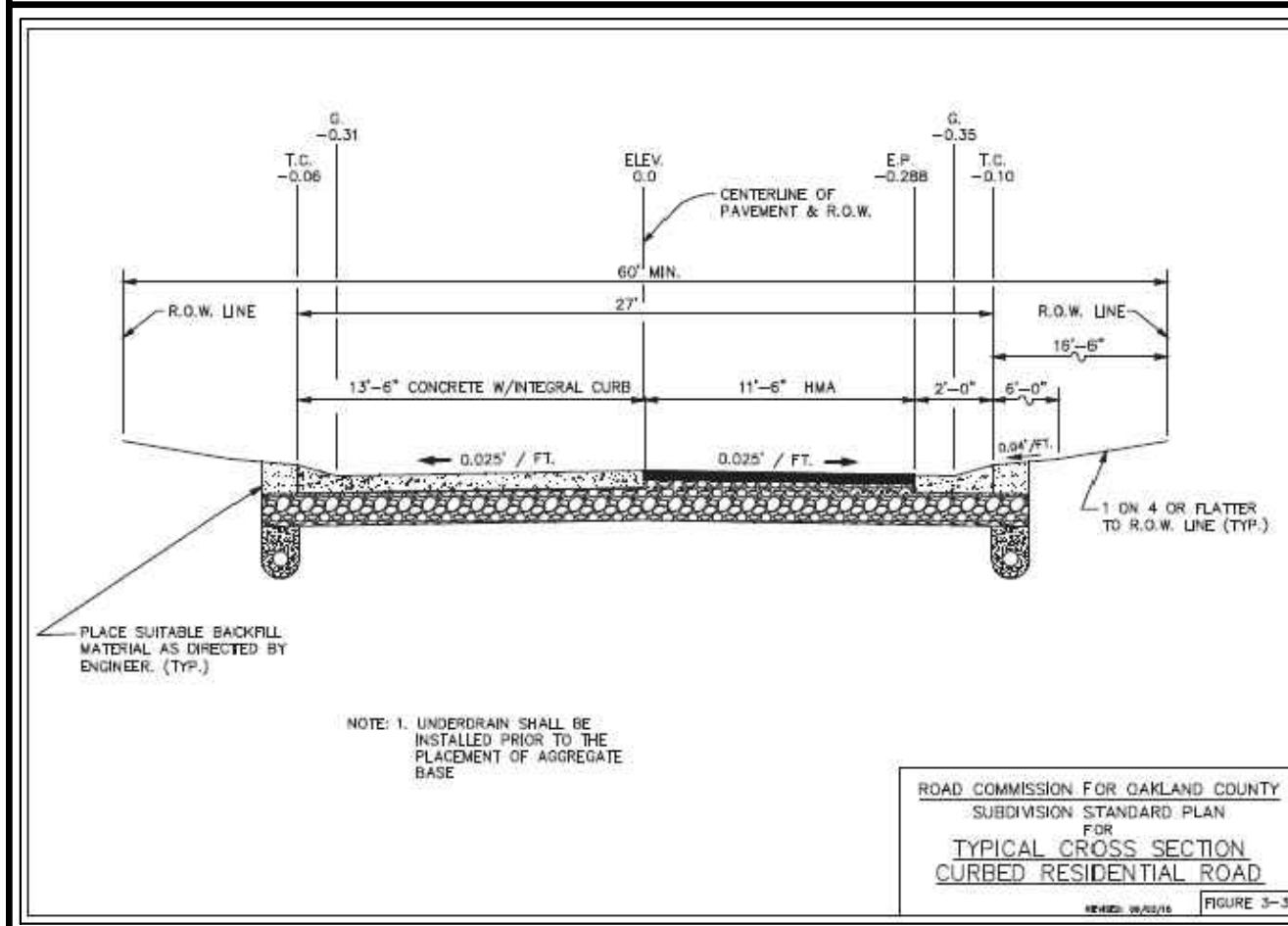
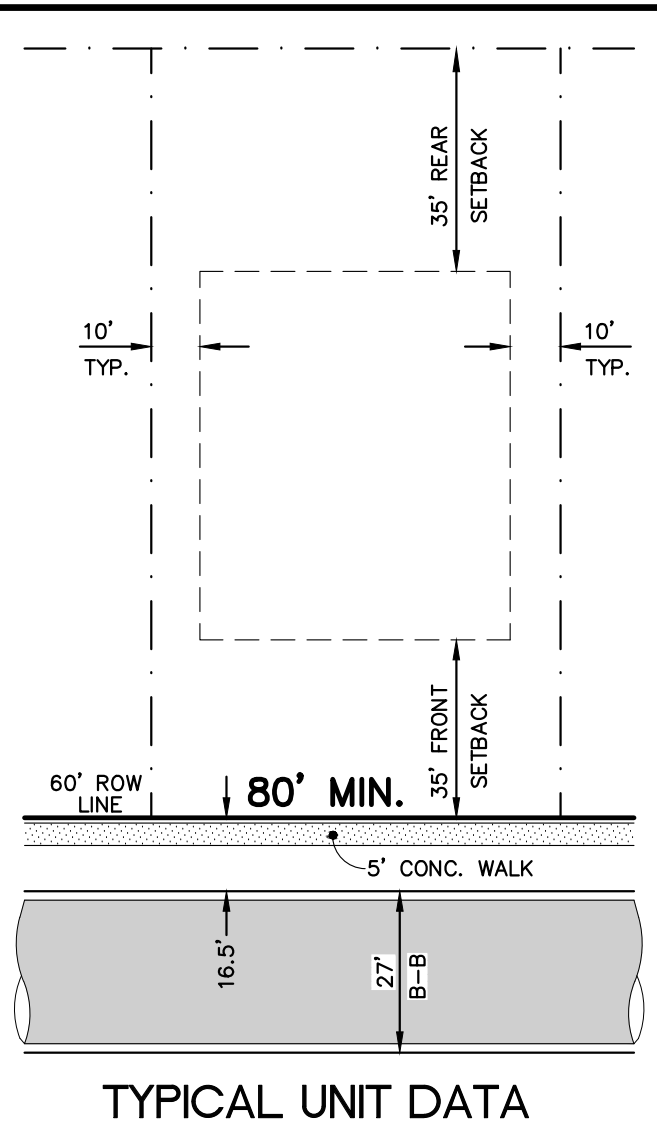
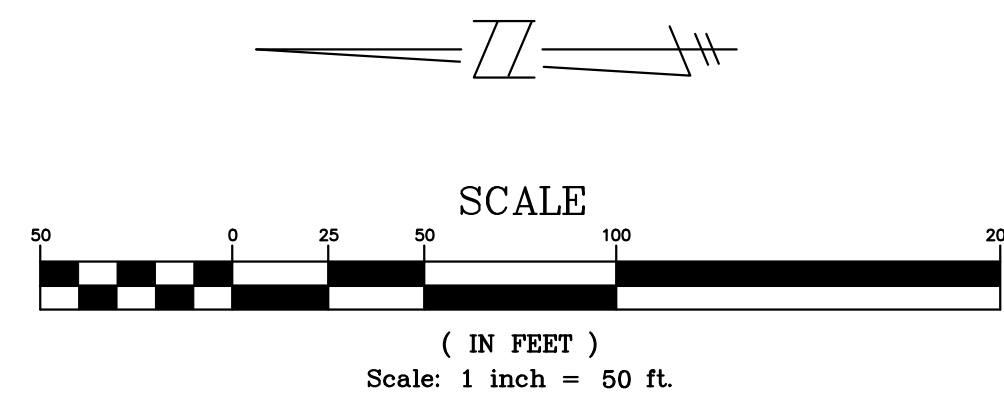
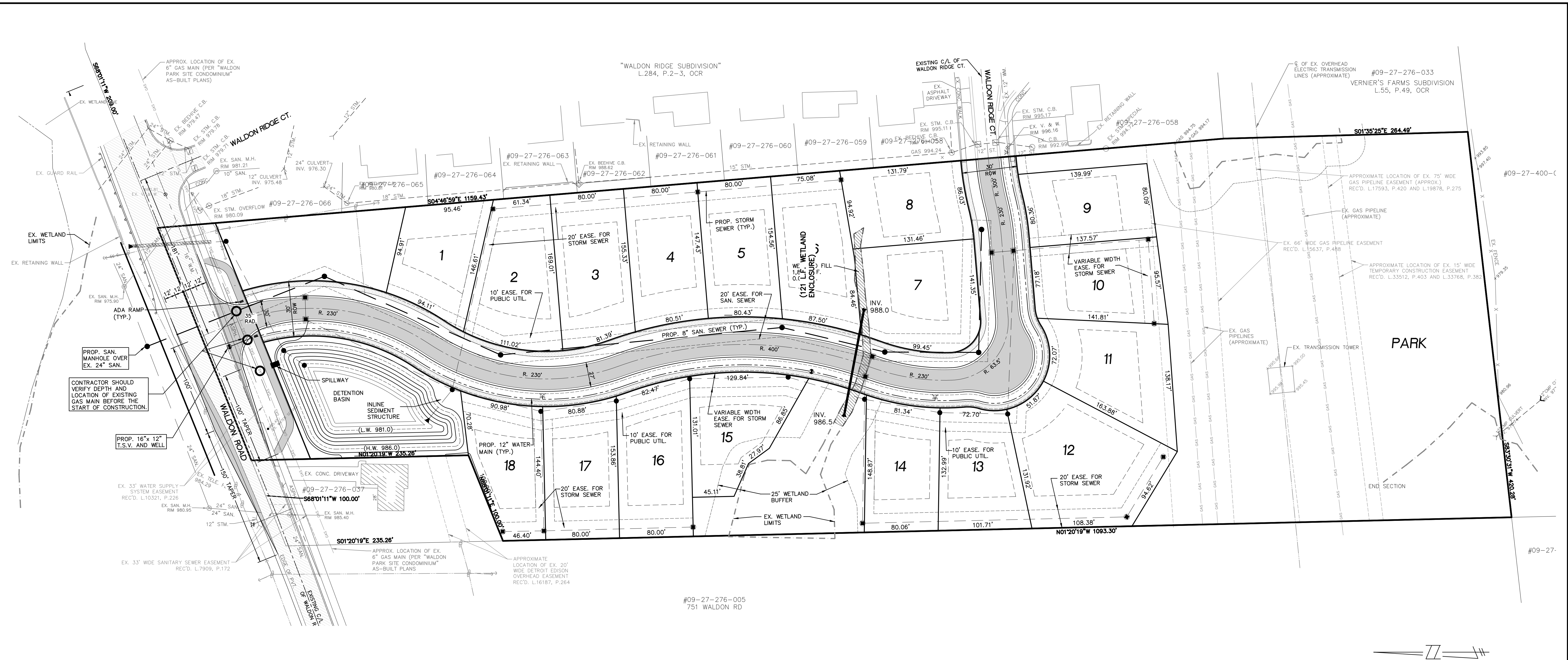
- L-1 LANDSCAPE PLAN
L-2 WOODLAND PLAN
L-3 LANDSCAPE DETAILS



REV IS I O N S		ENGINEER'S SEAL	
NO.	ITEM	DATE	
1.	PSP SUBMISSION	7-14-2022	
DATE: 07-14-22		DESIGNED BY: A.A. CHECKED BY: P.F.	JOB NUMBER: 21-037 DRAWING FILE: 1-21037 SB-CV.dwg

ALTA/NSPS LAND TITLE SURVEY





ITEMS NOT APPLICABLE FROM:

SECTION 30.01—SITE PLAN REVIEW PROCEDURES AND STANDARDS

E. APPLICATION DATA REQUIREMENTS:

2. DETAILED INFORMATION:

b. SITE DATA:

6) THERE ARE NO ACCESS DRIVES PROPOSED. DRIVEWAYS LOCATION WILL BE DETERMINED DURING THE PLOT PLAN STAGE.

11) TRANSFORMER PAD LOCATIONS WILL BE DETERMINED BY DTE DURING CONSTRUCTION.

14) THERE ARE NO LOADING/UNLOADING AREAS PROPOSED.

15) THERE ARE NO PARKING CALCULATIONS REQUIRED.

20) DESIGNATION OF FIRE LANES ARE NOT REQUIRED IN A SINGLE FAMILY DEVELOPMENT WITH PUBLIC ROADS.

c. BUILDING AND STRUCTURE DETAILS: BUILDING AND STRUCTURE DETAILS HAVE NOT YET BEEN DEVELOPED. THEY CAN BE SUPPLIED AT A LATER DATE, IF REQUIRED.

d. INFORMATION CONCERNING UTILITIES, DRAINAGE AND RELATED MATTERS:

9) THERE ARE NO IMPACTS FROM PROCESSING, MOVEMENTS OF HAZARDOUS MATERIALS OR CHEMICALS.

e. INFORMATION PERTINENT TO MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT: THE SITE IS NOT A MULTIPLE FAMILY DEVELOPMENT.

SITE SUMMARY

EXISTING ZONING: R-2

PROP. LAND USE: SINGLE FAMILY RESIDENTIAL

GROSS SITE AREA = 11.80 Ac.

60' R.O.W. AREA = 0.38 Ac.

NET SITE AREA = 11.42 Ac.

PER ORION TWP. ZONING REQUIREMENTS

MIN. UNIT SIZE = 10,800 S.F.

MIN. UNIT WIDTH = 80 FT.

MIN. FRONT SETBACK = 35 FT.

MIN. SIDE SETBACK = 10 AND 10 FT.

MIN. REAR SETBACK = 35 FT.

NO. OF UNITS PROPOSED = 18

LEGEND

EXISTING

PROPOSED

PAVEMENT (ASPHALT)

SIDE WALK (CONCRETE)

CONC. CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATER MAIN

MANHOLE

CATCH BASIN

END SECTION

GATE VALVE

HYDRANT

UNIT AREA TABLE		
UNIT #	AREA (SF)	WIDTH (LF)
1	10,823	93.56
2	13,774	98.96
3	13,096	81.27
4	12,010	80.33
5	11,979	80.27
6	13,379	86.48
7	14,518	120.59
8	11,246	85.93
9	11,020	80.24
10	12,022	82.54
11	13,987	82.64
12	19,178	80.00
13	11,393	80.00
14	11,103	80.78
15	11,840	110.05
16	13,196	82.55
17	11,762	80.43
18	10,854	86.08

PROPOSED IMPROVEMENTS

1. DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY CONNECTING TO AN EXISTING 12" WATER MAIN ALONG WALDON ROAD AND LOOPING TO AN EXISTING 12" WATER MAIN ALONG WALDON RIDGE CT.

2. MUNIOPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED MANHOLE TO BE CONSTRUCTED AT EXISTING 24" SANITARY SEWER LOCATED ON THE WEST SIDE OF WALDON ROAD.

3. STORM WATER SHALL BE CONVEYED BY A STORM SEWER SYSTEM TO WATER DETENTION BASIN AS SHOWN. STORAGE AND DISCHARGE SHALL CONFORM TO ORION TOWNSHIP STANDARDS.

4. ELECTRIC POWER, TELEPHONE, GAS AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND IN THE FRONT YARD AREAS.

5. A 5' WD. CONCRETE SIDEWALK SHALL BE PLACED ALONG BOTH SIDES OF INTERIOR STREETS AS SHOWN ON THE PLANS. ALSO AN 8' WD. ASPHALT PATH SHALL BE PLACED ALONG THE PROPERTY FRONTAGE OF WALDON ROAD.

6. ALL INTERNAL STREET RIGHTS-OF-WAY SHALL BE 60 FEET WD. AND SHALL BE DEDICATED TO THE ROAD COMMISSION FOR OAKLAND COUNTY.

7. ALL WATER MAINS, SANITARY SEWERS AND STORM SEWERS SHALL CONFORM TO ORION TOWNSHIP ENGINEERING STANDARDS.

8. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE DESIGN STANDARDS OF, AND BE PERMITTED BY ORION TWP.

9. THE OPEN DISCHARGE OF SUMP LEADS TO ROAD RIGHTS-OF-WAY SHALL NOT BE PERMITTED.

10. ALL WORK WITHIN WALDON ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY. THE APPROACH, TURNING RADI AND PASSING LANES SHALL CONFORM TO THE CURRENT STANDARDS THE ROAD COMMISSION FOR OAKLAND COUNTY.

11. TRASH WILL BE PICKED UP CURBSIDE. TRASH RECEPTACLES WILL BE KEPT INSIDE RESIDENTIAL GARAGES.

WALDON RESERVE

PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	PSP SUBMISSION	7-14-2022

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 07-14-22

DESIGNED BY: A.A.

CHECKED BY: J.E.

JOB NUMBER: 21-037

DWG. FILE: 4-21037 SP-OA.dwg

OVERALL SITE PLAN

SEIBER KEAST LEHNER

ENGINEERING & SURVEYING

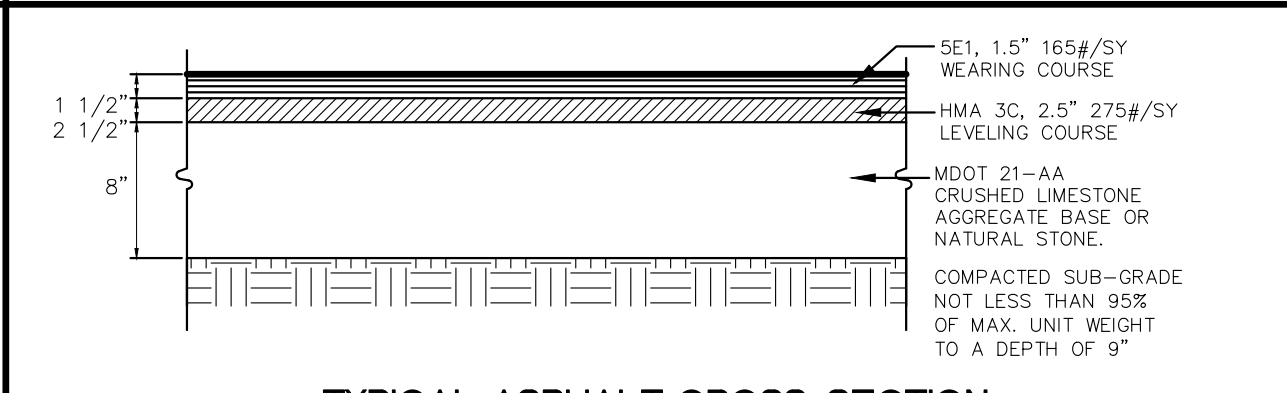
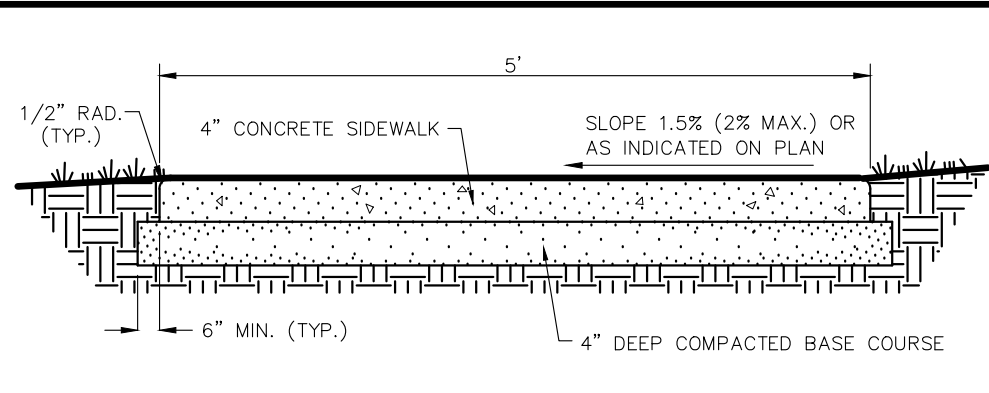
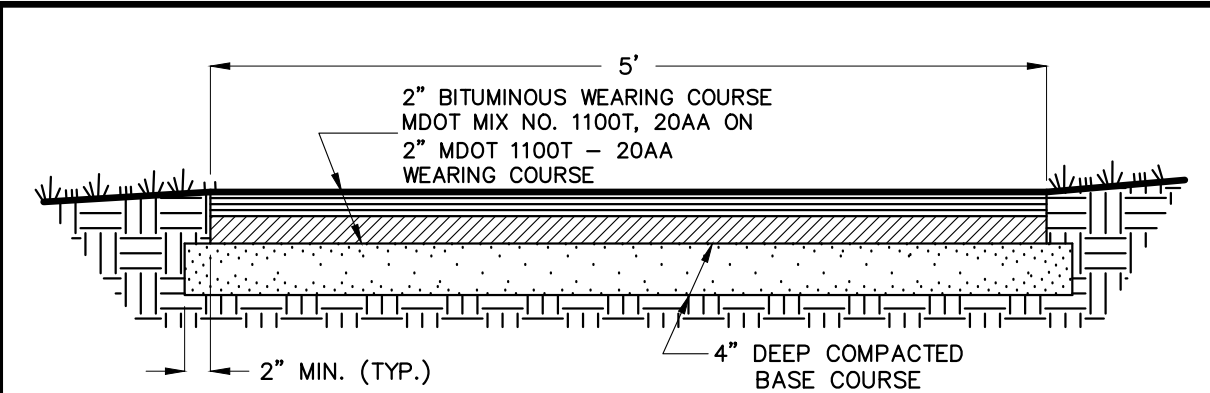
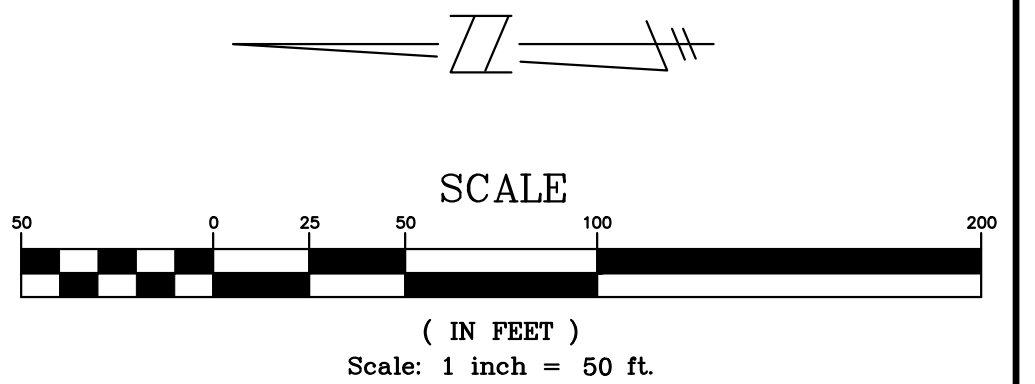
39205 COUNTRY CLUB DRIVE, SUITE C8



FARMINGTON HILLS, MI 48331

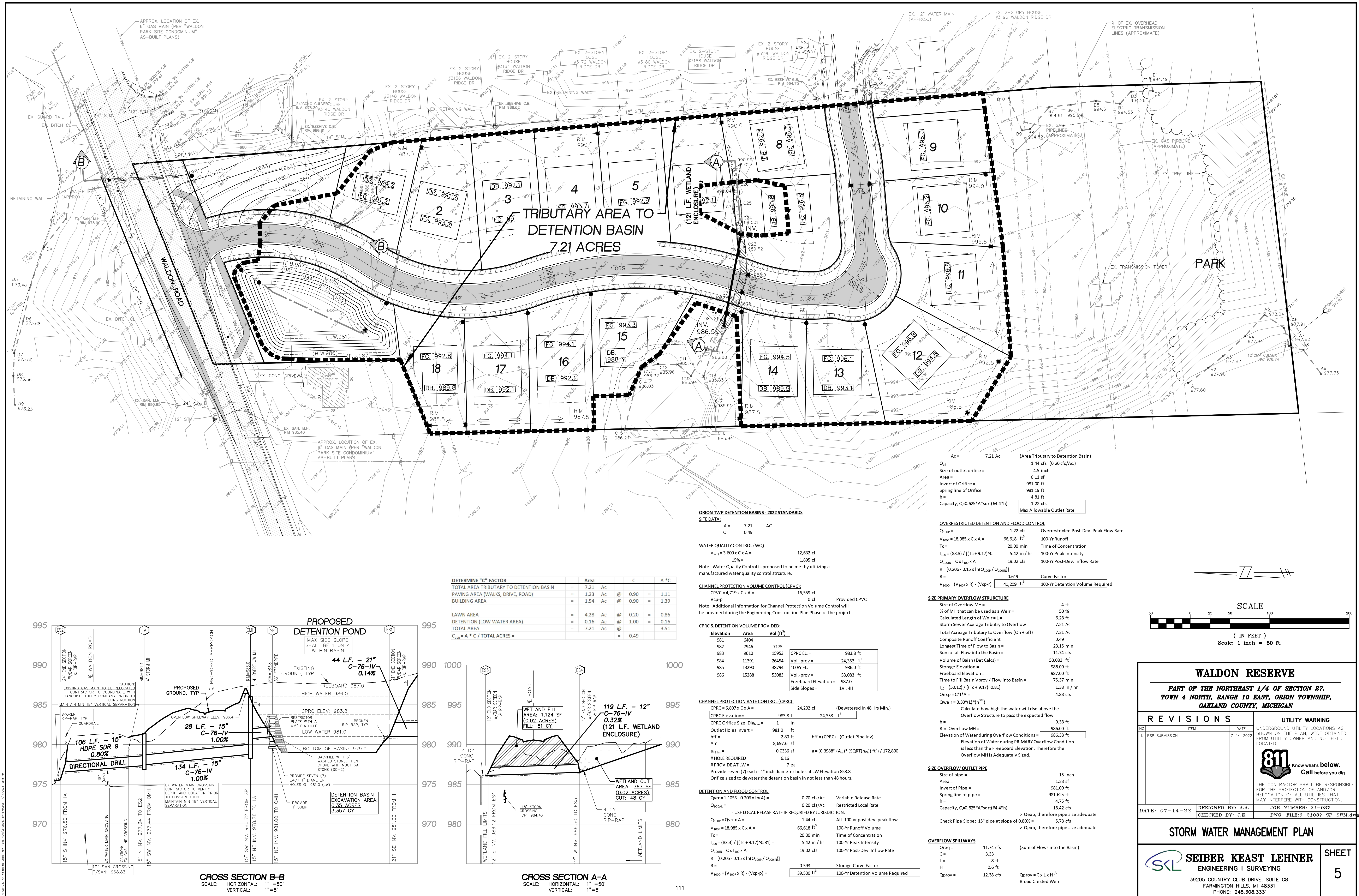
PHONE: 248.308.3331

SHEET

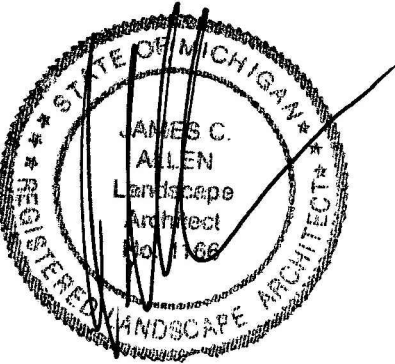
3



<p align="center">WALDON RESERVE</p> <hr/> <p align="center">PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OKLAHOMA COUNTY, MISSOURI</p>		
<p align="center">R E V I S I O N S</p>		<p align="center">UTILITY WARNING</p>
NO.	ITEM	DATE
1.	PSP SUBMISSION	7-14-2022
		<p>UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.</p> <div align="center">  <p>* Know what's below. Call before you dig.</p> </div> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>
DATE: 07-14-22		DESIGNED BY: A.A. CHECKED BY: J.E.
		JOB NUMBER: 21-037 DWG. FILE# S-21037 SP-GR.dwg
<p align="center">GRADING PLAN</p>		
 <p align="center">SEIBER KEAST LEHNER ENGINEERING SURVEYING</p> <p align="center">39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331</p>		<p align="center">SHEET</p> <p align="center">4</p>



Seal:



Title:

Landscape Plan

Project:

Waldon Reserve
Orion Township, Michigan

Prepared for:

AP Builders
21 East Long Lake, Suite 215
Bloomfield Hills, Michigan 48304

Revision:

Submission

Issued:

July 14, 2022

Job Number:

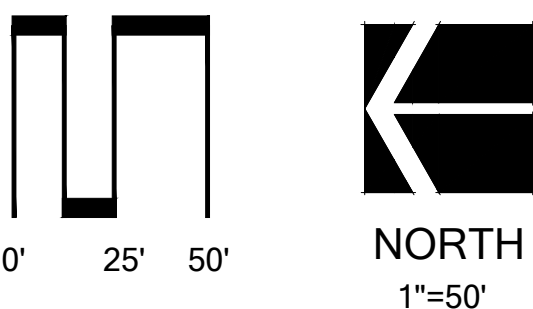
22-052

Drawn By:

jca

Checked By:

jca

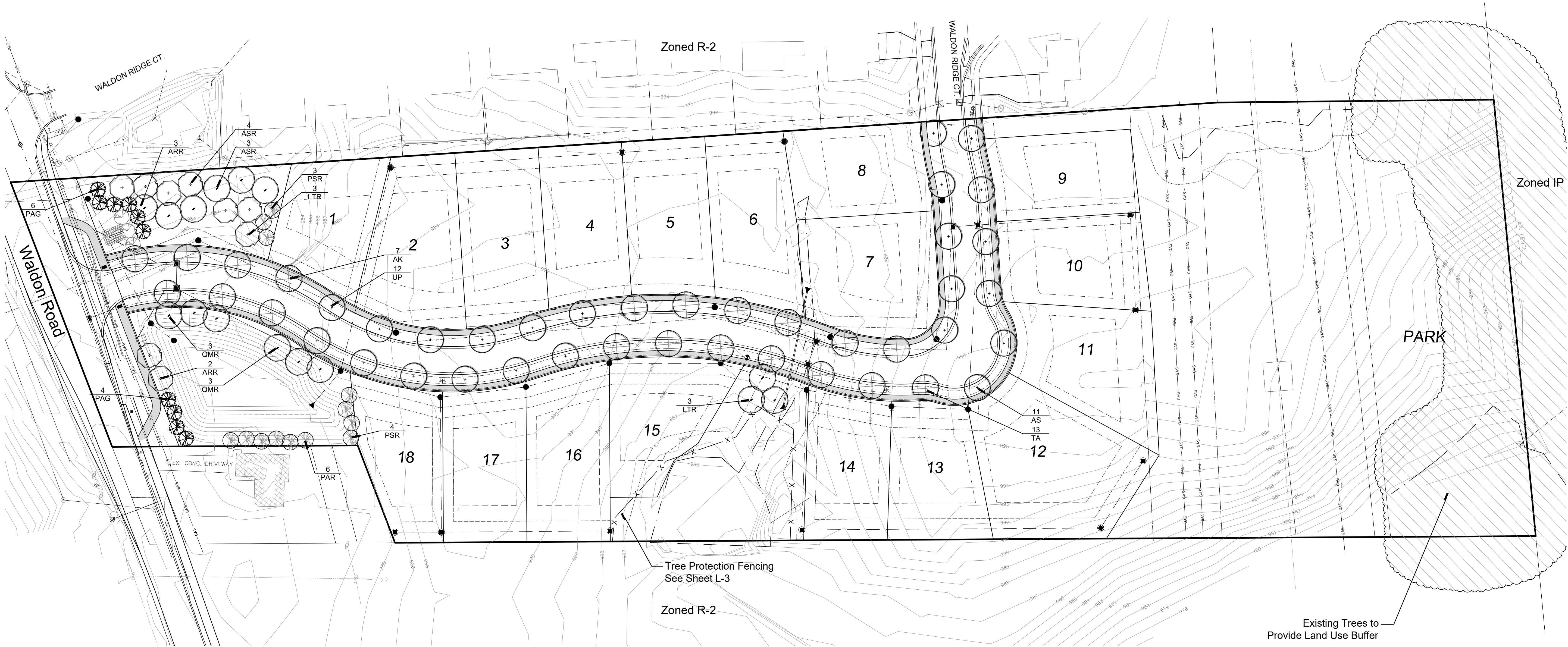


Sheet No.



Not for Construction

L-1



Landscape Summary

Greenbelt - Waldon Road

Greenbelt Length 274 l.f.

Trees Required 9.1 Trees (274 / 30')

Trees Provided 10 Trees

Street Trees

Street Frontage 2,124 l.f.

Street Trees Required 42.5 Trees (2,124 / 50')

Street Trees Provided 43 Trees

Woodland Replacement

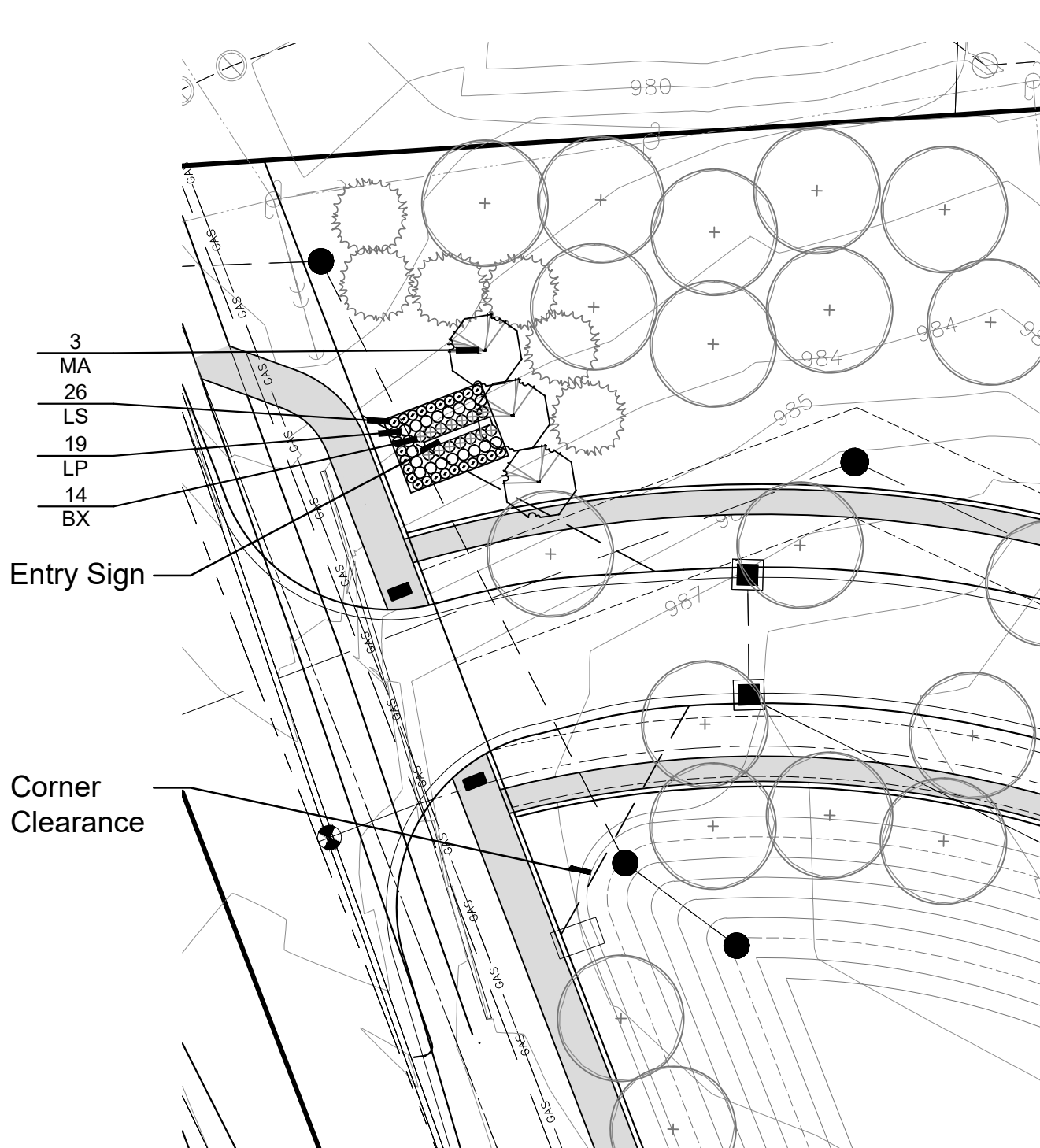
Total Replacement Required 37 Trees, 2.0" Deciduous or 6' Evergreen

Replacement Trees Provided 37 Trees, 2.0" Deciduous or 6' Evergreen

Plant List

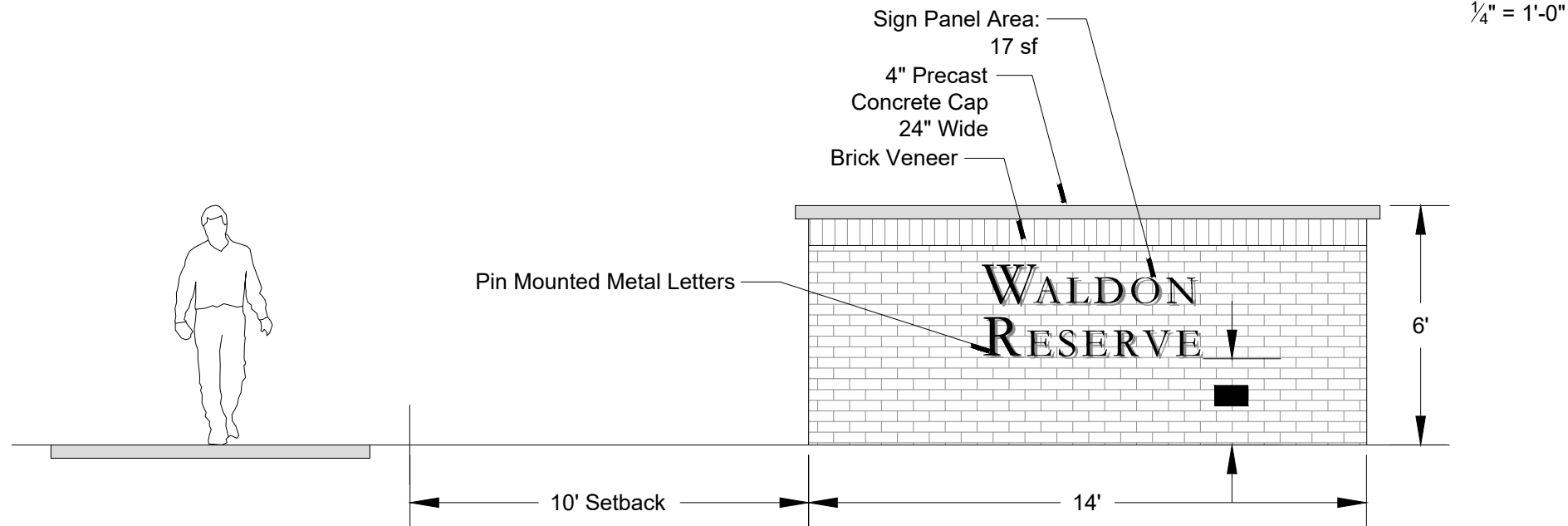
sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AK	7	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
AS	11	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	as shown	B&B	
TA	13	Tilia americana 'McKsentry'	McKsentry Linden	2.5"	as shown	B&B	
UP	12	Ulmus x hollandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	43	Trees Provided					
Woodland Replacements							
ARR	5	Acer rubrum 'October Glory'	October Glory Red Maple	2.5"	as shown	B&B	
ASR	7	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	as shown	B&B	
LTR	6	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAR	6	Picea abies	Norway Spruce		as shown	B&B	6'
PSR	7	Pinus strobus	White Pine		as shown	B&B	6'
QMR	6	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B	
	37	Trees Provided					
Entry Plantings							
BX	14	Buxus 'Green Mountain'	Green Mountain Boxwood		as shown	cont	24"
LP	19	Lavandula X phenomenal	Lavender		as shown	cont	#2
LS	26	Leucanthemum 'Snow Lady'	Short Shasta Daisy		as shown	cont	#2
MA	3	Malus 'Adirondack'	Adirondack Crabapple	1.5"	as shown	B&B	

Entry



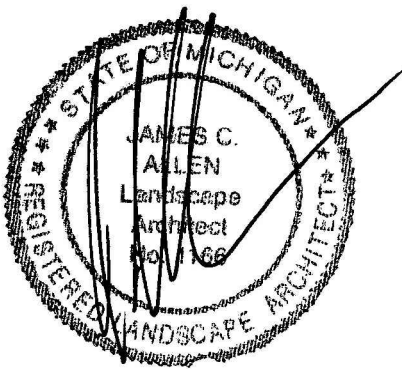
1"=30'

Conceptual Sign



1/4" = 1'-0"

Seal:



Title:

Woodland Plan

Project:

Waldon Reserve
Orion Township, Michigan

Prepared for:

AP Builders
21 East Long Lake, Suite 215
Bloomfield Hills, Michigan 48304

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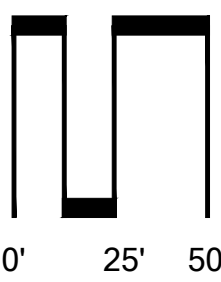
22-052

Drawn By:

jca

Checked By:

jca

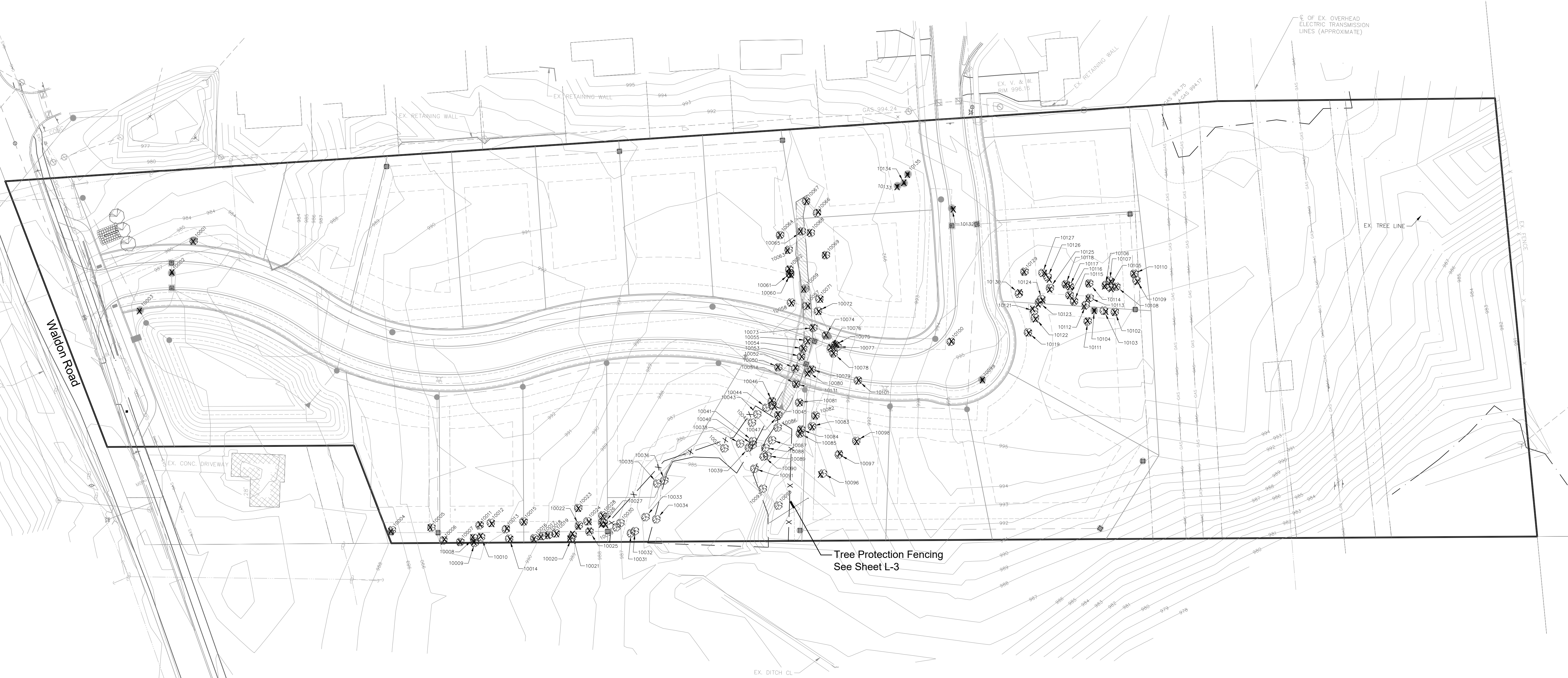


Sheet No.



L-2

Not for Construction



Tree List

Tag	Scientific Name	Common Name	DBH	Condition	Landmark	Status	Regulated Replacements	Landmark DBH Replacement
10001	Silver Maple	Acer saccharinum	20	Good	Utility	0		
10002	Blue Spruce	Picea pungens 'Colorado'	24	Good	Street	0		
10003	Blue Spruce	Picea pungens 'Colorado'	24	Good	Utility	0		
10004	American Elm	Ulmus americana	21	Good	Utility	0		
10005	Box Elder	Acer negundo	9	Good	Utility	0		
10006	Box Elder	Acer negundo	8	Good	Utility	0		
10007	American Elm	Ulmus americana	9	Good	Utility	0		
10008	Black Cherry	Prunus serotina	19	Good	Utility	0		
10009	American Elm	Ulmus americana	6	Good	Remove	1		
10010	Shagbark Hickory	Carya ovata	8	Good	Utility	0		
10011	Sugar Maple	Acer saccharum	16	Good	Utility	0		
10012	Black Cherry	Prunus serotina	5	Good	Utility	0		
10013	Sugar Maple	Acer saccharum	13	Good	Utility	0		
10014	Black Cherry	Prunus serotina	42	Good	X	Utility	0	0
10015	Sugar Maple	Acer saccharum	11	Good	Utility	0		
10016	Black Cherry	Prunus serotina	27	Good	X	Utility	0	0
10017	Pin Cherry	Prunus pensylvanica	9	Good	Utility	0		
10018	Black Cherry	Prunus serotina	4	Good	Utility	0		
10019	American Elm	Ulmus americana	15	Good	Utility	0		
10020	Red Oak	Quercus rubra	8	Good	Utility	0		
10021	Black Cherry	Prunus serotina	7	Good	Utility	0		
10022	Red Oak	Quercus rubra	7	Good	Utility	0		
10023	Box Elder	Acer negundo	5	Good	Remove	1		
10024	Red Oak	Quercus rubra	10	Good	Utility	0		
10025	Black Cherry	Prunus serotina	27	Good	X	Utility	0	0
10026	Black Cherry	Prunus serotina	15	Good	Utility	0		
10027	Silver Maple	Acer saccharinum	16	Good	Utility	0		
10028	American Elm	Ulmus americana	5	Good	Remove	1		
10029	American Elm	Ulmus americana	11	Good	Save			
10030	Red Oak	Quercus rubra	11	Good	Save			
10031	Shagbark Hickory	Carya ovata	5	Good	Save			
10032	Black Cherry	Prunus serotina	19	Good	Save			
10033	White Oak	Quercus alba	12	Good	Save			
10034	Box Elder	Acer negundo	5	Good	Save			
10035	Box Elder	Acer negundo	6	Good	Save			
10036	American Elm	Ulmus americana	24	Good	Save			
10037	Box Elder	Acer negundo	5	Good	Save			
10038	Black Cherry	Prunus serotina	10	Good	Save			
10039	Black Cherry	Prunus serotina	10	Good	Save			
10040	Black Walnut	Juglans nigra	6	Good	Save			
10041	Box Elder	Acer negundo	5	Good	Save			
10042	Black Cherry	Prunus serotina	10	Good	Save			
10043	Sugar Maple	Acer saccharum	6	Good	Save			
10044	Black Cherry	Prunus serotina	5	Good	Save			
10045	White Oak	Quercus alba	9	Good	Remove	1		
10046	Black Cherry	Prunus serotina	15	Good	Remove	1		
10047	Eastern Cottonwood	Populus deltoides	24	Good	Remove	1		
10050	Black Cherry	Prunus serotina	12	Good	Sidewalk	0		
10052	Eastern Cottonwood	Populus deltoides	20	Good	Utility	0		
10053	Eastern Cottonwood	Populus deltoides	24	Good	Street	0		
10054	Eastern Cottonwood	Populus deltoides	12	Good	Street	0		
10055	Box Elder	Acer negundo	10	Good	Street	0		
10057	Black Walnut	Juglans nigra	16	Good	Utility	0		

Tag	Scientific Name	Common Name	DBH	Condition	Landmark	Status	Regulated Replacements	Landmark DBH Replacement
10058	Box Elder	Acer negundo	5	Good	Remove	1		
10059	Box Elder	Acer negundo	6	Good	Utility	0		
10060	Black Cherry	Prunus serotina	9	Good	Remove	1		
10061	Black Cherry	Prunus serotina	7	Good	Remove	1		
10062	Black Cherry	Prunus serotina	10	Good	Remove	1		
10063	Black Cherry	Prunus serotina	10	Good	Remove	1		
10064	Mulberry	Morus alba	5	Good	Remove	1		
10065	Box Elder	Acer negundo	5	Good	Remove	1		
10066	Box Elder	Acer negundo	5	Good	Remove	1		
10067	American Elm	Ulmus americana	6,6	Good	Remove	1		
10068	Box Elder	Acer negundo	6	Good	Remove	1		
10069	American Elm	Ulmus americana	5	Good	Remove	1		
10071	Black Cherry	Prunus serotina	18	Good	Remove	1		
10072	Box Elder	Acer negundo	6	Good	Utility	0		
10073	Box Elder	Acer negundo	12	Good	Sidewalk	0		
10074	Black Cherry	Prunus serotina	8	Good	Utility	0		
10075	Eastern Cottonwood	Populus deltoides	6,6	Good	Utility	0		
10076	Eastern Cottonwood	Populus deltoides	8	Good	Street	0		
10077	Eastern Cottonwood	Populus deltoides	12	Good	Street	0		
10078	Eastern Cottonwood	Populus deltoides	12	Good	Street	0		
10079	White Oak	Quercus alba	8	Good	Utility	0		
10080	Black Cherry	Prunus serotina	14	Good	Utility	0		
10081	White Oak	Quercus alba	8	Good	Utility	0		
10082	Black Cherry	Prunus serotina	5	Good	Remove	1		
10083	Black Cherry	Prunus serotina	5	Good	Remove	1		
10084	Eastern Cottonwood	Populus deltoides	6	Good	Utility	0		
10085	Eastern Cottonwood	Populus deltoides	12	Good	Utility	0		
10086	Black Cherry	Prunus serotina	6	Good	Save			
10087	American Elm	Ulmus americana	4	Good	Save			
10088	Black Cherry	Prunus serotina	6	Good	Save			
10089	Pin Oak	Quercus palustris	8	Good	Save			
10090	Black Cherry	Prunus serotina	6	Good	Save			
10091	Shagbark Hickory	Carya ovata	8	Good	Save			
10093	Black Cherry	Prunus serotina	9	Good	Save			
10095	Black Cherry	Prunus serotina	4	Good	Save			
10096	Green Ash	Fraxinus pennsylvanica	5	Good	Envelope	0		
10097	Black Cherry	Prunus serotina	4	Good	Envelope	0		
10098	American Elm	Ulmus americana	5	Good	Envelope	0		
10099	Eastern Red Cedar	Juniperus virginiana	8	Good	Utility	0		
10100	Green Ash	Fraxinus pennsylvanica	5	Good	Street	0		
10101	Trembling Aspen	Populus tremuloides	5	Good	Street	0		
10102	Black Cherry	Prunus serotina	4	Good	Remove	1		
10103	American Elm	Ulmus americana	6	Good	Remove	1		
10104	Northern White Cedar	Thuja occidentalis	6,6,6	Good	Remove	1		
10105	Black Cherry	Prunus serotina	6	Good	Envelope	0		
10106	Black Cherry	Prunus serotina	6	Good	Envelope	0		
10107	Black Cherry	Prunus serotina	6	Good	Envelope	0		
10108	Black Cherry	Prunus serotina	6	Good	Remove	1		
10109	Black Cherry	Prunus serotina	10	Good	Utility	0		
10110	Black Cherry	Prunus serotina	5,5	Good	Utility	0		
10111	Black Cherry	Prunus serotina	4	Good	Envelope	0		
10112	Black Cherry	Prunus serotina	6	Good	Remove	1		
10113	Black Cherry	Prunus serotina	5,5	Good	Remove	1		

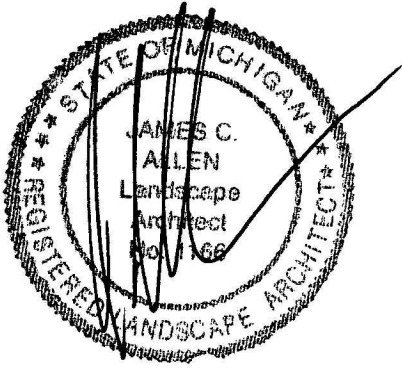
Tag	Scientific Name	Common Name	DBH	Condition	Landmark	Status	Regulated Replacements	Landmark DBH Replacement
10114	Black Cherry	Prunus serotina	8	Good	Envelope	0		
10115	Black Cherry	Prunus serotina	6	Good	Remove	1		
10116	Black Cherry	Prunus serotina	6,6	Good	Envelope	0		
10117	Black Cherry	Prunus serotina	4	Good	Envelope	0		
10118	White Oak	Quercus alba	6	Good	Envelope	0		
10119	Black Cherry	Prunus serotina	7	Good	Remove	1		
10121	Black Cherry	Prunus serotina	5	Good	Remove	1		
10122	Black Cherry	Prunus serotina	7	Good	Remove	1		
10123	Black Cherry	Prunus serotina	9	Good	Remove	1		
10124	Black Cherry	Prunus serotina	5	Good	Remove	1		
10125	Black Cherry	Prunus serotina	5	Good	Envelope	0		
10126	Black Cherry	Prunus serotina	6	Good	Envelope	0		
10127	Black Cherry	Prunus serotina	5	Good	Envelope	0		
10129	Black Cherry	Prunus serotina	6	Good	Remove	1		
10130	American Elm	Ulmus americana	6	Good	Remove	1		
10131	Eastern Cottonwood	Populus deltoides	12	Good	Utility	0		
10132	Scotch Pine	Pinus sylvestris	6	Good	Street	0		
10133	Scotch Pine	Pinus sylvestris	5	Good	Remove	1		
10134	Scotch Pine	Pinus sylvestris	4	Good	Remove	1		
10135	Scotch Pine	Pinus sylvestris	6	Good	Remove	1		
Requirement Replacements							37	

Woodland Summary

Total Trees	126 Trees
Regulated Trees Removed	37 Trees
Regulated Trees Replacement	37 Trees
Landmark DBH Removed	0
Total Replacement Required	37 Trees, 2.0" Deciduous or 6' Evergreen

Legend

Detention Drive	Tree is Located within a Detention Pond and is Exempt.
Envelope	Tree is Located within a Driveway and is Exempt.
Landmark	Tree is Located within a Building Envelope and is Exempt.
Landmark EX	Tree Designated at Landmark Status per Ordinance Sec. 27.12(L)
Remove	Tree Recommended for Replacement Exemption due to Very Poor or Dead Condition.
Sidewalk	Tree is Removed and will be Replaced.
Street	Tree is Located within a Sidewalk.
Utility	Tree is Located within a Street and is Exempt.
Very Poor	Tree is Located Over a Utility and is Exempt.
Tree Inventory Performed by Seiber Keast Lehner	Tree Recommended for Replacement Exemption per Ordinance Sec. 27.12(D)§
"X" Denotes Removed Tree	



Seal:

Title:

Landscape Details

Project:

Waldon Reserve
Orion Township, Michigan

Prepared for:

AP Builders
21 East Long Lake, Suite 215
Bloomfield Hills, Michigan 48304

Revision:

Submission

Issued:

July 14, 2022

Job Number:

22-052

Drawn By:

jca/emj

Checked By:

jca

Sheet No.

L-3

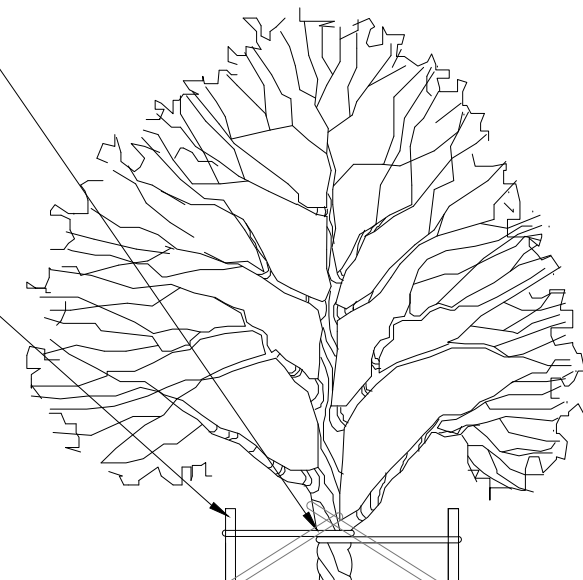
NOTE:
GUY DECIDUOUS TREES ABOVE
3" CAL. STAKE DECIDUOUS
TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 18" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDDED HARDWOOD BARK.
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. PULL ANY
ROOT BALL DIRT EXTENDING
ABOVE THE ROOT FLARE AWAY
FROM THE TRUNK SO THE ROOT
FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER
REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 6" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNSIGHTLY OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE:
AMEND SOILS PER SITE
CONDITIONS AND
REQUIREMENTS OF THE
PLANT MATERIAL.
REMOVE EXCESS DIRT
FROM ROOT FLARE.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

TREE PIT = 3 x
ROOTBALL WIDTH

4"

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

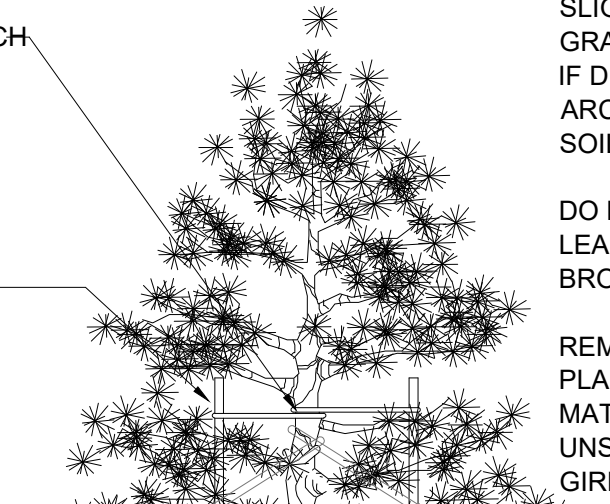
NOTE:
GUY EVERGREEN TREES ABOVE
12' HEIGHT. STAKE EVERGREEN
TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
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REMOVE AFTER ONE YEAR.

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STAKES A MIN. 18" INTO
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NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. PULL ANY
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ABOVE THE ROOT FLARE AWAY
FROM THE TRUNK SO THE ROOT
FLARE IS EXPOSED TO AIR.

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PLANTING MIXTURE:
AMEND SOILS PER SITE
CONDITIONS AND
REQUIREMENTS OF
THE PLANT MATERIAL.
REMOVE EXCESS DIRT
FROM ROOT FLARE.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

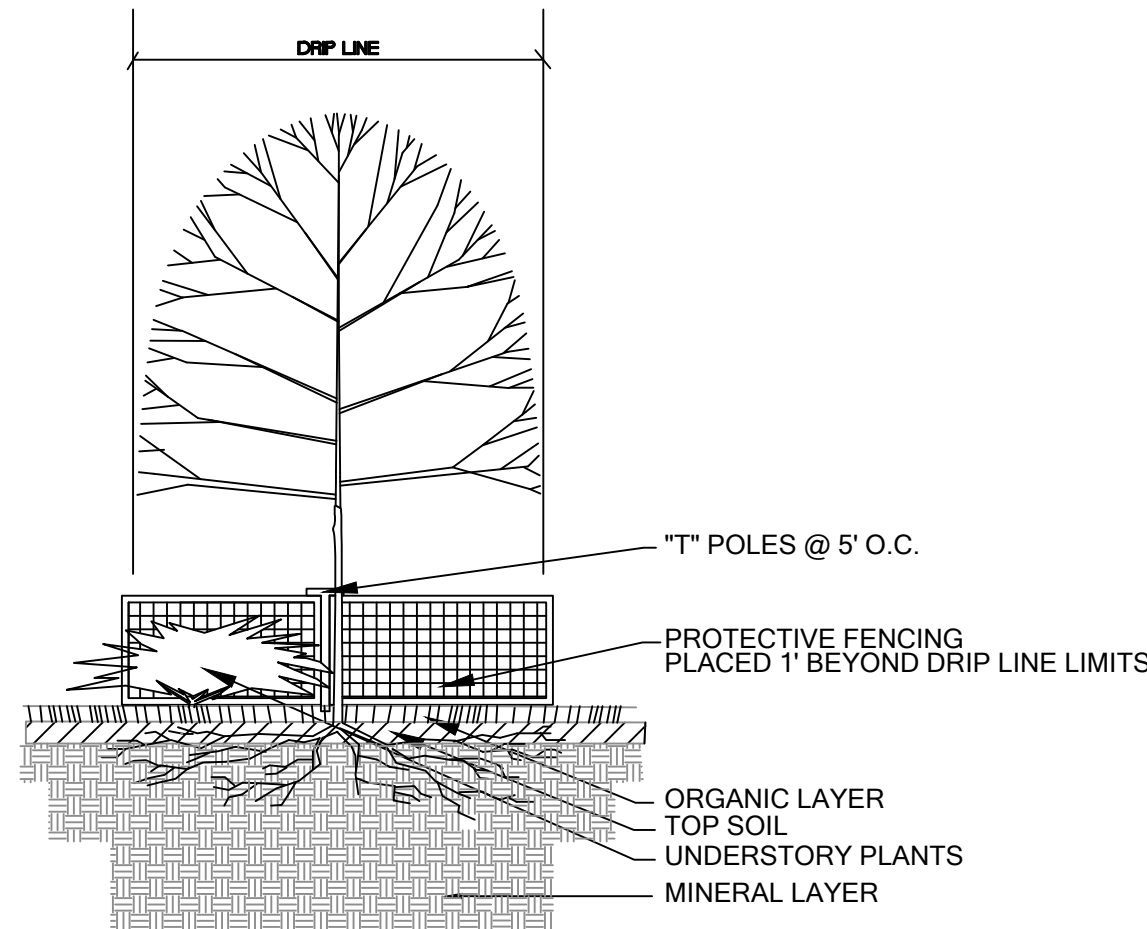
TREE PIT = 3 x
ROOTBALL WIDTH

4"

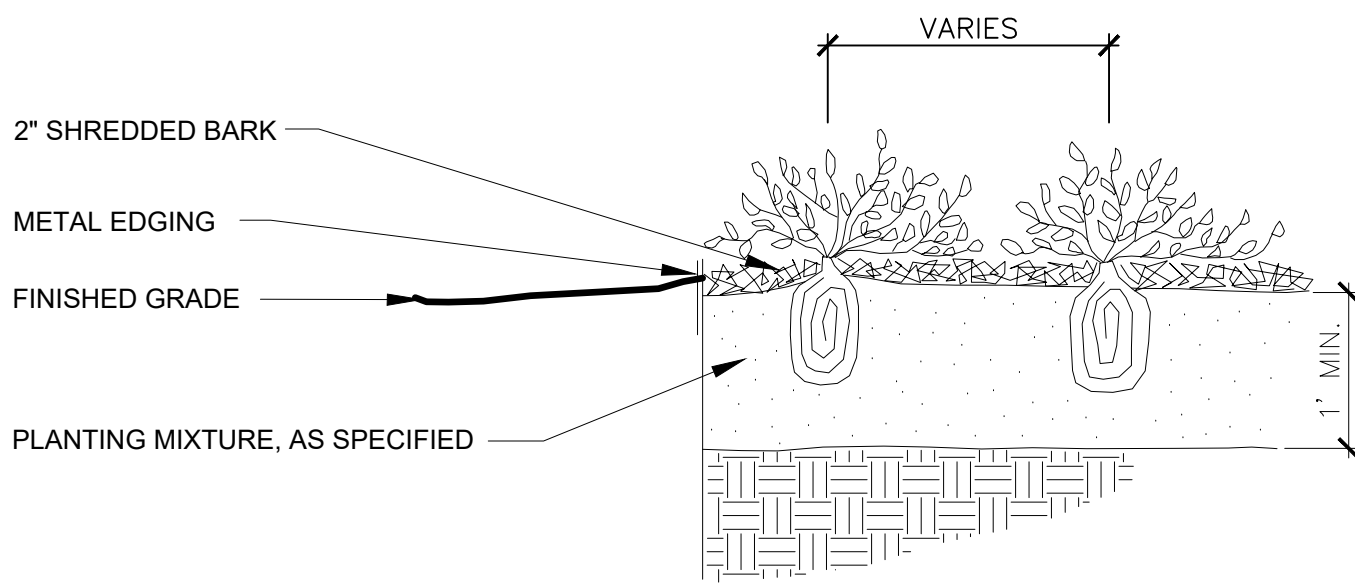
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

TREE PROTECTION DETAIL

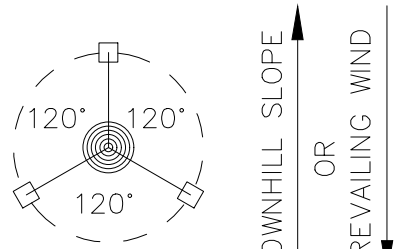


1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the Township.
4. Fencing Shall be Erected Prior to Construction. The Township Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the Township.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
 - a. No Solvents or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
7. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
8. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.



PERENNIAL PLANTING DETAIL

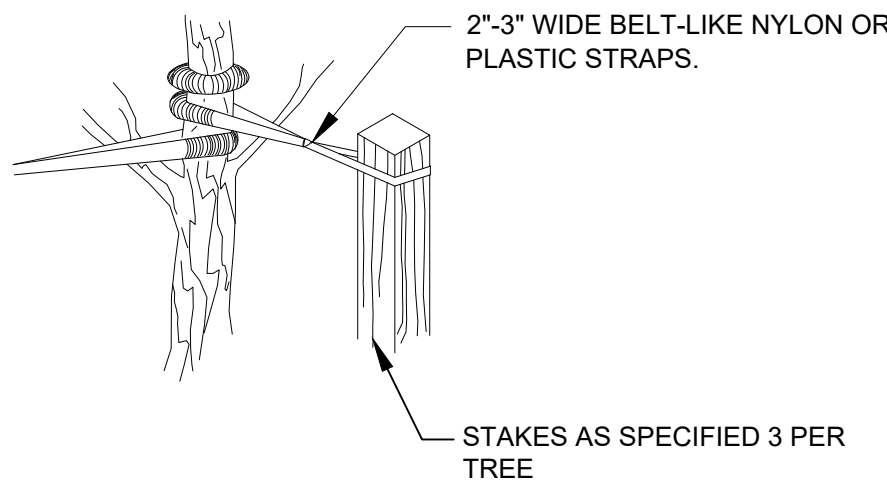
Not to scale



STAKING/GUYING LOCATION

NOTE:
ORIENT STAKING/GUYING TO PREVAILING
WINDS, EXCEPT ON SLOPES GREATER
THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING
ORIENTATION FOR ALL PLANTS WITHIN
EACH GROUPING OR AREA



STAKING DETAIL

GUYING DETAIL

TREE STAKING DETAIL

Not to scale



RECEIVED
AUG 8 2022
Orion Township
Planning & Zoning



August 8, 2022

Scott Reynolds, Planning Commission Chairperson
CHARTER TOWNSHIP OF ORION
2323 Joslyn Road
Lake Orion, MI 48360

RE: Waldon Reserve, PC-2021-037
Site Plan Review #1

Received: July 21, 2022, by Orion Township

Dear Mr. Reynolds:

We have completed our review of Waldon Reserve plan set. The plans were prepared by Seiber Keast Lehner, Inc. and were reviewed with respect to the Township's Zoning Ordinance, No. 78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance, No. 139, and the Township's Engineering Standards.

EXISTING SITE CONDITIONS:

The site is located along the south side of Waldon Road, west of M-24 and east of Giddings Rd. within Section 27 of the Charter Township of Orion. The site is zoned Single Family Residential (R-2) and bound by parcels to the north, east, and west of the property zoned Single Family Residential (R-2), and parcels to the south of the property zoned Industrial Park (IP).

The site is currently comprised of one parcel with the addresses of 625 Waldon Rd. It appears recent demolition of the one-story house, pole barn, asphalt driveway, wooden deck, fencing and existing retaining walls have taken place since the topographic survey was prepared.

The applicant is proposing to construct 18 site condominium units along a proposed, un-named public roadway with a 60 ft right-of-way. The proposed roadway is shown as a continuation of the existing Waldon Ridge Dr. and thereby creating a looped connection onto Waldon Rd. There is a proposed detention basin and a portion of proposed 121 linear feet of wetland enclosure.

WATER MAIN AND SANITARY SEWER:

There is an existing 16-inch water main along the south side of Waldon Rd. The applicant is proposing to construct a 12-inch water main extending from Waldon Rd and completing the loop at the end of Waldon Ridge Dr. to service the proposed residential units that will be located on the west side of the proposed public drive. The water main is proposed within a 12 ft wide exclusive easement.

There is an existing 24-inch sanitary sewer along the north side of Waldon Rd. The applicant proposes to extend 8-inch sanitary sewer to the site along the east side of the roadway. The sanitary sewer is proposed within a 20 ft wide



exclusive easement. The Township sanitary sewer system appears to have sufficient capacity to serve the proposed development.

As required, a separate 10 ft wide franchise utility easement has been provided running parallel to but not overlapping with the sanitary sewer easement.

STORMWATER MANAGEMENT:

The Topographic Survey for the site includes existing spot grades and one-foot contours on the plans. In general, it appears that the existing site drains toward the north, with the wetlands being the lowest spot. The existing wetlands are located nearly central to the residential parcels, just south of lots 6 and 15, these wetlands appear to drain to the west parcel line where an existing ditch is present. Surface water currently infiltrates at local low points within the site if it isn't carried through the ditch.

Preliminary detention calculations have been provided based on the recently adopted stormwater standards. The calculations generally appear acceptable but will be reviewed in more detail at engineering.

A pre-development and post-development drainage area map will be required at engineering. It appears that the drainage pattern is being maintained based on the information provided. The outlet/discharge point for the detention basin may need to be relocated as it currently appears proposed to outlet directly adjacent to an existing retaining wall on the north side of Waldon Rd.

PAVING/GRADING:

Pavement slopes are to remain between 1% and 6% for drive areas, and between 1% and 4% for parking areas.

Existing grades were provided via 1-foot contours and spot grades on the Topographic Survey for the site. Site access will remain along Waldon Rd. and there is also a proposed connection to the existing roadway of Waldon Ridge Dr.

The high point on site appears to be in the southern portion of the site at an elevation of roughly 997. The wetland area appears to be at an elevation of 985 and appears to be the lowest point on site. Geotechnical investigation information has not been provided within this submittal but shall be used determine whether infiltration is feasible for the site. If infiltration is not feasible, this shall be specified on the plans.

Proposed grades were provided via 1-foot contours and some spot grades for the site. The applicant appears to be proposing maximum slopes of 1:3 to meet existing grades at the site border. The proposed grades were provided via finish floor grades, rim grades, and some centerline grades throughout the road. It appears there are no retaining walls proposed on the site.

TRAFFIC & CIRCULATION:

Proposed access to the development includes one (1) newly proposed two-way entrance and connection to the existing roadway of Waldon Ridge Dr. The existing roadway has one (1) two-way entrance from Waldon Rd.; therefore, residents will have access through two (2) two-way entrances once construction is completed. All work within the Waldon Rd. right-of-way will require permit approval from the RCOC.

The proposed public roadway appears to be 27-foot-wide back of curb to back of curb meeting RCOC's standards. The pavement cross section proposed is 4 inches of HMA over 8 inches of aggregate meeting Township standards. A cross section for the safety path was provided but will need to be modified at engineering to meet Township



standards. The drive aisles appear to be sufficient for the Orion Township Fire Truck. The applicant shall overlay a turning template at the next submittal for the Orion Township Fire Apparatus.

Internal 5-ft wide sidewalks appear to be provided along both sides of the proposed roadway. The applicant is also proposing an 8-foot-wide pathway along the frontage of the site.

Sign locations are not included and will be required, these will include stop signs, pedestrian signs, speed limits signs, etc.

LANDSCAPING:

A Landscape Plan was submitted with the site plan. The applicant shall ensure that tree locations will not impact utilities, retaining walls, or any other site features. The proposed utility easements are underlain on the Landscape Plan, and it appears trees are within the easements. Trees appear to be proposed are far from utilities as possible.

NATURAL FEATURES:

Wetlands:

There are existing wetlands on-site for which the applicant has applied for a permit from both EGLE and the Township for minor impacts. Our review of the application is provided under separate cover.

Woodlands:

A tree survey, with table indicating tree characteristics and removal intentions is included in the plan set. Landmark trees have been identified but are missing from the replacement calculations. We defer to the planner for further review.

MASTER DEED:

A draft copy of the Master Deed and Condominium Bylaws have been provided to this office for review. The Master Deed will need to be revised to clarify storm sewer and detention systems will be privately owned and maintained by the HOA. In addition, the HOA will be responsible for the water and sewer leads beyond the main. We defer further review of the Master Deed and Bylaws to the Township Attorney.

CONCLUSION:

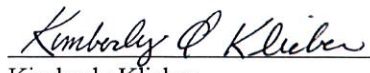
In our opinion, the site plan as submitted is in substantial compliance with the Township's ordinances and engineering standards. We ask that any approval include the following:

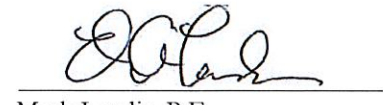
1. The engineering plan, designed in accordance with Zoning Ordinance No. 78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance No. 139, and the Township's Engineering Standards shall be submitted to the Township for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.



The applicant should note the Township may require performance bonds, fees, and/or escrows for a preconstruction meeting and necessary inspections. Please feel free to contact us with any questions at (248) 751-3100 or mark.landis@ohm-advisors.com.

Sincerely,
OHM Advisors


Kimberly Klieber
Project Engineer


Mark Landis, P.E.
Project Manager

cc: Chris Barnett, Township Supervisor
David Goodloe, Building Official
Jeff Stout, Director of Public Services
Tammy Girling, Director of Planning and Zoning
Lynn Harrison, Planning and Zoning Coordinator
Jeff Williams, Township Fire Marshal
Bill Basigkow, Water and Sewer Superintendent
Steve Perlman, AP Builders
Jason Emerine, PE, Seiber Keast Lehner, Inc.
File

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ARCHITECTS. ENGINEERS. PLANNERS.



August 5, 2022

Scott Reynolds
Planning Commission Chairperson
CHARTER TOWNSHIP OF ORION
2323 Joslyn Road
Lake Orion, MI 48360

RECEIVED
AUG 5 2022
Orion Township
Planning & Zoning

RE: Waldon Reserve Site Condominium– PC-2022-30
Wetland Review

Received: July 21, 2022 by Orion Township

Dear Mr. Reynolds:

We have completed the first review for the Waldon Reserve Wetland submittal. Wetlands on this site are shown on plans prepared by Seiber Keast Lehner Engineering. The EGLE/USACE Joint Permit Application was utilized for the township wetland permit application and was included in the submittal. The wetland inspection and permit application were completed by Barr Engineering. The application was reviewed with respect to the Township's Wetlands Protection Ordinance, No. 107.

EXISTING SITE CONDITIONS:

The proposed site is located on the south side of Waldon Rd. in the NE quadrant of Section 27 of the Charter Township of Orion. From our site visit on July 28, 2022, we were able to generally confirm the location of the wetlands as depicted on the plans and in the wetland report.

Wetland A – see below: Wetland A is recognized as the wetland in the southwest corner of the property (represented as 0.14 acres on site per wetland permit application). The Michigan Department of Environment, Great Lakes, and Energy (EGLE) mapping system locates Wetland A in concurrence with the submitted wetland permit application. The National Wetlands Inventory (NWI) map identifies Wetland A, although it is not shown on the map to be within the boundary of the site. The EGLE map identifies Wetland A as an Emergent Wetland with Hydric Soils. The Natural Resources Conservation Service (NRCS) Soil Survey map appears to identify Wetland A soils to be Houghton and Adrian Mucks (27). In our opinion Wetland A is an EGLE regulated wetland as it is contiguous with a larger wetland network and ultimately Lower Trout Lake. These wetlands are also regulated by the Township per Ordinance.

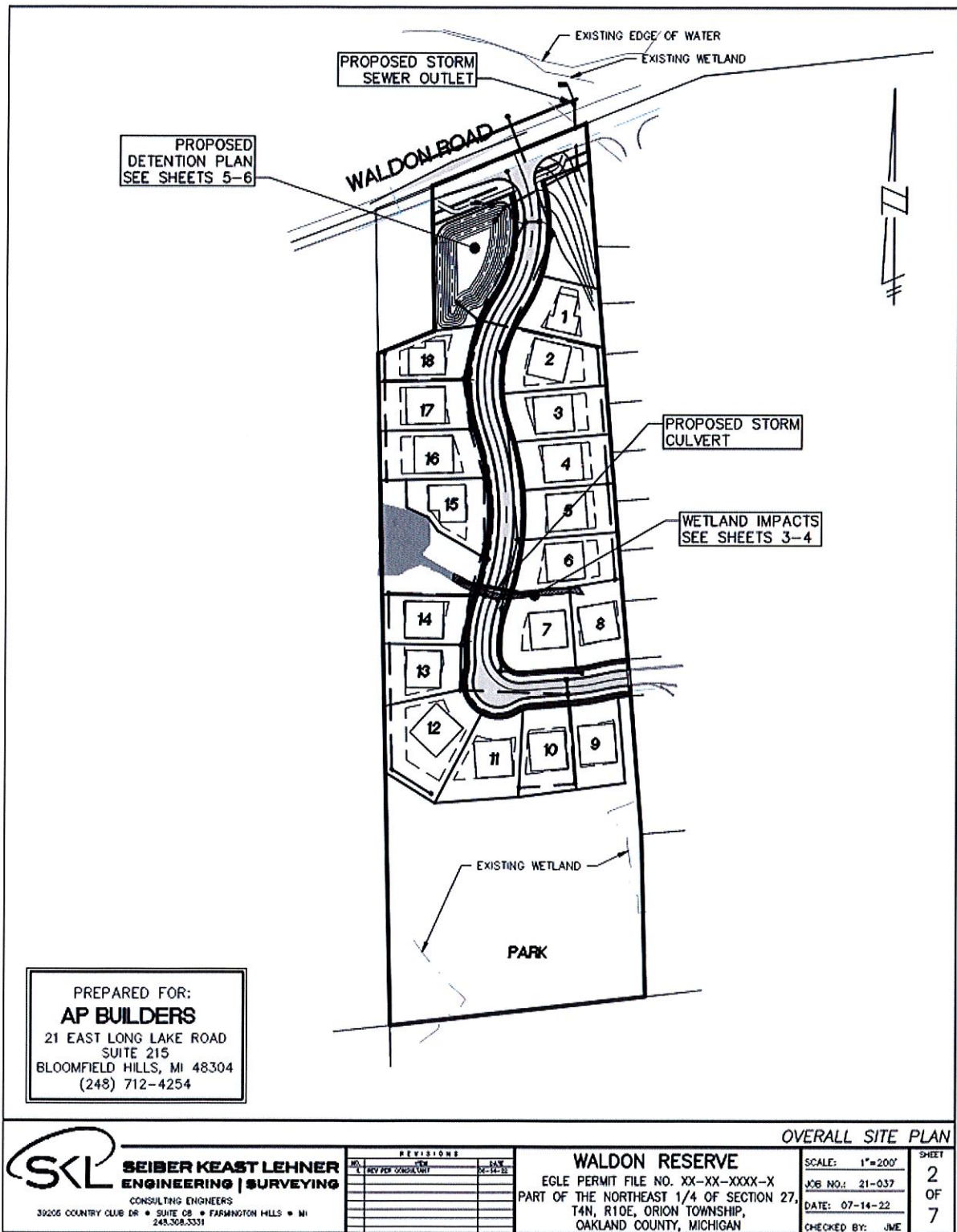
Wetland B – see below: Wetland B is located in the southeast corner of the parcel in the ITC corridor (represented as 0.07 acres on site per wetland permit application). This wetland does not appear to be included in either the NWI or EGLE mapping systems. NRCS Soil Survey Map appears to identify Wetland B soils as Fox Sandy Loam, Till Plain, 2 to 6 Percent Slopes (18B) and Fox Sandy Loam, Huron Lobe, 6 to 12 Percent Slopes (18C). According to NRCS, these are typically well drained soils. However, during the field visit we were able to confirm that the low area appears to be poorly drained and the vegetation differs from the surrounding upland area. These observations are consistent with Barr Engineering's soil and vegetation survey within this wetland. In our opinion, Wetland B is

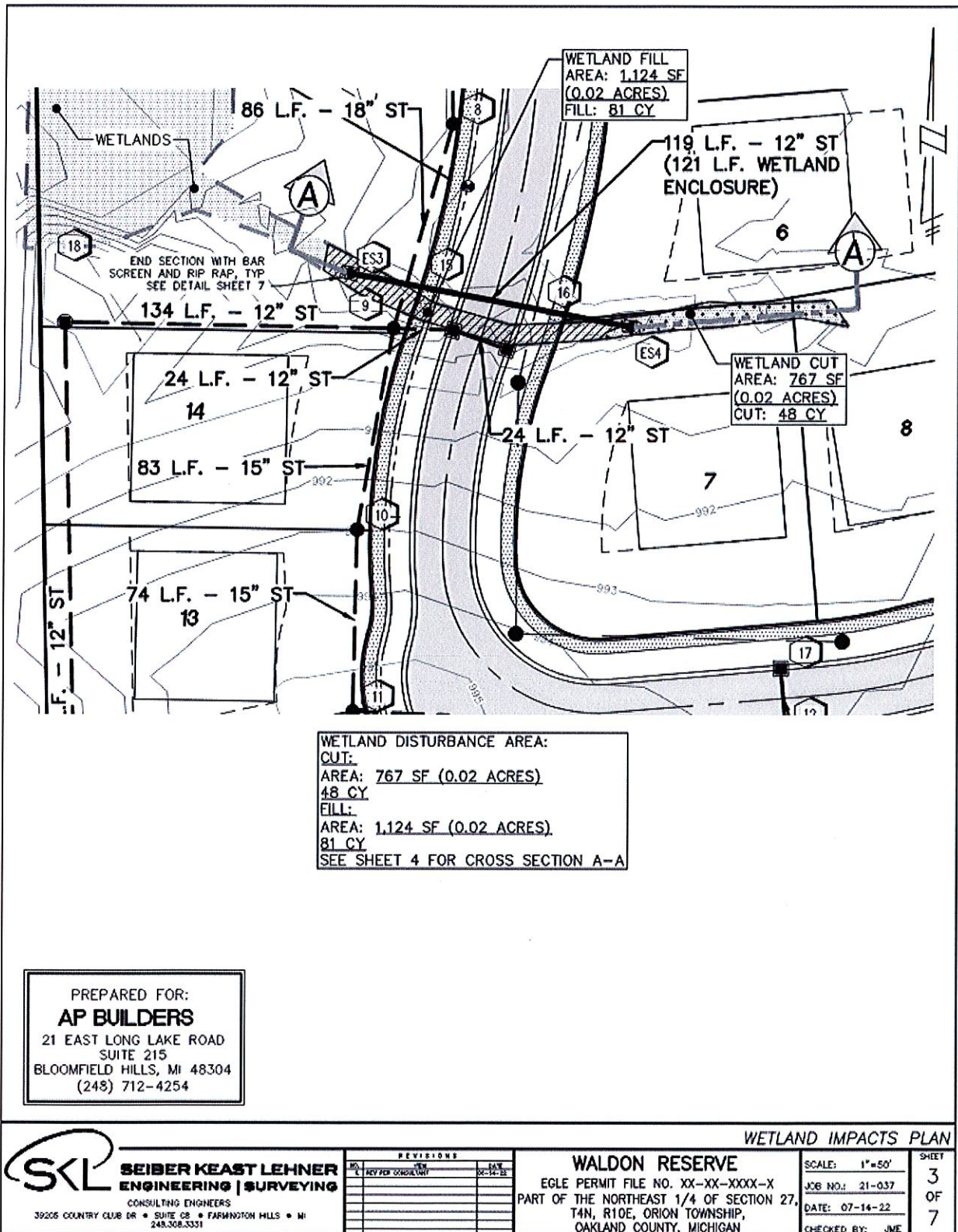
not regulated by EGLE. These wetlands are regulated by the Township per Ordinance as they provide flood and storm control via storage capacity of the wetlands.

Wetland C – see below: Wetland C is recognized as the wetland in the central portion of the property (represented as 0.23 acres on site per wetland permit application). This wetland does not appear to be included in either the NWI or EGLE mapping systems. NRCS Soil Survey Map appears to identify Wetland C soils as Matherson Sandy Loam, 0 to 3 Percent Slopes (54A). No standing water was present at the time of our visit. However, the soil was saturated and there were visual indicators that suggest the area floods frequently and possibly for much of the year. These observations are consistent with Barr Engineering's soil survey in this wetland. Based on the preapplication meeting letter from EGLE, it appears Wetland C is regulated by EGLE. These wetlands are also regulated by the Township per Ordinance as they provide flood and storm control via storage capacity of the wetlands.

Wetland D – see below: Wetland D is recognized as the wetland off site north of the property (size not quantified on plans per wetland permit application). Wetland D appears to be a large wetland on the north side of Waldon Rd. that is identified on both the NWI and EGLE mapping systems. The NWI map identifies Wetland D as Freshwater Forested/Shrub Wetland and describes it as: Palustrine, Forested, Broad-Leaved Deciduous, and Seasonally Flooded (PFO1C). The EGLE map identifies Wetland D as Forested and Lowland Hardwood Wetlands with hydric soils. The NRCS Soil Survey Map appears to identify Wetland D soils to be Houghton and Adrian Mucks (27) and Fox Sandy Loam, Till Plain, 2 to 6 Percent Slopes (18B). In our opinion, Wetland D is an EGLE regulated wetland as it is contiguous to a larger network of existing wetlands and ultimately Lower Trout Lake. These wetlands are also regulated by the Township per Ordinance.









Wetland A- Looking Southwest from upland forested area



Wetland B- Looking east



Wetland C- Looking North



Wetland D- Looking Northward, steep slope downward

IMPACT OF THE PROPOSED PROJECT ON THE WETLANDS:

Impact Area – Wetland A & B:

The applicant does not propose any impacts to Wetlands A or B since they are both outside the proposed disturbance limits on site.

Impact Area – Wetland C:

The applicant is proposing to install 119-ft of 12-inch wetland equalizer culvert underneath the proposed roadway to allow the western and eastern portions of Wetland C to remain connected. It is proposed to cut approximately 48-cyd of Wetland C to the east of the proposed roadway and to fill approximately 81-cyd of Wetland C underneath the roadway. The overall disruption of the wetland is approximately 1,891-sf, (0.04 acres).

Impact Area – Wetland D:

The applicant is proposing to create a new stormwater detention basin outlet that will cross under Waldon Rd. through an 18-inch pipe and outlet into Wetland D. No impacts are proposed, however the location of the outlet pipe may need to be adjusted during engineering to avoid scour at the existing retaining wall along the north side of Waldon Rd.

Proposed Mitigation:

No mitigation has been proposed for the project by the applicant.

Per the Ordinance, the wetland application shall not be approved unless the following exist:

1. The action or use is not likely to or will not pollute, impair, or destroy a wetland. *In our opinion, the proposed minor impacts to the overall wetlands will not have long term negative effect and therefore can be approved.*
2. There are no feasible or prudent alternatives to the proposed action. *In our opinion, the proposed land use is consistent with the zoning of the property and the proposed minor impacts are consistent with typical developments to provide the required road access, utility networks, and storm water management.*
3. The approval is consistent with public interest, in light of the stated purposes of this Ordinance. *Based on the above findings, it is our opinion the requirements of the Wetlands Protection Ordinance are being met. The applicant is providing the required storm water management facilities and impacting the least amount of wetland area possible given the location of the improvements.*

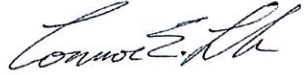
CONCLUSION:

In our opinion, the wetlands submittal for the Waldon Reserve Condominium project is in substantial compliance with the Township's Wetlands Protection Ordinance.

Please note the soil erosion and sediment control measures will be reviewed during the engineering review phase to ensure that the wetlands are protected from adjacent construction practices. Further measures such as multiple rows of silt fence, outlet filters, and vegetative buffers may be required as part of that review.

Please feel free to contact us with any questions at (248) 751-3114 or connor.lamb@ohm-advisors.com

Sincerely,
OHM Advisors



Connor Lamb
Engineer



Mark A. Landis, P.E.
Project Manager

cc: Chris Barnett, Township Supervisor
David Goodloe, Building Official
Jeff Stout, Director of Public Services
Tammy Girling, Director of Planning and Zoning
Lynn Harrison, Planning and Zoning Coordinator
Steve Perlman, AP Builders
Jeff King, Barr Engineering

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Wetland_Review.docx



Charter Township of Orion

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

RECEIVED

AUG 4 2022

Orion Township
Planning & Zoning

To: Planning Commission/Planning & Zoning Director
From: Jeff Williams, Fire Marshal
Re: PC-2022-30 Waldon Reserve Site Condominium Wetland and Site Plan
Date: 8/4/2022

The Orion Township Fire Department has completed its review of Application PC-2022-30 for the limited purpose of compliance with Charter Township of Orion Ordinance's, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendation:

☒ Approved
☐ Approved with Comments (See below)
☐ Not approved

Comments: None

This approval is limited to the application and materials reviewed which at this time do not raise a specific concern with regard to location and/or impact on health and safety. However, the approval is conditioned upon the applicant providing sufficient additional information at time of building permit application that includes data or documents, confirming full compliance with all applicable building codes, fire codes and Township Ordinances.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.

Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal
Orion Township Fire Department

RECEIVED

AUG 9 2022

giffels
webster

August 9, 2022

Orion Township Planning Commission
2525 Joslyn Road
Lake Orion, MI, 48360

Orion Township
Planning & Zoning

Site Plan Review no. 1

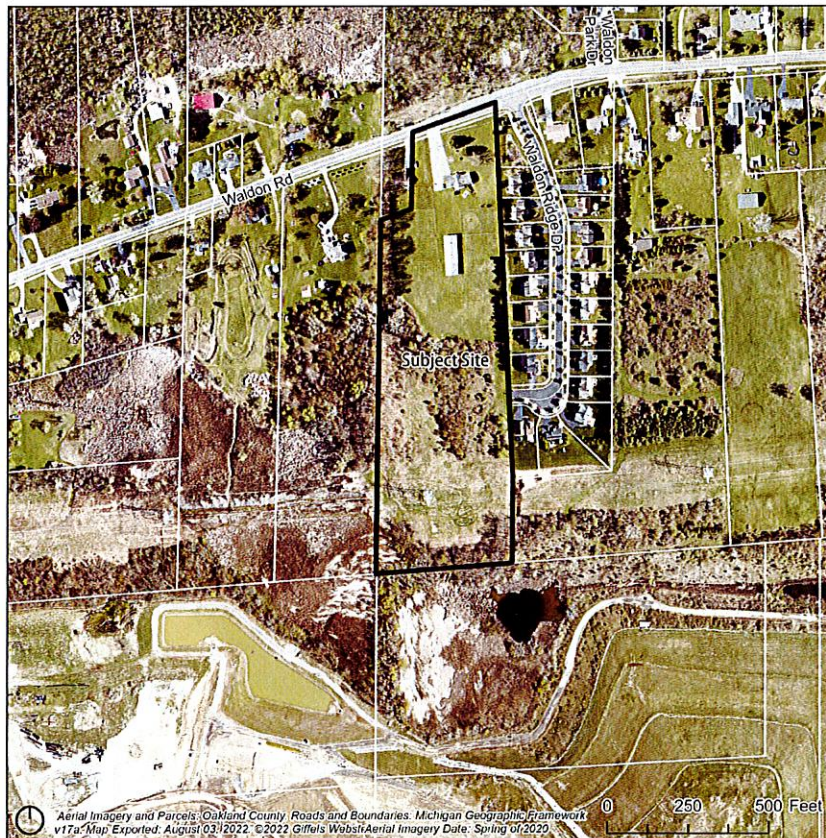
Waldon Reserve Site Condominium

Case Number: PC-22-30
Address: 625 Waldon Road
Parcel ID: 09-27-276-038
Area: 11.86 acres
Applicant: Waldon Reserve Dev., LLC

Plan Date: 7/21/2022
Zoning: R-2 Single-Family
Reviewer: Eric Pietsch
Rod Arroyo, AICP

Dear Planning Commission Members:

We have reviewed the above application and site plan, landscape plan, and tree survey and a summary of our findings is below. Items in **bold** require specific action by the Planning Commission. Items in *italics* can be addressed administratively.



SUMMARY

The site is located on the south side of Waldon Road, west of Lapeer and east of Giddings Roads. The 11.86-acre site consists of one parcel zoned R-2 Single-family Residential. Access to the proposed, detached, 18 units will be provided from a new internal public road. This new road will connect to Waldon Road and to an adjacent stub street (Waldon Ridge Court), which is part of Waldon Ridge Subdivision. Once complete, the street will form a loop and provide access to a total of 38 single-family, detached units. A new park is proposed along the south property line, which is an area that consists of utility easements and electric transmission lines (see aerial imagery). There are three wetland areas on the site and a detention basin is proposed at the northwest corner of the site along Waldon Road.

SUMMARY OF REVIEW

Revisions & Additional Information

All minimum requirements for site plan review and approval subject to Sec. 30.01, including:

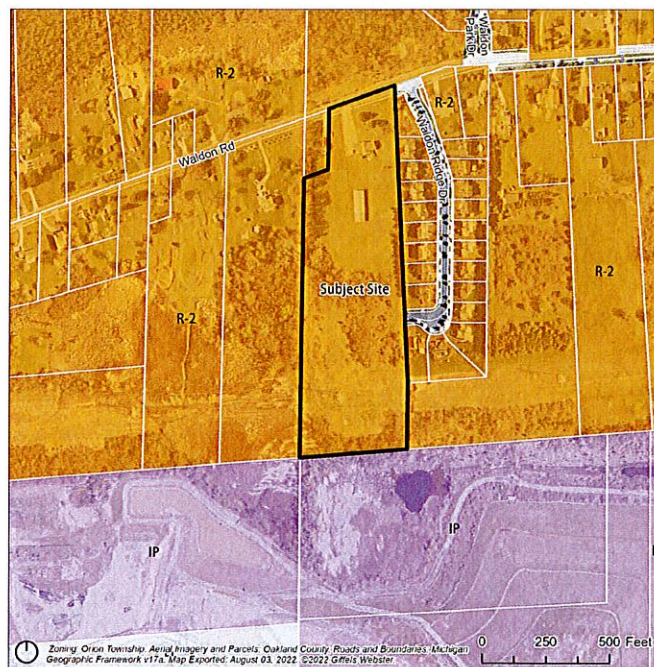
1. Several individual unit standards will require review at the time of individual building permit review.
2. Applicant needs to address method of irrigation proposed for common area, street right-of-way, and individual units.
3. Three landmark trees are being removed and shall be replaced (96 inches) even though they are in a development area. Landscape Plan shall reflect this change.

Waiver

1. The applicant requests a Planning Commission waiver to encroach within the 25' wetland buffer on Lot 15. See engineer's review of wetland quality for more information.

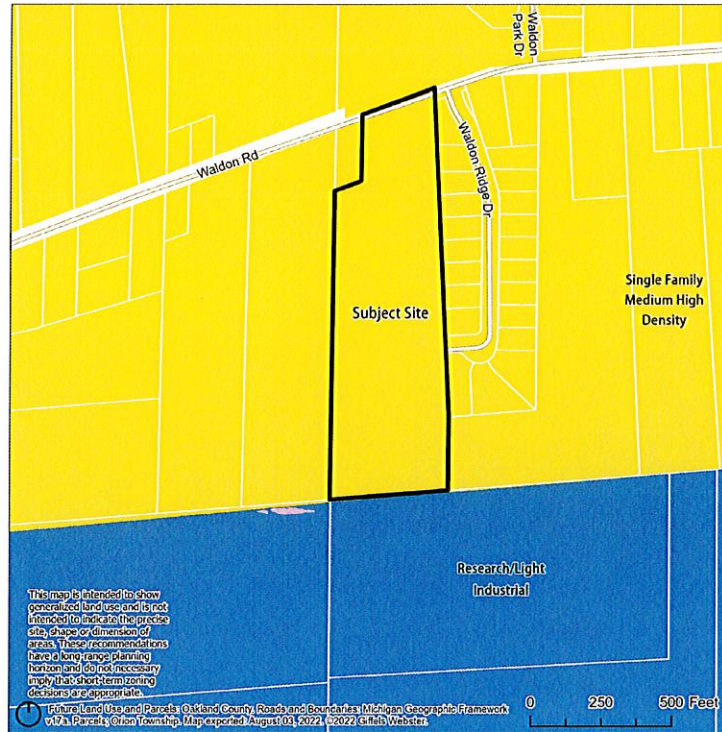
Existing Conditions

Zoning (R-2 Single-Family Residential)



Master Plan

Future Land Use (Single-Family Medium High Density)



30.01.G.2. Site Condominium and Condominium Project Regulations.

- a. Each condominium lot shall be located within a zoning district that permits the proposed use.
The R-2 district permits condominium developments.
- b. For the purposes of this Chapter, each condo. lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning dist. in which it is located (R-2), and the provisions of any other statutes, laws, ordinances, and/or regulations applicable to lots in subdivisions.
- c. In the case of a condominium containing single-family detached dwelling units, not more than 1 dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use. Required yards shall be measured from the boundaries of a condominium lot.
Each of the 18 proposed condominium lots will consist of 1 detached, single-family dwelling unit.
- d. Each condominium lot shall front on and have direct access to a public street, or a private street approved by the Planning Commission. An approved private street shall comply with the same standards for public subdivision streets as established and in accordance with the Charter Township of Orion engineering standards and Ordinance 60 (Land Division and Private Roads).
The proposed right-of-way is a 60-foot-wide public street which shall be reviewed for compliance by the Township Engineer.

- e. All condominium project plans shall conform to the plan preparation requirements, design, layout, and improvement standards, as established by the Township as contained within the Charter Township of Orion Subdivision Regulations, Ordinance 27.

30.01.G.3. Site Plan Approval Requirements. Approval of the site plan and approval of the site plan and condominium documents by the Planning Commission shall be required as a condition to the right to construct, expand, or convert a site condominium project. No permits for erosion control, building construction, grading, or installation of public water or sanitary sewerage facilities shall be issued for property in a site condominium development until a site plan has been approved by the Planning Commission and is in effect.

30.01.E. Application Data Requirements. The following data shall be included with, and as part of, the site plan submitted for review and approval:

2. Detailed Information. The following information shall be included on all site plans, where applicable:

b. Site data. Provided as required. *The proposed location of access drives and on-site driveways is typically reviewed with individual building plans.*

c. Building and structure details. *This information is typically reviewed at the time of individual building permitting.*

d. Information concerning utilities, drainage, and related matters. Provided, subject to engineering review, with one requested waiver:

- 8) Indication of applicability and compliance with requirements of Orion Township Wetlands Protection Ordinance No. 107.

The applicant requests a waiver from the Planning Commission to encroach within the 25' wetland buffer on Lot 15.

Zoning Ordinance Compliance Tables

6.04 Area and Bulk Requirements (R-2).

	R-1	R-2	R-3
Minimum Lot Area	14,000 sq. ft.	10,800 sq. ft.*	8,400 sq. ft.*
Minimum Width of Lot	100 ft.	80 ft.	70 ft.
Minimum Lot Setbacks (in feet)			
Front Yard**	40 ft.	35 ft.	30 ft.
Each Side Yard***	10 ft.	10 ft.	10 ft.
Rear Yard	35 ft.	35 ft.	35 ft.
Minimum Floor Area/Unit	1,320 sq. ft.	1,080 sq. ft.	960 sq. ft.
Maximum Lot Coverage	25%		
Total Maximum Floor Area of All Accessory Buildings	See Section 27.02, A, 8		
Height of Structures	30 ft.	30 ft.	30 ft.
<p>*In those instances where public sewers are not provided, a minimum lot area of 12,500 sq. ft. shall be provided. ** Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures. *** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.</p>			

- 1) **Minimum Lot Area:** Area of units range in size from 10,823 square feet to 19,178 square feet.
 - 2) **Minimum Lot Width:** Unit widths range in size from 80.00 lineal feet to 120.59 lineal feet.
 - 3) **Minimum Lot Setbacks:** The site plan includes a Lot Typical diagram demonstrating setback compliance of all 18 units.
 - 4) **Maximum Lot Coverage:** Maximum lot coverage shall not to exceed 25% for each unit.
 - 5) **Maximum Floor Area of Attached Garages:** Plans shall identify the square footages of any accessory building (garage) on each unit.
 - 6) **Height of Structures:** Building height dimensions are required during site plan review.
4. **General Provisions.** The standards in the table below are a summary of the applicable Zoning Ordinance standards in Article XXVI; please refer to the individual sections referenced herein for the full Zoning Ordinance text.

General Provisions (Article 27)		
Section	Requirement	Comment
27.03 Yard Requirements	Minimum Lot Size	
	A. 10,800 square feet	See R-2 District table above. This standard is met.
	Projections into required yards	
	This will be reviewed when individual plot plans and building permits are submitted.	
27.04 Parking & Loading Regulations	Off-Street Parking	
	This will be reviewed when individual plot plans and building permits are submitted.	
27.05 Landscaping, Fences, & Walls	Landscaping	
	A. 3.A.iv. All landscaped areas shall have an underground irrigation system or shall be provided with a readily available and acceptable water supply with at least 1 hose bib within 100 ft. of all planted material to be maintained.	The Landscape Plans shall include information regarding method of irrigation for units, common areas, and right-of-way plantings.
	Entranceway Structures	
	G. 3. Site plan. Prior to issuance of a bldg. permit for any entranceway structure, a site plan shall be submitted to the PC for review and approval. The site plan shall include an elevation drawing and a cross-section of the proposed structure. The site plan shall show the relationship of the entranceway to the right-of-way of the intersecting roads and/or driveways.	This standard is met.
	Residential Fence & Wall Regulations	
	H. 3. Corner Clearance. No fences or walls shall be erected, established, or maintained on any corner	Refer to site plan & site plan diagrams.

		lot so as to obscure the view of drivers in vehicles approaching the intersection. All specifications concerning corner clearance as set forth in Section 27.03 shall be complied with.	<i>This standard appears to be met.</i>
27.06 Streets, Roads, & Other Means of Access	Public Streets Required.		
	A.	The front lot line of all single and 2-family residential lots shall abut onto a publicly dedicated street ROW or onto a private road or drive meeting the standards of Ordinance No. 60.	<i>This standard is met.</i>
	Safety Pathways		
	F.	1. Location and Width. Required pathways shall be 8 ft. in width and shall be located in the road right-of-way, with a setback of 1 ft. from the property line. The PC may modify this requirement in consideration for the location of utilities, existing landscaping, or other site improvements.	<i>This standard is met, subject to engineering review.</i>
27.12 Tree & Woodlands Protection	Tree Removal Permit Required		
		1. Requirements. A person shall not remove, transplant, destroy, or cause to be removed, transplanted, or destroyed, on any undeveloped land in the Twp., any protected tree (i.e., a tree having a d.b.h. of 4 in. or greater) w/o 1 st obtaining a Tree Removal Permit subject to the exceptions enumerated in Paragraph D below, "Exceptions".	<i>Refer to The Woodland Plan on Sheet L2 for a list and summary of all trees proposed to be removed.</i> <i>The applicant is responsible for obtaining a Tree Removal Permit.</i>
	C.	3e. Minimum Preservation Requirement. For parcels 5 acres or greater, the applicant shall preserve and leave standing & undamaged a minimum of 80% of the total number of protected trees on the lot having a d.b.h. of four 4 in. or greater. However, trees contained within the designated bldg. envelope, streets, drives, & parking areas, or within req. drainage or utility improvement areas and/or driveway and sidewalk areas, as determined by the Bldg. Official or designee, shall not be included in the calculation for determining the required minimum preservation percentage.	<i>37 regulated trees are identified to be removed. The Landscape Plan indicates all 37 trees are to be replaced. Three landmark trees are also being removed and shall be replaced (96 inches) even though they are in a development area.</i> Landscape Plan shall reflect this change.
27.14 Access Management	Traffic Impact Study		
	D.	The developer of any proposed development shall submit to the Township, at the time of site plan application, a Traffic Impact Study.	<i>See engineering review.</i>

Staff will be available to discuss this review at the next Planning Commission meeting.

Respectfully,
Giffels Webster



Rodney L. Arroyo, AICP
Partner



Eric Pietsch
Senior Planner

RECEIVED

August 9, 2022

Orion Township Planning Commission
2525 Joslyn Road
Lake Orion, MI, 48360

AUG 9 2022

Orion Township
Planning & Zoning

Condo Document Review no. 1

Waldon Reserve Site Condominium

Case Number: PC-22-30
Address: 625 Waldon Road
Parcel ID: 09-27-276-038
Area: 11.86 acres
Applicant: Waldon Reserve Dev., LLC

Plan Date: 7/21/2022
Zoning: R-2 Single-Family
Reviewer: Eric Pietsch
Rod Arroyo, AICP

Dear Planning Commission Members:

We have reviewed the above Master Deed, Exhibit B and Bylaws, and a summary of our findings is below. Items in **bold** require specific action by the Planning Commission. Items in *italics* can be addressed administratively.

OVERVIEW

The site is located on the south side of Waldon Road, west of Lapeer and east of Giddings Roads. The 11.86-acre site consists of one parcel zoned R-2 Single-family Residential. Access to the proposed, detached, 18 units will be provided from a new internal public road. This new road will connect to Waldon Road and to an adjacent stub street (Waldon Ridge Court), which is part of Waldon Ridge Subdivision. Once complete, the street will form a loop and provide access to a total of 38 single-family, detached units. A new park is proposed along the south property line. There are three wetland areas on the site and a detention basin is proposed at the northwest corner of the site along Waldon Road.

SUMMARY OF REVIEW

The draft condominium documents appear to be in substantial compliance with Township ordinances related to planning issues subject to the following:

1. The Condominium documents refer to the project as an 18-unit development. This is subject to site plan approval and resolution of the applicant's request for a Planning Commission waiver to encroach within the 25' wetland buffer on Lot 15.
2. Section 5.1. Draft should be modified to reflect plans prepared by Seiber Keast Lehner.
3. The Exhibit B, presented in draft form, is subject to revisions required to satisfy the conditions of approval by the Planning Commission.

Staff will be available to discuss this review at the next Planning Commission meeting.

Respectfully,
Giffels Webster



Rodney L. Arroyo, AICP
Partner



Eric Pietsch
Senior Planner



Charter Township of Orion

2323 Joslyn • Lake Orion, Michigan 48360 • (248) 391-0304

To: Tammy Girling
Planning & Zoning Director

From: Jeffery T. Stout
Director, Department of Public Services

Date: August 4, 2022

Re: PC-22-30 Waldon Reserve Site Condominium Wetland and Site Plan

RECEIVED

AUG 4 2022

Orion Township
Planning & Zoning

Dear Tammy,

The Department of Public Services has reviewed the above-mentioned project. We have ample capacity to meet the needs of this expansion.

If you have any questions, please contact me.

Respectfully Submitted,

Jeffery T. Stout
Director
Department of Public Services



WRC

WATER RESOURCES COMMISSIONER

Jim Nash

July 29, 2022

Lynn Harrison
Orion Township
Planning & Zoning
2323 Joslyn Road
Lake Orion, MI 48360

RECEIVED

JUL 29 2022

Orion Township
Planning & Zoning

Reference: **Waldon Reserve - CAMS #202200632**
Part of the NE ¼ of Section 27, Orion Township

Dear Ms. Harrison,

This office has received one set of plans for the Waldon Reserve Project to be developed in the Northeast ¼ of Section 27, Orion Township.

Our stormwater system review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office.

The water system is operated and maintained by Orion Township and plans must be submitted to Orion Township for review.

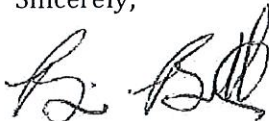
The sanitary sewer is within the Clinton-Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. An application should be made to Orion Township for the required soil erosion permit.

If there are any questions regarding this matter, please contact Dan Butkus at 248-897-2744.

Sincerely,



Brian Bennett, P.E.
Civil Engineer III



A site walk on the Waldon Reserve was conducted on July 27, 2022. The property is located on the south side of Waldon Road between Lapeer Road and Giddings Road. It is vacant with the exception of one single family home in the frontage.

The property is immediately west of the Waldon Ridge subdivision which consists of 20 detached single-family homes. The Waldon Ridge Drive dead ends at the southern portion of the property and would appear to line up with the proposed new road.

Waldon Road is comprised of predominately single-family homes on large parcels.

Respectfully submitted

Donald Gross, Planning commissioner

Donald Gross, Planning Commissioner
Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
dgross@oriontownship.org
<http://www.oriontownship.org>

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JUL 27 2022
Orion Township
Planning & Zoning



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

April 18, 2022

VIA E-MAIL

Steve Perlman
21 East Long Lake Road, Suite 215
Bloomfield Hills, MI 48304

Dear Steve Perlman:

SUBJECT: Preapplication Meeting
MiWaters Site Name: 63-625 Waldon Rd-Lake Orion
Submission Number: HPG-83Q4-TC1TP
T04N ,R10E, Section 27, Property ID 09-27-276-038, Orion Charter
Township, Oakland County

This letter is a follow up to our April 13, 2022 preapplication meeting regarding the proposed project in Orion Township, Oakland County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting, we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

Based on the information provided with the draft permit application, including your delineation of wetlands on the proposed project site, the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) has determined that a permit is required under Part 303 of the NREPA. Please reference the submission number at the top of this letter when submitting a permit application for this project.

This determination is based on the enclosed project plan prepared by Seiber Keast and dated March 12, 2022, along with other enclosed information provided at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on EGLE for a period of two years from the date of this meeting.

During the meeting, we also discussed a number of issues related to the project, including the following:

- Information on completing an application form. Please submit the Joint Permit Application (JPA) using the same MiWaters site as was used for this preapplication meeting request.

RECEIVED
JUL 20 2022
Orion Township
Planning & Zoning

- Possible alternative design options to minimize project effects on aquatic resources; specifically, utilization of retaining walls to minimize wetland impacts associated with the road construction adjacent to the wetland. We recommend a cross section perpendicular to the road crossing in the application.
- The planting of Michigan-native shrubs and sowing of a wetland seed mix as part of the restoration of any temporary impacts adjacent to permitted fills as part of your minimization strategy. This may also be prudent around the edge of the wetland where it intersects with proposed lot 15.
- Needed clarification in the project plans; specifically:
 - identifying whether there is a pipe connection at the current northernmost extent of the wetland (around wetland point C27). If there is piped connection that connection would need to be continued to any remaining wetland as part of potential permitted activities.
 - A cross section of where the edge of Lot 15 approaches the wetland, to confirm no impact at that location.
 - Identifying the edges of site work and silt fencing locations in the application to fully understand the extent of all potential wetland impacts.
- The potential presence of state- or federally-listed threatened or endangered species on the site. We recommend review of the material available on the Michigan Department of Natural Resources' Web site at [Michigan.gov/Threatened and Endangered Species](https://Michigan.gov/Threatened_and_Endangered_Species).

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

The EGLE submission number assigned to this project is HPG-83Q4-TC1TP. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you or your representative to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 586-256-7274; primeaur@michigan.gov; or EGLE, WRD, Warren District Office, 27700 Donald Court, Warren, Michigan 48092-2793.

Sincerely,



Robert Primeau
Water Resources Division

Enclosure

cc: Orion Township Clerk
Jeff King, Barr Engineerin



Table of Contents

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Digital EGLE/USACE Joint Permit Application (JPA) for Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, Environmental Areas, High Risk Erosion Areas and Critical Dune Areas	2
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Digital EGLE/USACE Joint Permit Application (JPA) for Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, Environmental Areas, High Risk Erosion Areas and Critical Dune Areas

version 1.30

(Submission #: HPK-0AE5-6DMJW, version 1)

Details

Submission ID HPK-0AE5-6DMJW

Submission Reason New

Status In Process

Fees

Fee \$2,000.00

Payments/Adjustments (\$2,000.00)

Balance Due \$0.00 (Paid)

Form Input

Instructions

[To download a copy or print these instructions. Please click this link \(recommended\).](#)

Contact Information

Applicant Information (Usually the property owner)

First Name **Last Name**

Steve Perlman

Organization Name

AP Builders

Phone Type **Number** **Extension**

Business 248-712-4254

Email

sperlman@apbuilders.com

Address

21 E Long Lake Road

Suite 215

Bloomfield Hills, MI 48304

Is the Property Owner different from the Applicant?

No

Has the applicant hired an agent or cooperating agency (agency or firm assisting applicant) to complete the application process?

Yes

Upload Attachment for Authorization from Agent

Authorization for Submission to EGLE.pdf - 07/11/2022 02:03 PM

Comment

NONE PROVIDED

Agent Contact

First Name **Last Name**

Jeff King

Organization Name

Barr Engineering Co.

Phone Type **Number** **Extension**

Mobile 248-207-6996

Email

jking@barr.com

Address

3005 Boardwalk Drive

Suite 100

Ann Arbor, MI 48108

Are there additional property owners or other contacts you would like to add to the application?

No

Project Location

DEQ Site Reference Number (Pre-Populated)

2792408860972195883

Project Location

42.73457262774074,-83.25717904833944

Project Location Address

625 Waldon Road

Lake Orion, MI 48359

County

Oakland

Is there a Property Tax ID Number(s) for the project area?

Yes

Please enter the Tax ID Number(s) for the project location

09-27-276-038

Is there Subdivision/Plat and Lot Number(s)?

No

Is this project within Indian Lands?

No

Local Unit of Government (LUG)

Orion Township

Directions to Project Site

Take S. Lapeer Road north to Waldon Road and head west on Waldon Road. Project site is located on the south side of Waldon Road, 0.6 miles west of the Waldon Road and S. Lapeer Road intersection. Project site is located immediately west of Waldon Ridge Drive.

Background Information

Has the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and/or United States Army Corps of Engineers (USACE) conducted a pre-application meeting/inspection for this project?

Yes

Provide the date of the pre-application meeting/inspection

3/17/2022

Pre-application File Number:

HPG-83Q4-TC1TP

EGLE and/or USACE staff person involved in the pre-application meeting/inspection:

Robert Primeau

Has the project scope or design changed since the pre-application meeting/inspection?

No

Has the EGLE completed a Wetland Identification Program (WIP) assessment for this site?

No

Environmental Area Number (if known):

NONE PROVIDED

Has the United States Army Corps of Engineers (USACE) completed either an approved or preliminary jurisdictional determination for this site?

No

Were any regulated activities previously completed on this site under an EGLE and/or USACE permit?

No

Have any activities commenced on this project?

No

Is this an after-the-fact application?

No

Are you aware of any unresolved violations of environmental law or litigation involving the property?

No

Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

No

Are there any other federal, interstate, state, or local agency authorizations associated with this project?

Yes

List all other federal, interstate, state, or local agency authorizations.

Agency	Type of Approval	Number	Date Applied	Approved/Denied/Undetermined
Orion Township	Site Plan Approval	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

Comments

NONE PROVIDED

Permit Application Category and Public Notice Information

Indicate the type of permit being applied for.

Individual Permit for all other projects

This type of permit application requires that you include contact information for the adjacent landowners to this project. If you are only entering in a small number of bordering parcel owners contact information, please select "Enter list of recipients". If there is a rather large number of affected property owners such as a project that significantly affects lake levels, please upload a spreadsheet of the property owners. Please include names and mailing addresses.

Upload a list.

Uploads/Attachments

Waldon Reserve-Adjacent Property Owners List.pdf - 07/14/2022 01:46 PM

Comment

NONE PROVIDED

Project Description

Project Use: (select all that apply - Private, Commercial, Public/Government/Tribal, Receiving Federal/State Transportation Funds, Non-profit, or Other)

Private

Project Type (select all that apply):

Development-Condominium/Subdivision-Residential

Project Summary (Purpose and Use): Provide a summary of all proposed activities including the intended use and reason for the proposed project.

The applicant proposes to construct 18 new single family homes, expanding the adjacent subdivision east of the parcel, in order to meet the demand for new single family residential development in the Orion Township area. The applicant proposes to construct a road by placing 81 cubic yards of fill within 1,124 square feet of wetland and excavating 48 cubic 767 square feet of wetland , and installing a 119 linear feet of 12 -inch diameter wetland equalizer culvert under proposed road that will cross the wetland mapped on the property. The applicant also proposes to create a storm water detention basin within upland on the northwest corner of the property that will replace existing infrastructure within Waldon Road right of way. The applicant proposes to install 20 feet of 18-inch storm sewer within wetland.

Project Construction Sequence, Methods, and Equipment: Describe how the proposed project timing, methods, and equipment will minimize disturbance from the project construction, including but not limited to soil erosion and sedimentation control measures.

Sequence of Construction: 1) install soil erosion control measures; 2) mechanically clear areas of proposed grading; 3) mass grade roads, building pads, and detention basin; 4) install underground utilities and roads; 5) complete site grading; 6) seed and plant to stabilize disturbed portions of the site; 7) pave roads and parking areas and finish landscape plantings; and 8) remove soil erosion control measures.

Project Alternatives: Describe all options considered as alternatives to the proposed project, and describe how impacts to state and federal regulated waters will be avoided and minimized. This may include other locations, materials, etc.

In the original site plan the entirety of Wetland C was proposed to be filled, the original plan contained twenty lots in comparison to the eighteen currently shown on the application drawings. The site layout was redesigned with two fewer lots to preserve the western portion of Wetland C and reduce the wetland impacts on site to the maximum extent possible. The western portion of Wetland C is proposed to be lowered to maintain drainage to the wetland across the road through a culvert added under the road and to allow for the three feet of cover over top of the culvert which is required by local ordinance. The remaining lots on site and the detention basin will be constructed entirely within upland. The main road through the new subdivision is located so that it crossed the wetland at the narrowest point, to minimize the impact while still allowing access to the upland portion of the site at its south end. Ending the access road prior to the wetland crossing with a cul-de-sac would not provide sufficient lots to offset the cost of the property and the road as well as provide fewer new residences to help meet existing demand. Moving the road alignment around the east side of the wetland would bring the road adjacent to the rear yards of existing lots creating light and noise impacts, potentially dangerous vehicle/pedestrian interactions and reducing the number of lots that could be created on both sides of the road.

Project Compensation: Describe how the proposed impacts to state and federal regulated waters will be compensated, OR explain why compensatory mitigation should not be required for the proposed impacts. Include amount, location, and method of compensation (i.e., bank, on-site, preservation, etc.)

Wetland mitigation is not proposed because wetland impacts are less than 0.1 acre.

Upload any additional information as needed to provide information applicable to your project regarding project purpose sequence, methods, alternatives, or compensation.

NONE PROVIDED

Comment

NONE PROVIDED

147

Resource and Activity Type

SELECT THE ACTIVITIES from the list below that are proposed in your project (check ALL that apply). If you don't see your project type listed, select "Other Project Type". These activities listed require additional information to be gathered later in the application.

Culvert- Wetland Equalizer Only
Utility Crossings - Below Ground

The Proposed Project will involve the following resources (check ALL that apply).

Wetland

Major Project Fee Calculation Questions

Is filling of 10,000 cubic yards or more proposed (cumulatively) within wetlands, streams, lakes, or Great Lakes?

No

Is dredging of 10,000 cubic yards (cumulatively) or more proposed within streams, lakes, or Great Lakes? (wetlands not included)

No

Is new dredging or adjacent upland excavation in suspected contamination areas proposed by this application?

No

Is a subdivision, condominium, or new golf course proposed?

Yes

Wetland Project Information and Impacts

Has a professional wetland delineation been completed for this site?

Yes

Attach a copy of wetland delineation report with data form.

[Wetland B Wetland Determination Form.pdf - 07/14/2022 10:09 AM](#)

[Wetland Boundary Map- 625 Waldon Rd Orion Twp-1.17.2021.pdf - 07/14/2022 10:09 AM](#)

[Upland A-B-C Determination Form.pdf - 07/14/2022 10:09 AM](#)

[Wetland C Wetland Determination Form.pdf - 07/14/2022 10:09 AM](#)

[Wetland A Wetland Determination Form.pdf - 07/14/2022 10:09 AM](#)

Comment

NONE PROVIDED

Total acres of wetland affected by this project.



Category	Affected area (acres)
Permanent	0.04
Temporary	0
	Sum: 0.04

Is filling or draining of 1 acre or more (cumulatively) of wetland proposed?

No

Select all wetland types that will be affected by this project:

Forested

If your project includes placing fill in wetland then select the proposed activities from the following list. If your activity is not shown, then select  None of the Above  and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

General Fill
Road - New
Riprap

Complete this table for projects involving Fill. Enter each activity/ location that corresponds with each activity selected in the previous question and enter the dimensions. Activities may be entered in one line of the table if they occupy the same impact footprint and cannot be broken out separately (Example: Activity - Driveway and Riprap slope). Multiple activities in different locations should be listed on different lines of the table.

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Fill	121	9.3	1.95	1125.3000000000002	2194.3350000000005	81	1124
				Sum: 1125.3	Sum: 2194.335	Sum: 81	Sum: 1124

Source of Fill Material:

Off-site

Please Describe

Commercially obtained

Type of Fill.

Clay

Is riprap proposed?

Yes

Indicate size range of riprap in inches:

8-15

Type of riprap

Angular rock

Will material be installed under the riprap?

No

Select from the following list for Excavation/Dredge Activities (if your proposed project is primarily a structure enter the impact as a structure. Only enter an impacted area in one of the impact tables in one impact section):

Excavation (wetlands)

If your project includes EXCAVATION/DREDGE IN WETLAND then select all of the proposed activities in the following list. If your activity is not shown, then select ☐ None of the Above ☐ and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (sq. feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Cut	383.5	2	1.68	767	1288.56	48	767
				Sum: 767	Sum: 1288.56	Sum: 48	Sum: 767

Spoils Disposal

Will the excavation/dredge spoils be disposed of on site or off site?

On site

Describe any measures used to retain sediment:

NONE PROVIDED

If your project includes STRUCTURES IN WETLAND then select all of the proposed activities in the following list. If your activity is not shown, then select ☐ None of the Above ☐ and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

Culvert

Projects involving Structures:

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (Sq. feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Wetland Equalizer Culvert	119	1	1	119	119	4	NONE PROVIDED
				Sum: 119	Sum: 119	Sum: 4	Sum: NaN

If your project includes Other Activities in WETLAND not listed in this section, then select from the proposed activities in the following list. If your activity in Wetland has not been listed in this Wetland Section, then select **Other** and enter a description of your activity. Only enter an impacted area in one of the impact tables (do not duplicate impact entries). If you selected a Fill, Excavation/Dredging, or Structure activity above in this section, but do not have an activity listed as Other, then select None of the Above for this question.

None of the above

Is Wetland Mitigation being proposed as part of this proposed project?

No

Explain why no mitigation is proposed.

Wetland mitigation is not proposed because wetland impacts are less than 0.1 acre.

Utility Crossings

Select all resource types that are proposed to be crossed by this project:

Wetlands

How many total wetland crossings are proposed?

1

Enter the type and total number of acres of wetland that will be converted from one wetland type to another wetland type.

Wetland type	Acres of impact
Other: Utility will be under wetland fill associated with road crossing	0

List of Utility Crossing Impacts

Unique Identifier	Type of Crossing	Method	Utility Type	Length (feet)	Pipe diameter (inches)	Distance below surface (feet)	Trench width (feet)
18" ST	Wetland	Open Trench	Storm sewer	20	18	6	NONE PROVIDED

Upload of Proposed Site Plans

Required on all Site Plan uploads. Please identify that all of the following items are included on your plans that you upload with this application.

Site Plan Features	Existing and Proposed Plan Set
Scale, Compass North, and Property Lines	Yes
Fill and Excavation areas with associated amounts in cubic yards	Yes
Any rivers, lakes, or ponds and associated Ordinary High Water Mark (OHWM)	N/A
Exterior dimensions of Structures, Fill and Excavation areas associated with the proposed project	Yes
Dimensions to other Structures and Lot Lines associated with the project	Yes
Topographic Contour Lines from licensed surveyor or engineer when applicable	Yes

Upload Site Plans and Cross Section Drawings for your Proposed Project

AP BUILDERS EGLE PLANS (003) 7.14.2022.pdf - 07/14/2022 05:40 PM

Comment

NONE PROVIDED

Additional Required and Supplementary Documents

NONE PROVIDED

Comment

NONE PROVIDED

Fees

Major Project Fee
+\$2000.00

Total Fee Amount:

\$2000.00

Is the applicant or landowner a State of Michigan Agency?

No

Attachments

Date	Attachment Name	Context	User
7/14/2022 5:40 PM	AP BUILDERS EGLE PLANS (003) 7.14.2022.pdf	Attachment	Frances Thompson
7/14/2022 1:46 PM	Waldon Reserve-Adjacent Property Owners List.pdf	Attachment	Frances Thompson
7/14/2022 10:09 AM	Wetland B Wetland Determination Form.pdf	Attachment	Frances Thompson
7/14/2022 10:09 AM	Wetland Boundary Map- 625 Waldon Rd Orion Twp-1.17.2021.pdf	Attachment	Frances Thompson
7/14/2022 10:09 AM	Upland A-B-C Determination Form.pdf	Attachment	Frances Thompson
7/14/2022 10:09 AM	Wetland C Wetland Determination Form.pdf	Attachment	Frances Thompson
7/14/2022 10:09 AM	Wetland A Wetland Determination Form.pdf	Attachment	Frances Thompson
7/11/2022 2:03 PM	Authorization for Submission to EGLE.pdf	Attachment	Alison McClear

Status History

	User	Processing Status
7/7/2022 4:01:57 PM	Alison McClear	Draft
7/15/2022 12:24:48 PM	Frances Thompson	Submitting
7/15/2022 12:25:03 PM	Frances Thompson	Submitted
7/15/2022 12:25:12 PM	Frances Thompson	In Process

**Waldon Reserve Development, LLC
21 East Long Lake Suite 215
Bloomfield Hills, MI 48304**

July 11, 2022

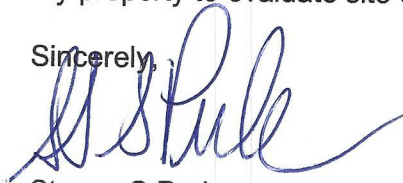
Jeff King
Barr Engineering Co.
3005 Boardwalk Drive, Suite 100
Ann Arbor, MI 48108

Re: 625 Waldon Road Parcel ID 09-27-276-038
Orion Township, Oakland County, Michigan

Dear Mr. King:

As the owner of the property listed above, I authorize the agent, Barr Engineering Co. to prepare and submit applications to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the above-referenced property. Representatives from EGLE may enter my property to evaluate site conditions.

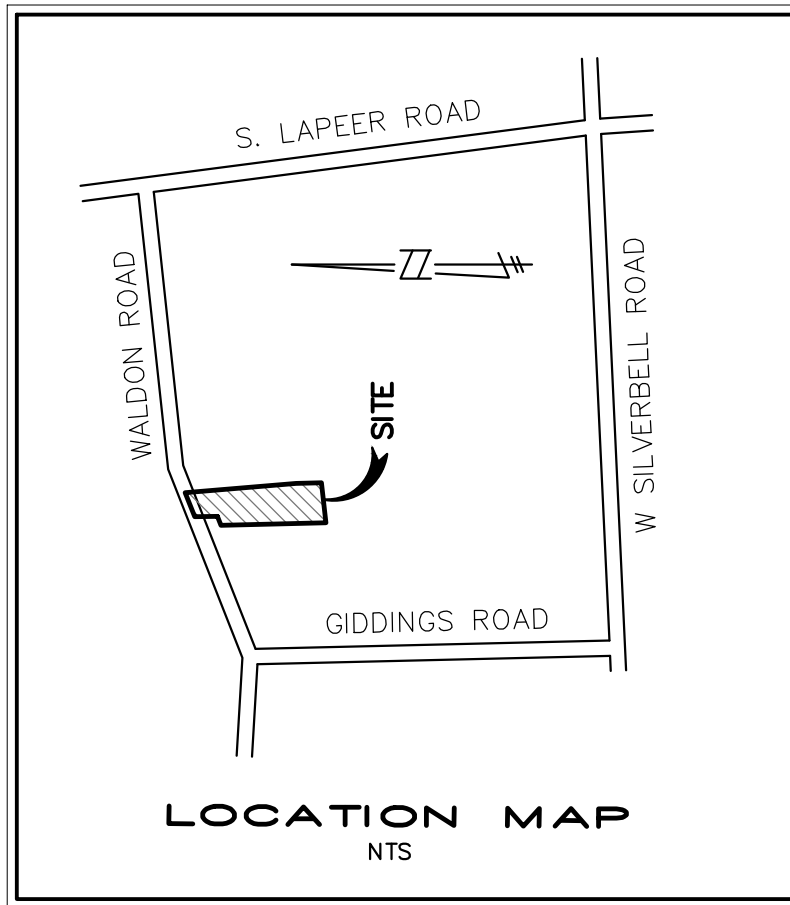
Sincerely,



Steven S Perlman
Managing Member
Waldon Reserve Development, LLC
Bloomfield Hills, MI 48304
248-712-4254

EGL E Permit Application List of Adjacent Property Owners for Waldon Reserve

1. Waldon Ridge HOA
Don Dixon
3188 Waldon Ridge Drive
Orion, MI 48359
2. Waldon Park HOA
Andrew Bayley
3053 Waldon Park Drive
Orion, MI 48359
3. Steven Gay
751 Waldon Road
Orion, MI 48359
4. Gertrude F Pearce Trust
748 Waldon Road
Orion, MI 48359
5. Waste Management of Michigan, INC
615 Griswold
Detroit, MI 48226



EGLE PERMIT IMPACT TABLE			
	AREA	CUT	FILL
WETLAND IMPACT	0.04 AC	48 CY	81 CY
BASIN EXCAVATION	0.35 AC	3,357 CY	

SHEET INDEX:

1. COVER SHEET
2. OVERALL SITE PLAN
3. WETLAND IMPACTS PLAN
4. WETLAND IMPACT PROFILE CROSS SECTION A-A
5. DETENTION OUTLET PLAN
6. DETENTION OUTLET PROFILE CROSS SECTION B-B
7. END SECTION DETAIL

PREPARED FOR:
AP BUILDERS
 21 EAST LONG LAKE ROAD
 SUITE 215
 BLOOMFIELD HILLS, MI 48304
 (248) 712-4254



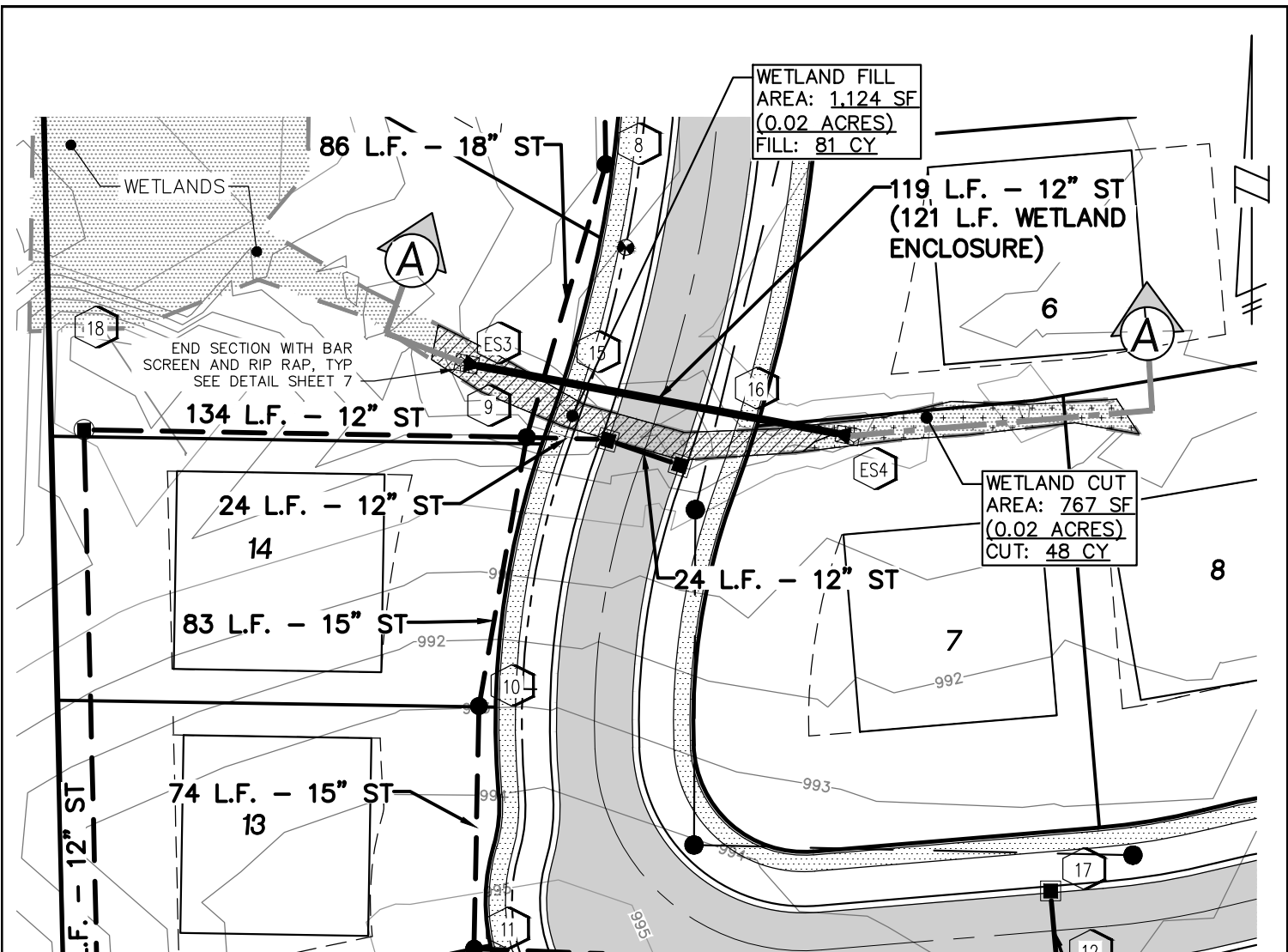
REVISIONS		
NO.	ITEM	DATE
1.	REV PER CONSULTANT	06-14-22

WALDON RESERVE
 EGLE PERMIT FILE NO. XX-XX-XXXX-X
 PART OF THE NORTHEAST 1/4 OF SECTION 27,
 T4N, R10E, ORION TOWNSHIP,
 OAKLAND COUNTY, MICHIGAN

SCALE: _____
 JOB NO.: 21-037
 DATE: 07-14-22
 CHECKED BY: JME

COVER SHEET

SHEET
 1
 OF
 7



WETLAND DISTURBANCE AREA:
 CUT:
 AREA: 767 SF (0.02 ACRES)
 48 CY
 FILL:
 AREA: 1,124 SF (0.02 ACRES)
 81 CY
 SEE SHEET 4 FOR CROSS SECTION A-A

PREPARED FOR:
AP BUILDERS
 21 EAST LONG LAKE ROAD
 SUITE 215
 BLOOMFIELD HILLS, MI 48304
 (248) 712-4254



**SEIBER KEAST LEHNER
 ENGINEERING | SURVEYING**

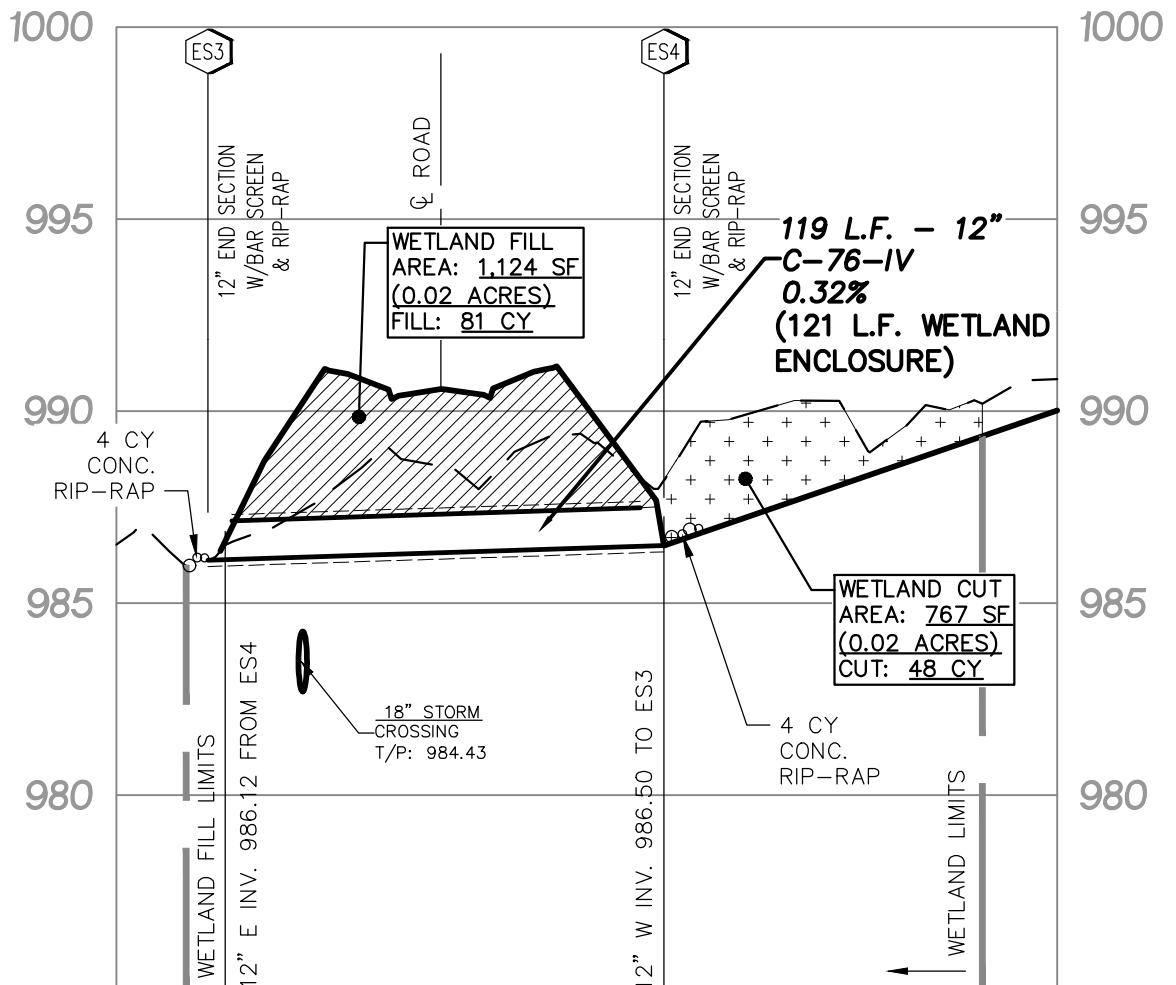
CONSULTING ENGINEERS
 39205 COUNTRY CLUB DR • SUITE C8 • FARMINGTON HILLS • MI
 248.308.3331

REVISIONS			
NO.	ITEM	DATE	
1.	REV PER CONSULTANT	06-14-22	

WALDON RESERVE
 EGLE PERMIT FILE NO. XX-XX-XXXX-X
 PART OF THE NORTHEAST 1/4 OF SECTION 27,
 T4N, R10E, ORION TOWNSHIP,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1"=50'
 JOB NO.: 21-037
 DATE: 07-14-22
 CHECKED BY: JME

SHEET
3
 OF
7



CROSS SECTION A-A

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

PREPARED FOR:
AP BUILDERS
21 EAST LONG LAKE ROAD
SUITE 215
BLOOMFIELD HILLS, MI 48304
(248) 712-4254



**SEIBER KEAST LEHNER
ENGINEERING | SURVEYING**

CONSULTING ENGINEERS
39205 COUNTRY CLUB DR • SUITE C8 • FARMINGTON HILLS • MI
248.308.3331

REVISIONS		
NO.	ITEM	DATE
1.	REV PER CONSULTANT	06-14-22

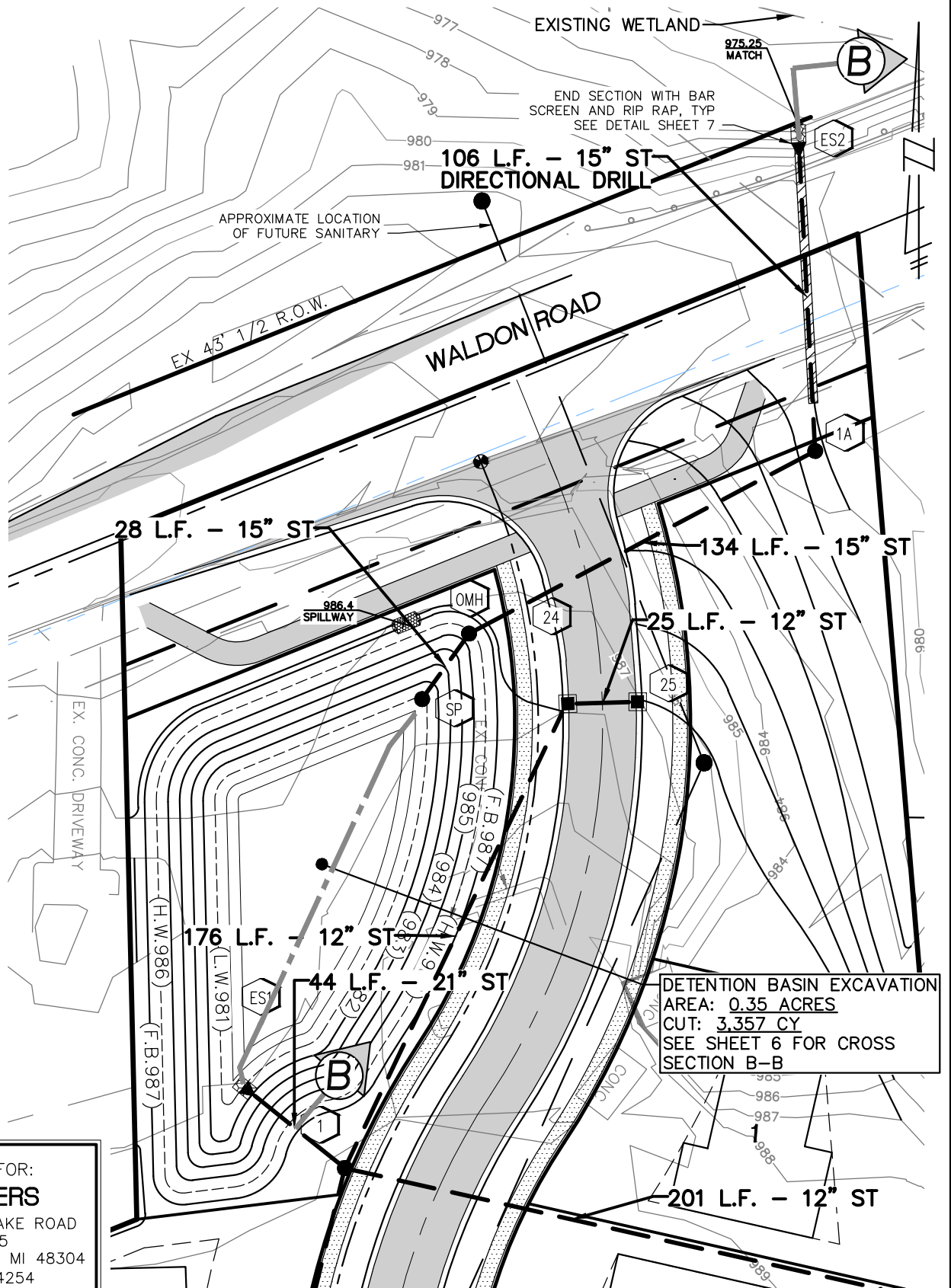
WETLAND IMPACT PROFILE CROSS SECTION A-A

WALDON RESERVE

EGL PERMIT FILE NO. XX-XX-XXXX-X
PART OF THE NORTHEAST 1/4 OF SECTION 27,
T4N, R10E, ORION TOWNSHIP,
OAKLAND COUNTY, MICHIGAN

SCALE:
JOB NO.: 21-037
DATE: 07-14-22
CHECKED BY: JME

SHEET
4
OF
7



PREPARED FOR:
AP BUILDERS
 21 EAST LONG LAKE ROAD
 SUITE 215
 BLOOMFIELD HILLS, MI 48304
 (248) 712-4254

DETENTION BASIN EXCAVATION
 AREA: 0.35 ACRES
 CUT: 3,357 CY
 SEE SHEET 6 FOR CROSS
 SECTION B-B



**SEIBER KEAST LEHNER
 ENGINEERING | SURVEYING**

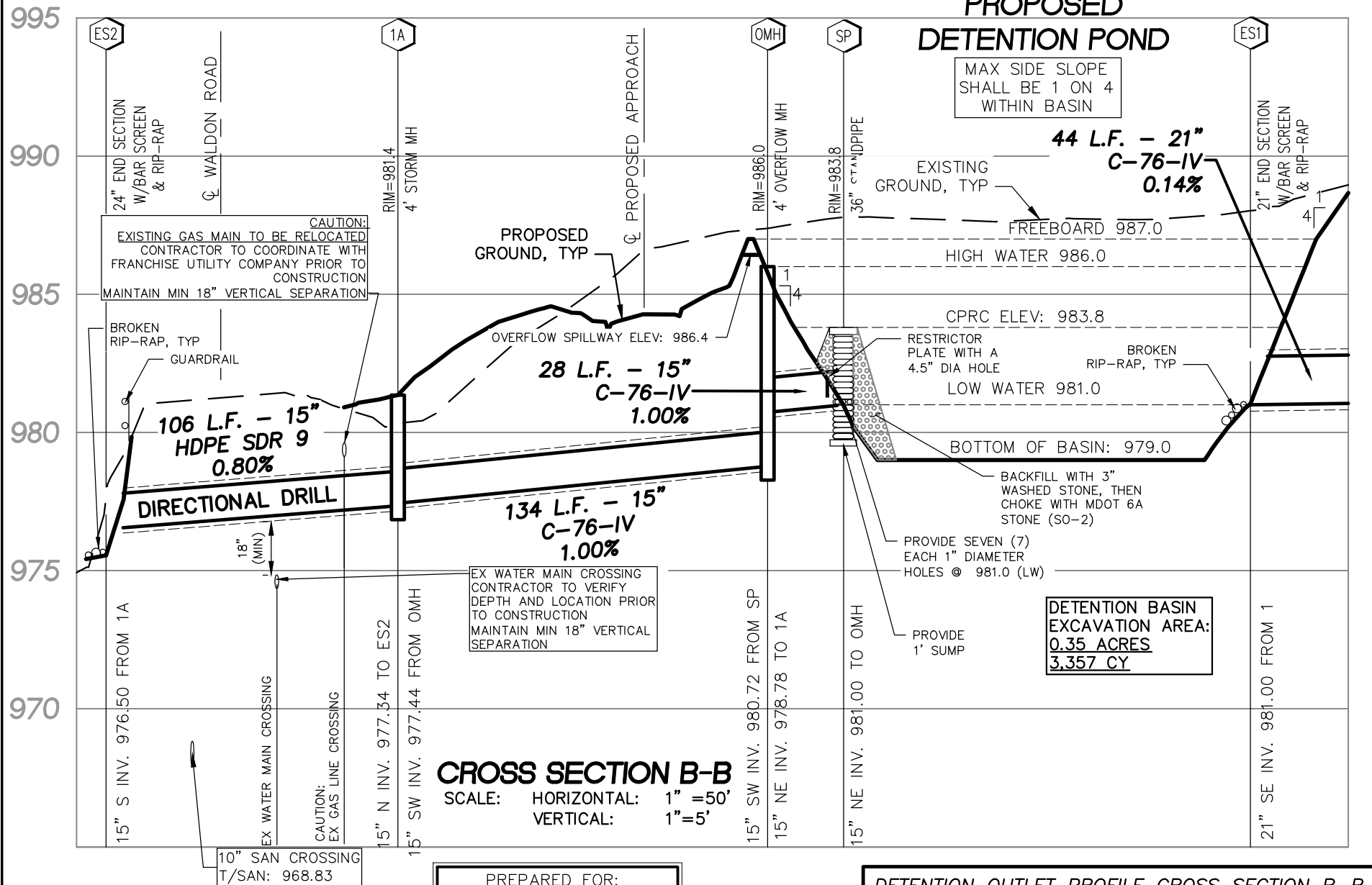
CONSULTING ENGINEERS
 39205 COUNTRY CLUB DR • SUITE C8 • FARMINGTON HILLS • MI
 248.308.3331

REVISIONS		
NO.	ITEM	DATE
1.	REV PER CONSULTANT	06-14-22
		158

WALDON RESERVE
 EGLE PERMIT FILE NO. XX-XX-XXXX-X
 PART OF THE NORTHEAST 1/4 OF SECTION 27,
 T4N, R10E, ORION TOWNSHIP,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1"=50'
 JOB NO.: 21-037
 DATE: 07-14-22
 CHECKED BY: JME

SHEET
5
 OF
7





0 250' 500'
SCALE IN FEET



Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

Project Office:
BARR ENGINEERING CO.
3005 BOARDWALK STREET
SUITE 100
ANN ARBOR, MI 48108
Ph: 1-800-270-5017
Fax: (732) 922-4401
www.barr.com

Scale	1"=250'
Date	1/17/2022
Drawn	FMT
Checked	JK
Designed	BB 16
Approved	JK

625 Waldon Rd
Orion Township, Oakland County

Wetland Boundary Map

BARR PROJECT No. 22631169.00	
CLIENT PROJECT No.	
SHEET No. 1	REV. No.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 625 Waldon Road City/County: Orion Twp., Oakland Co. Sampling Date: 12/23/2021
 Applicant/Owner: Steve Perlman; AP Builders State: MI Sampling Point: C18
 Investigator(s): Bill Brodovich Section, Township, Range: S27, T4N, R10E
 Landform (hillside, terrace, etc.): upland Local relief (concave, convex, none): convex Slope %: 6-12
 Subregion (LRR or MLRA): LRR K Lat: 43.7327 Long: -83.25775 Datum: WGS
 Soil Map Unit Name: Foc sandy loam, Huron lobe NWI classification: Upl A-B-C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u> If yes, optional Wetland Site ID: <u> </u>
Remarks: (Explain alternative procedures here or in a separate report.) Sampling point is midway between the 3 wetlands, next to the tower in the powerline corridor.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <u> </u> Surface Water (A1) <u> </u> High Water Table (A2) <u> </u> Saturation (A3) <u> </u> Water Marks (B1) <u> </u> Sediment Deposits (B2) <u> </u> Drift Deposits (B3) <u> </u> Algal Mat or Crust (B4) <u> </u> Iron Deposits (B5) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Sparsely Vegetated Concave Surface (B8) </div> <div style="width: 50%;"> <u> </u> Water-Stained Leaves (B9) <u> </u> Aquatic Fauna (B13) <u> </u> Marl Deposits (B15) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Thin Muck Surface (C7) <u> </u> Other (Explain in Remarks) </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u> </u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

 Sampling Point: C18

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
=Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>85</u></td> <td>x 4 = <u>340</u></td> </tr> <tr> <td>UPL species <u>15</u></td> <td>x 5 = <u>75</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>415</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.15</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>85</u>	x 4 = <u>340</u>	UPL species <u>15</u>	x 5 = <u>75</u>	Column Totals: <u>100</u> (A)	<u>415</u> (B)	Prevalence Index = B/A = <u>4.15</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
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UPL species <u>15</u>	x 5 = <u>75</u>																			
Column Totals: <u>100</u> (A)	<u>415</u> (B)																			
Prevalence Index = B/A = <u>4.15</u>																				
=Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
=Total Cover																				
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Festuca rubra</u>	<u>70</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Solidago altissima</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Centaurea stoebe</u>	<u>10</u>	<u>No</u>	<u>UPL</u>																	
4. <u>Pyrus calleryana</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
5. <u>Juniperus virginiana</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Conyza canadensis</u>	<u>5</u>	<u>No</u>																		
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
105 =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
=Total Cover																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point C18

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 625 Waldon Road City/County: Orion Twp., Oakland Co. Sampling Date: 12/23/2021
 Applicant/Owner: Steve Perlman State: MI Sampling Point: A1
 Investigator(s): Bill Brodovich Section, Township, Range: S27, T4N, R10E
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): Concave Slope %: 0
 Subregion (LRR or MLRA): LRR K Lat: 42.7312 Long: -83.257727 Datum: WSG
 Soil Map Unit Name: Houghton and Adrian Muck NWI classification: PEM
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u> </u>
Hydric Soil Present?	Yes <u>X</u>	No <u> </u>	
Wetland Hydrology Present?	Yes <u>X</u>	No <u> </u>	
Remarks: (Explain alternative procedures here or in a separate report.)			

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u>X</u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>10</u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>5</u> (includes capillary fringe)		Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: A1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>110</u></td> <td>x 2 = <u>220</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>130</u> (A)</td> <td><u>260</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>110</u>	x 2 = <u>220</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>130</u> (A)	<u>260</u> (B)	Prevalence Index = B/A = <u>2.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>10</u>	x 1 = <u>10</u>																			
FACW species <u>110</u>	x 2 = <u>220</u>																			
FAC species <u>10</u>	x 3 = <u>30</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>130</u> (A)	<u>260</u> (B)																			
Prevalence Index = B/A = <u>2.00</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>15</u>	<u>=Total Cover</u>																		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Frangula alnus</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>10</u>	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Phragmites australis</u>	<u>90</u>	<u>Yes</u>	<u>FACW</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. <u>Onoclea sensibilis</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Eutrochium maculatum</u>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
4. <u>Carex lacustris</u>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
	<u>105</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: A1

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 625 Waldon Road City/County: Orion Twp., Oakland Co. Sampling Date: 12/23/2021
 Applicant/Owner: Steve Perlman; AP Builders State: MI Sampling Point: B4
 Investigator(s): Bill Brodovich Section, Township, Range: S27, T4N, R10E
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 6
 Subregion (LRR or MLRA): LRR K Lat: 43.7317 Long: -83.2565 Datum: WGS
 Soil Map Unit Name: Fox sandy loam, Huron lobe NWI classification: PEM / PSS
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u> </u>
Hydric Soil Present?	Yes <u>X</u>	No <u> </u>	
Wetland Hydrology Present?	Yes <u>X</u>	No <u> </u>	
Remarks: (Explain alternative procedures here or in a separate report.) In powerline corridor			

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u>X</u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)	
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>10</u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>5</u> (includes capillary fringe)		Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION – Use scientific names of plants.

 Sampling Point: B4

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>205</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.05</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>205</u> (B)	Prevalence Index = B/A = <u>2.05</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>5</u>	x 1 = <u>5</u>																			
FACW species <u>85</u>	x 2 = <u>170</u>																			
FAC species <u>10</u>	x 3 = <u>30</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>100</u> (A)	<u>205</u> (B)																			
Prevalence Index = B/A = <u>2.05</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <i>Salix interior</i>	<u>30</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <i>Cornus obliqua</i>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		=Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <i>Phragmites australis</i>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. <i>Phalaris arundinacea</i>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
3. <i>Symphyotrichum lateriflorum</i>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
4. <i>Lycopus americanus</i>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		=Total Cover																		
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point B4

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 625 Waldon Road City/County: Orion Twp., Oakland Co. Sampling Date: 12/23/2021
 Applicant/Owner: Steve Perlman; AP Builders State: MI Sampling Point: C18
 Investigator(s): Bill Brodovich Section, Township, Range: S27, T4N, R10E
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 3
 Subregion (LRR or MLRA): LRR K Lat: 43.73301 Long: -83.25784 Datum: WGS
 Soil Map Unit Name: Matherton sandy loam NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u> </u>
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u>X</u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>4</u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

 Sampling Point: C18

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>45</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>25</u></td> <td>x 2 = <u>50</u></td> </tr> <tr> <td>FAC species <u>70</u></td> <td>x 3 = <u>210</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>95</u> (A)</td> <td><u>260</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.74</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>25</u>	x 2 = <u>50</u>	FAC species <u>70</u>	x 3 = <u>210</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>95</u> (A)	<u>260</u> (B)	Prevalence Index = B/A = <u>2.74</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
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FAC species <u>70</u>	x 3 = <u>210</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>95</u> (A)	<u>260</u> (B)																			
Prevalence Index = B/A = <u>2.74</u>																				
2. <u>Fraxinus pennsylvanica</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>60</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Cornus racemosa</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Cornus obliqua</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Ulmus americana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
4. <u>Frangula alnus</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>20</u> =Total Cover																				
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Cornus racemosa</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>15</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point C18

[illegible]

OAKLAND COUNTY CONDOMINIUM
PLAN No. _____
EXHIBIT "B" TO THE MASTER DEED OF
WALDON RESERVE
ORION TOWNSHIP, OAKLAND CO., MICHIGAN

ATTENTION: OAKLAND COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE AND THE SURVEYOR'S CERTIFICATE ON SHEET NUMBER 2.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

DEVELOPER

AP BUILDERS
21 EAST LONG LAKE ROAD, SUITE 215
BLOOMFIELD HILLS, MI 48304
(248) 712-4254

SURVEYORS & ENGINEERS

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
(586) 412-7050

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	SURVEY PLAN
3.	SITE PLAN
4.	UTILITY PLAN
5.	EASEMENT PLAN
6.	EASEMENT PLAN
7.	AREA DATA PLAN & COORDINATES

PROPERTY DESCRIPTION

LEGAL DESCRIPTION (AS SURVEYED BY LEHNER ASSOCIATES, INC.):

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27; THENCE S86°52'51"W (RECORDED AS S89°00'00"W) 128.00 FEET; THENCE S02°10'39"E (RECORDED AS S00°03'30"E) 867.00 FEET TO THE CENTERLINE OF WALDON ROAD (43.00 FEET 1/2 WIDTH); THENCE S84°01'51"W (RECORDED AS S86°09'00"W) 675.23 FEET, ALONG SAID CENTERLINE OF SAID WALDON ROAD; THENCE S68°01'11"W (RECORDED AS S70°08'20"W) 209.00 FEET, ALONG SAID CENTERLINE OF SAID WALDON ROAD TO THE POINT OF BEGINNING; THENCE S04°46'59"E 1159.43 FEET (RECORDED AS S02°45'50"E 1159.51 FEET), ALONG THE WEST LINE OF WALDON RIDGE SUBDIVISION (AS RECORDED IN L.284, P.2-3); THENCE S01°35'25"E 264.49 FEET (RECORDED AS S00°25'00"W 264.70 FEET), ALONG THE WEST LINE OF VERNIER'S FARMS SUBDIVISION (AS RECORDED IN L.55, P.49); THENCE S83°30'31"W (RECORDED AS S85°37'40"W) 420.28 FEET; THENCE N01°20'19"W (RECORDED AS N00°46'50"E) 1093.30 FEET; THENCE N68°01'11"E 100.00 FEET; THENCE N01°20'19"W 235.26 FEET TO THE SAID CENTERLINE OF SAID WALDON ROAD; THENCE N68°01'11"E 271.64 FEET, ALONG THE SAID CENTERLINE OF SAID WALDON ROAD TO THE POINT OF BEGINNING.

CONTAINING 11.86 ACRES OF LAND MORE OR LESS.

*BEARINGS BASED ON STATE PLANE COORDINATES.

LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
(586) 412-7050

RECEIVED
JUL 20 2022
Orion Township
Planning & Zoning

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 27, T.4N., R.10E.
OAKLAND COUNTY

S86°52'51"W 128.00'(M)
S89°00'00"W 128'(R)

S02°10'39"E 867.00'(M)
S00°03'30"E 867'(R)

S84°01'51"W 675.23'(M)
S86°09'00"W 675.23'(R)

POINT OF BEGINNING

WALDON ROAD
PUBLIC ROAD
1/2 R.O.W.

EX. 33" WATER SUPPLY
SYSTEM EASEMENT
REC'D. L.10321, P.226

BENCHMARK #1:
ARROW ON HYDRANT
ELEV.=987.23 (NAVD88)

EX. 33" WIDE SANITARY
SEWER EASEMENT
REC'D. L.7909, P.172

LEGEND:



SECTION CORNER



SET MONUMENT (1/2"
DIAMETER STEEL ROD IN
4" DIAMETER CONCRETE)



FOUND MONUMENT



POINT OF COMMENCEMENT



POINT OF BEGINNING

FLOOD ZONE CLASSIFICATION:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 26125C0357F, IDENTIFIED AS COMMUNITY PANEL NO. 261033 0357, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, IN OAKLAND COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTE:

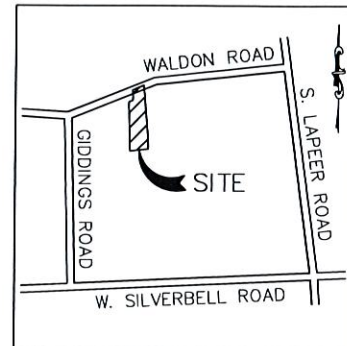
BEARINGS ARE BASED ON STATE PLANE COORDINATES, NAD83 DATUM, MICHIGAN SOUTH ZONE, INTERNATIONAL FEET.

SEE PAGE 6 FOR R.O.W. CURVE DATA.

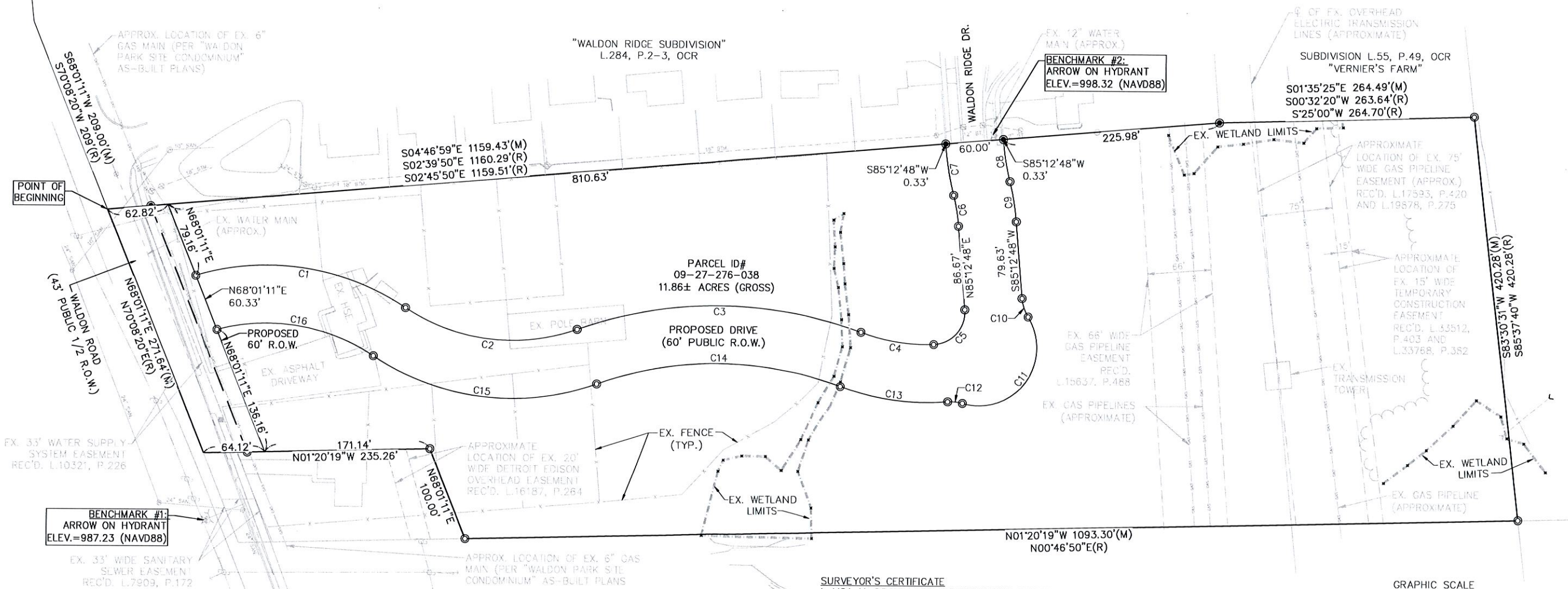
BENCHMARK LIST:

B.M.#1:
ARROW ON HYDRANT ON NORTH
SIDE OF WALDON ROAD ACROSS
FROM HOUSE #703
ELEVATION = 987.23 (NAVD88)

B.M.#2:
ARROW ON HYDRANT ON SOUTH
SIDE OF WALDON RIDGE DRIVE
NEAR HOUSE #3227
ELEVATION = 998.32 (NAVD88)



VICINITY MAP



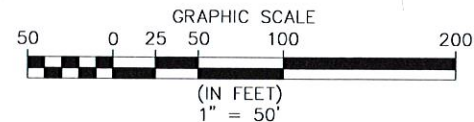
SURVEYOR'S CERTIFICATE

I, LISA M. DROUILLARD, PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY SUBDIVISION PLAN NO. _____, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION. THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN. THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND WITHIN ONE YEAR, AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978, AS AMENDED.

LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
17001 NINETEEN MILE ROAD, SUITE 3
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WALDON RESERVE



SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

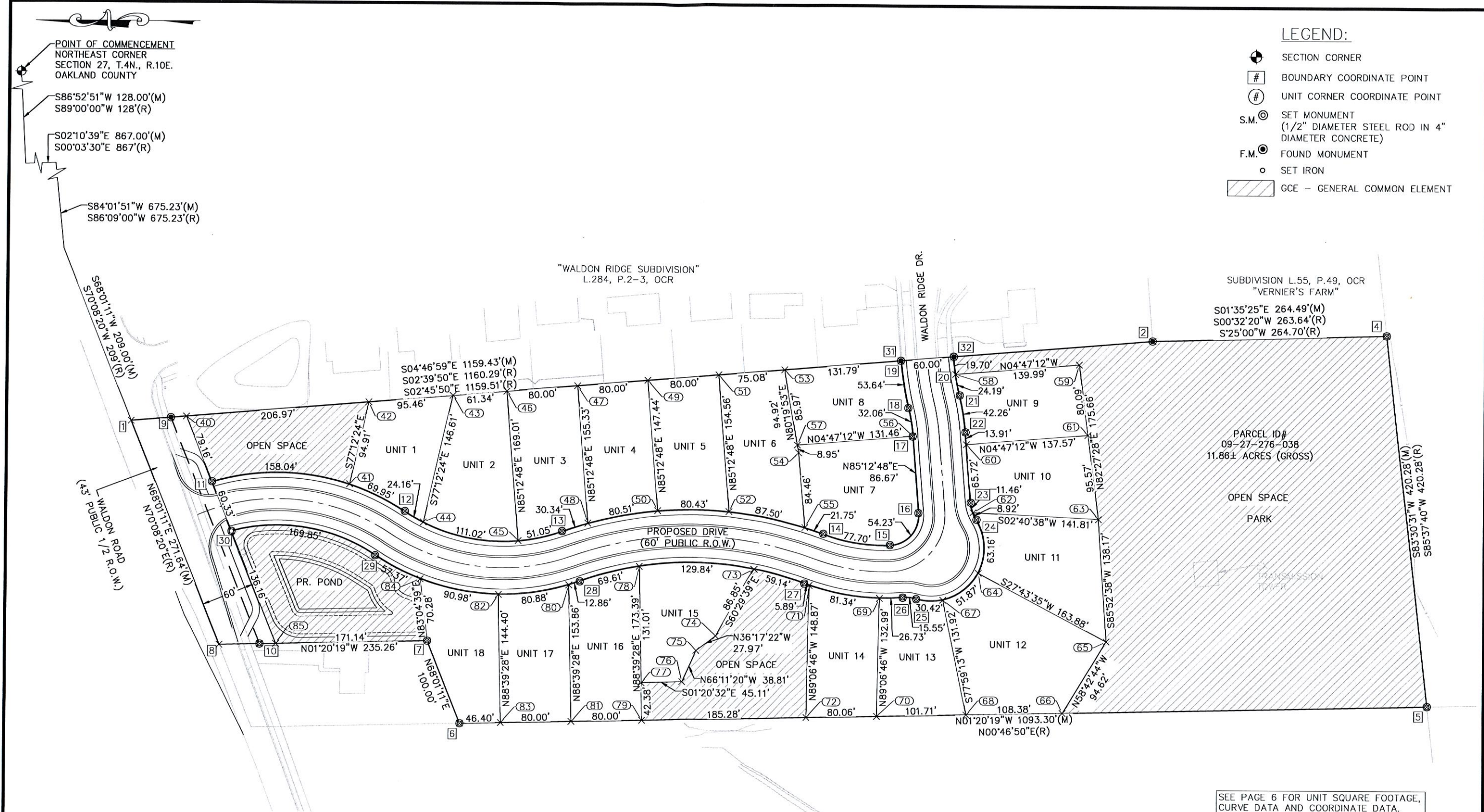
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39206 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SEAL:	CLIENT INFO: AP BUILDERS 21 EAST LONG LAKE ROAD, SUITE 215 BLOOMFIELD HILLS, MI 48304
DATE: 07-01-22	SCALE: 1"=50'
DRAWN BY: S.K.	SHEET: 2 OF 6
CHECKED BY: L.M.D.	DRAWING FILE No. 21-037/312
SURVEY PLAN	

LEGEND:

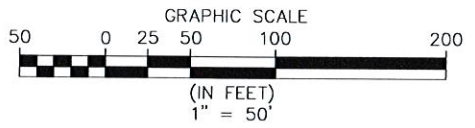
- SECTION CORNER
- BOUNDARY COORDINATE POINT
- UNIT CORNER COORDINATE POINT
- SET MONUMENT (1/2" DIAMETER STEEL ROD IN 4" DIAMETER CONCRETE)
- FOUND MONUMENT
- SET IRON
- GCE - GENERAL COMMON ELEMENT



NOTES:

- UNITS 1 THRU 18 MUST BE BUILT.
- ALL MAINS AND TRUNK LINES FOR UTILITIES AND THE ROAD "MUST BE BUILT". UTILITY SERVICE LEADS AND IMPROVEMENTS WITHIN UNITS NEED NOT BE BUILT.
- THE MAINS AND TRUNK LINES FOR THE ELECTRICAL, TELEPHONE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER SYSTEM ARE GENERAL COMMON ELEMENTS UP TO THE POINT OF THE CONNECTION TO THE LATERAL OR LEAD LINES AND THE LATERALS OR LEAD LINES ARE LIMITED COMMON ELEMENTS.
- ALL DIMENSIONS ARE IN FEET.
- ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
(586) 412-7050



SEE PAGE 6 FOR UNIT SQUARE FOOTAGE, CURVE DATA AND COORDINATE DATA.



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

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CLIENT INFO:
AP BUILDERS
21 EAST LONG LAKE ROAD,
SUITE 215
BLOOMFIELD HILLS, MI 48304

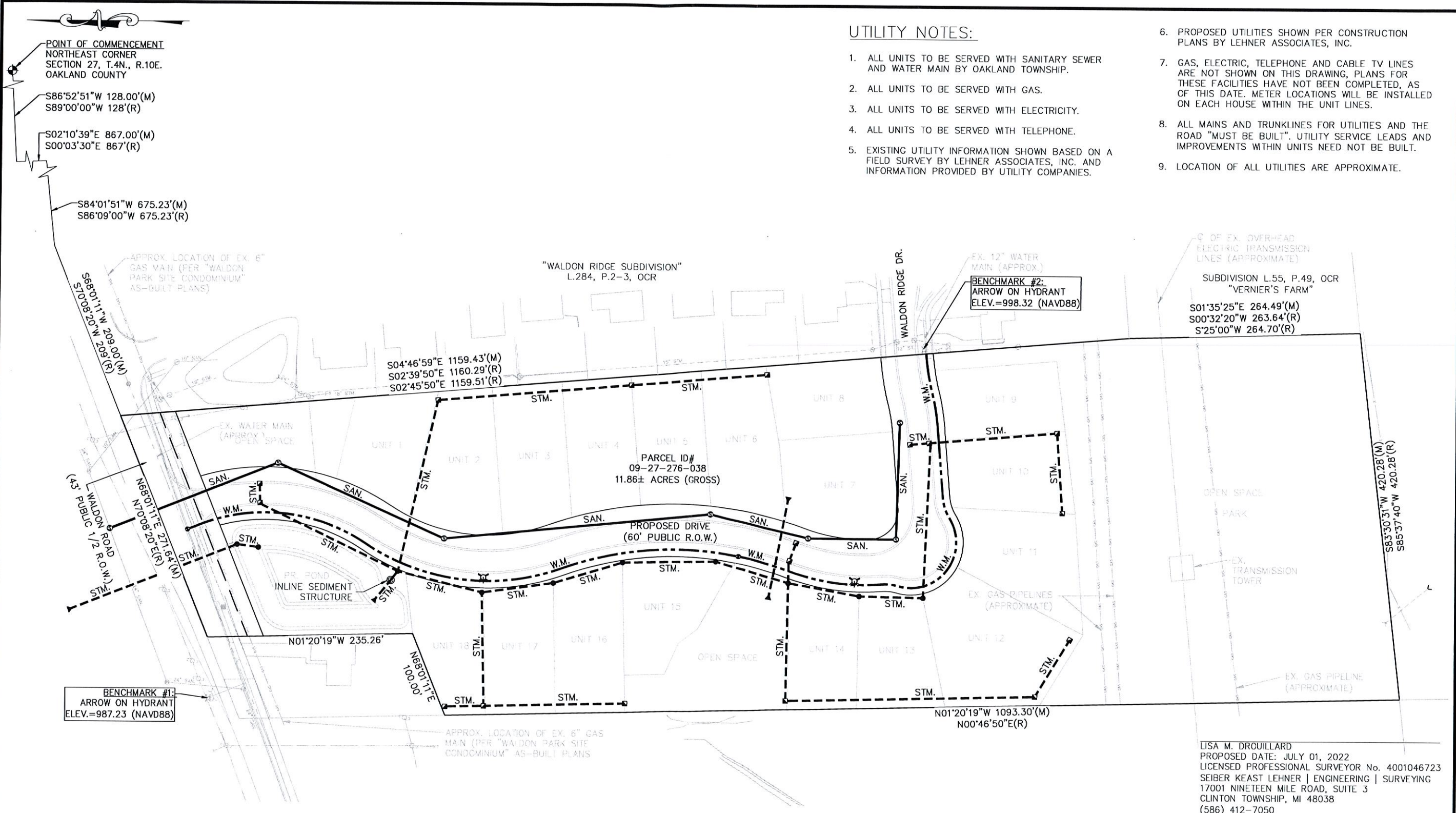
DATE: 07-01-22
DRAWN BY: S.K.
CHECKED BY: L.M.D.

SCALE: 1"=50'
SHEET: 3 OF 6
DRAWING FILE No. 21-037/312

SEAL:

SITE PLAN

WALDON RESERVE



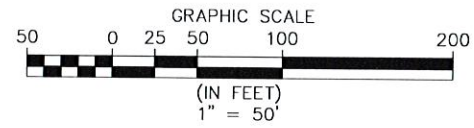
UTILITY NOTES:

1. ALL UNITS TO BE SERVED WITH SANITARY SEWER AND WATER MAIN BY OAKLAND TOWNSHIP.
2. ALL UNITS TO BE SERVED WITH GAS.
3. ALL UNITS TO BE SERVED WITH ELECTRICITY.
4. ALL UNITS TO BE SERVED WITH TELEPHONE.
5. EXISTING UTILITY INFORMATION SHOWN BASED ON A FIELD SURVEY BY LEHNER ASSOCIATES, INC. AND INFORMATION PROVIDED BY UTILITY COMPANIES.
6. PROPOSED UTILITIES SHOWN PER CONSTRUCTION PLANS BY LEHNER ASSOCIATES, INC.
7. GAS, ELECTRIC, TELEPHONE AND CABLE TV LINES ARE NOT SHOWN ON THIS DRAWING, PLANS FOR THESE FACILITIES HAVE NOT BEEN COMPLETED, AS OF THIS DATE. METER LOCATIONS WILL BE INSTALLED ON EACH HOUSE WITHIN THE UNIT LINES.
8. ALL MAINS AND TRUNKLINES FOR UTILITIES AND THE ROAD "MUST BE BUILT". UTILITY SERVICE LEADS AND IMPROVEMENTS WITHIN UNITS NEED NOT BE BUILT.
9. LOCATION OF ALL UTILITIES ARE APPROXIMATE.

LEGEND	UTILITY	SOURCE OF LOCATION
	WATER MAIN	SEIBER KEAST ENGINEERING, LLC
	WATER MAIN LEAD	SEIBER KEAST ENGINEERING, LLC
	SANITARY SEWER	SEIBER KEAST ENGINEERING, LLC
	6" SANITARY SEWER LEAD	SEIBER KEAST ENGINEERING, LLC
	STORM SEWER	SEIBER KEAST ENGINEERING, LLC
	4" STORM SEWER LEAD	SEIBER KEAST ENGINEERING, LLC
	GAS	CONSUMERS ENERGY
	GAS*	DTE ENERGY
	ELECTRIC*	AT&T
	TELEPHONE*	COMCAST
	CABLE TELEVISION*	

* WILL BE SHOWN ON AS-BUILT DRAWINGS

SYMBOL LEGEND	
	STORM MANHOLE
	SANITARY MANHOLE
	STORM CATCH BASIN
	STORM ROUND CATCH BASIN
	END SECTION
	VALVE IN WELL
	FIRE HYDRANT



LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
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**SEIBER KEAST LEHNER
ENGINEERING | SURVEYING**

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586.412.7050FARMINGTON HILLS OFFICE
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248.308.3331

SEAL:

CLIENT INFO:
AP BUILDERS
21 EAST LONG LAKE ROAD,
SUITE 215
BLOOMFIELD HILLS, MI 48304

DATE: 07-01-22
DRAWN BY: S.K.
CHECKED BY: L.M.D.

SCALE: 1" = 50'
SHEET: 4 OF 6
DRAWING FILE No.: 21-037/312

UTILITY PLAN

WALDON RESERVE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 27, T.4N., R.10E.
OAKLAND COUNTY

S86°52'51"W 128.00'(M)
S89°00'00"W 128'(R)

S02°10'39"E 867.00'(M)
S00°03'30"E 867'(R)

S84°01'51"W 675.23'(M)
S86°09'00"W 675.23'(R)

S88°01'11"W 209.00'(M)
S00°08'20"W 209.00'(R)

WALDON ROAD
PUBLIC ROAD 1 1/2' R.O.W. (43')

N68°01'11"E 271.64'(M)
N7°08'20"E 209.00'(R)

PR. POND

N01°20'19"W 235.26'

N68°01'11"E
100.00'

S04°46'59"E 1159.43'(M)
S02°39'50"E 1160.29'(R)
S02°45'50"E 1159.51'(R)

"WALDON RIDGE SUBDIVISION"
L.284, P.2-3, OCR

WALDON RIDGE DR.

SUBDIVISION L.55, P.49, OCR
"VERNIER'S FARM"

S01°35'25"E 264.49'(M)
S00°32'20"W 263.64'(R)
S°25'00"W 264.70'(R)

S83°30'31"W 420.28'(M)
S85°37'40"W 420.28'(R)

LEGEND

----- EASEMENT AS NOTED

PROPOSED 60' R.O.W.
OPEN SPACE

20' EASE. FOR
STORM SEWER

10' EASE. FOR
PUBLIC UTIL.

20' EASE. FOR
SAN. SEWER

PROPOSED DRIVE
(60' PUBLIC R.O.W.)

12' EASE. FOR
WATER MAIN

VARIABLE
WIDTH EASE.
FOR STORM
SEWER

VARIABLE WIDTH EASE.
FOR STORM SEWER

10' EASE. FOR
PUBLIC UTIL.

25' WETLAND
BUFFER
OPEN SPACE

10' EASE. FOR
PUBLIC UTIL.


20' EASE.
FOR STORM
SEWER

N01°20'19"W 1093.30'(M)
N00°46'50"E(R)

20' EASE. FOR
STORM SEWER

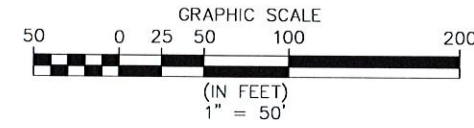
EX.
TRANSMISSION
TOWER

LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
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CLINTON TOWNSHIP, MI 48038
(586) 412-7050

**SEIBER KEAST LEHNER**
ENGINEERING | SURVEYING

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586.412.7050FARMINGTON HILLS OFFICE
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248.308.3331

SEAL:	CLIENT INFO: AP BUILDERS 21 EAST LONG LAKE ROAD, SUITE 215 BLOOMFIELD HILLS, MI 48304
DATE: 07-01-22	SCALE: 1"=50'
DRAWN BY: S.K.	SHEET: 5 OF 6
CHECKED BY: L.M.D.	DRAWING FILE No. 21-037/312
EASEMENT PLAN	



WALDON RESERVE

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	227.99'	260.00'	50°14'32"	220.76'	N8°24'04"E
C2	186.23'	200.00'	53°20'59"	179.57'	S6°50'50"W
C3	300.53'	430.00'	40°02'41"	294.45'	N0°11'41"E
C4	77.70'	200.00'	22°15'34"	77.21'	S9°05'14"W
C5	54.23'	33.50'	92°44'40"	48.50'	S48°24'52"E
C6	32.51'	200.00'	9°18'47"	32.47'	N80°33'25"E
C7	53.64'	330.00'	9°18'47"	53.58'	S80°33'25"W
C8	43.89'	270.00'	9°18'47"	43.84'	S80°33'25"W
C9	42.26'	260.00'	9°18'47"	42.21'	N80°33'25"E
C10	20.38'	42.00'	27°47'56"	20.18'	S71°18'50"W
C11	145.45'	60.00'	138°53'50"	112.36'	S53°08'13"E
C12	15.55'	42.00'	21°12'33"	15.46'	N5°42'26"E
C13	113.96'	260.00'	25°06'51"	113.05'	S7°39'36"W
C14	258.60'	370.00'	40°02'41"	253.37'	N0°11'41"E
C15	242.09'	260.00'	53°20'59"	233.44'	S6°50'50"W
C16	169.85'	200.00'	48°39'26"	164.79'	N9°11'37"E

UNIT CORNER COORDINATES		
POINT NO.	NORTHING	EASTING
40	451912.70	13421534.29
41	451727.46	13421458.99
42	451706.44	13421551.54
43	451611.32	13421559.50
44	451643.78	13421416.53
45	451536.09	13421396.18
46	451550.19	13421564.60
47	451470.47	13421571.28
48	451457.51	13421416.49
49	451390.75	13421577.95
50	451378.45	13421431.03
51	451311.03	13421584.63
52	451298.13	13421430.61
53	451236.21	13421590.89
54	451220.27	13421497.32
55	451212.53	13421413.21
56	451090.78	13421517.11
57	451221.78	13421506.14
58	451042.71	13421587.01
59	450903.21	13421598.69
60	451029.79	13421507.81
61	450892.69	13421519.29
62	451021.81	13421431.17
63	450880.15	13421424.55
64	451015.28	13421362.98
65	450870.22	13421286.73
66	450919.36	13421205.87
67	451055.16	13421332.37
68	451027.71	13421203.34
69	451127.33	13421333.93
70	451129.39	13421200.96
71	451207.12	13421347.94
72	451209.43	13421199.09
73	451269.56	13421365.84
74	451312.34	13421290.25
75	451334.88	13421273.70
76	451350.55	13421238.19
77	451395.65	13421237.13
78	451398.72	13421368.10
79	451394.66	13421194.76
80	451478.24	13421346.71
81	451474.64	13421192.89
82	451558.00	13421335.39
83	451554.61	13421191.02
84	451646.90	13421352.44
85	451809.52	13421278.67

BOUNDARY COORDINATES		
POINT NO.	NORTHING	EASTING
1	451975.29	13421529.07
2	450819.90	13421625.75
4	450555.50	13421633.09
5	450507.99	13421215.50
6	451600.99	13421189.96
7	451638.42	13421282.69
8	451873.62	13421277.20
9	451930.42	13421532.83
10	451827.68	13421278.27
11	451883.07	13421460.88
12	451664.67	13421428.65
13	451486.38	13421407.24
14	451191.94	13421406.22
15	451115.70	13421394.02
16	451083.50	13421430.32
17	451090.74	13421516.66
18	451096.07	13421548.70
19	451104.86	13421601.55
20	451045.07	13421606.56
21	451037.87	13421563.31
22	451030.95	13421521.67
23	451024.30	13421442.32
24	451017.84	13421423.20
25	451085.25	13421333.31
26	451100.63	13421334.84
27	451212.67	13421349.91
28	451466.04	13421350.77
29	451697.81	13421378.61
30	451860.49	13421404.93
31	451104.88	13421601.88
32	451045.09	13421606.88

AREA DATA TABLE

UNIT AREA TABLE		
UNIT #	AREA (SF)	WIDTH (LF)
1	10,823	93.56
2	13,774	98.96
3	13,096	81.27
4	12,010	80.33
5	11,979	80.27
6	13,379	86.48
7	14,518	120.59
8	11,246	85.93
9	11,020	80.24
10	12,022	82.54
11	13,987	82.64
12	19,178	80.00
13	11,393	80.00
14	11,103	80.78
15	11,840	110.05
16	13,196	82.55
17	11,762	80.43
18	10,854	86.08

WALDON RESERVE

LISA M. DROUILLARD
PROPOSED DATE: JULY 01, 2022
LICENSED PROFESSIONAL SURVEYOR No. 4001046723
SEIBER KEAST LEHNER | ENGINEERING | SURVEYING
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248.308.3331

SEAL:

CLIENT INFO:
AP BUILDERS
21 EAST LONG LAKE ROAD,
SUITE 215
BLOOMFIELD HILLS, MI 48304

DATE:
07-01-22

SCALE:
N/A

DRAWN BY:
S.K.

SHEET:
6 OF 6

CHECKED BY:
L.M.D.

DRAWING FILE No.
21-037/312

AREA DATA PLAN

Exhibit A

MASTER DEED

**WALDON RESERVE
(A Residential Condominium)**

**OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. _____**

**MASTER DEED
WALDON RESERVE
(A Residential Condominium)**

**OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO.**

This Master Deed is made and executed on _____, 2022, by Waldon Reserve Development, LLC, a Michigan limited liability company ("Developer"), whose address is 21 East Long Lake Road, Suite 215, Bloomfield Hills, Michigan 48304, pursuant to the provisions of the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended) (the "Act").

RECITALS

Developer desires by recording this Master Deed, together with the Bylaws attached as Exhibit A, and together with the Condominium Subdivision Plan attached as Exhibit B (both of which are incorporated by reference and made a part of this Master Deed), to establish the real property described in Article 2 below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

Developer does, upon recording this Master Deed, establish Waldon Reserve as a Condominium Project under the Act and declares that Waldon Reserve (referred to as the "Condominium," the "Project" or the "Condominium Project") shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner used subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits A and B hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium, their grantees, successors, transferees, heirs, personal representatives and assigns.

The Project consists of eighteen (18) Units which are the individual sites on which residential dwellings and other improvements may be constructed. Each Condominium Unit consists only of the land within the perimeter of the Unit and each Unit is capable of individual use because it has access to a public road. Each Unit Owner will hold an absolute and undivided title to such Owner's Unit and to the dwelling and other improvements located on it, to the extent such improvements are not designated in the Master Deed as Common Elements, and an undivided inseparable right to share with other Co-Owners the Common Elements of the Condominium.

In furtherance of the establishment of the Condominium Project, it is provided as follows:

**ARTICLE 1.
TITLE AND NATURE**

The Condominium Project shall be known as Waldon Reserve, Oakland County Condominium Subdivision Plan No. [REDACTED]. The engineering plans for the Project, if any,

Commented [A1]: Needs to be added.

are on file with the Township of Orion. The Condominium Project is established in accordance with the Act. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each Unit, are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto. Each individual Unit has been created for residential purposes and each Unit is capable of individual use. Each Co-Owner in the Condominium Project shall have an exclusive right to such Co-Owner's Unit except to the extent of any Common Elements located thereon and shall have an undivided and inseparable rights to share with the other Co-Owners the Common Elements of the Condominium Project as are designated by the Master Deed. Nothing in this Master Deed shall be construed to impose upon Developer any contractual or other legal obligation to build, install or deliver any structure or improvement which is labeled on the Condominium Subdivision Plan attached as Exhibit B as "need not be built."

ARTICLE 2.

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project is established by this Master Deed and is particularly described as follows:

Land situated in the Township of Orion, County of Oakland, State of Michigan as follows:

Part of the Northeast Quarter of Section 27, Town 4 North, Range 10 East, Orion Township, Oakland County, Michigan, described as beginning at a point in the centerline of Waldon Road distant South 89 degrees 00 minutes 00 seconds West 128 feet and South 00 degrees 03 minutes 30 seconds East 867 feet and South 86 degrees 09 minutes 00 seconds West 675.23 feet and South 70 degrees 08 minutes 20 seconds West 209 feet from the Northeast corner of Section 27, thence South 02 degrees 39 minutes 50 seconds East 1160.29 feet; thence South 00 degrees 32 minutes 20 seconds West 263.64 feet (recorded as South 00 degrees 25 minutes East 264.70 feet in Vernier's Farms a subdivision of part of the Northeast Quarter of Section 27 and part of the Northwest Quarter of Section 26, Town 4 North, Range 10 East, Orion Township, Oakland County, Michigan), thence South 85 degrees 37 minutes 40 seconds West 420.28 feet; thence North 00 degrees 46 minutes 50 seconds East 1328.56 feet to the centerline of Waldon Road; thence North 70 degrees 08 minutes 20 seconds East along the centerline of Waldon Road 371.64 feet to the point of beginning.

EXCEPTING THEREFROM, Part of the Northeast Quarter of Section 27, Town 4 North, Range 10 East, Orion Township, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast corner of said Section 27; thence South 89 degrees 00 minutes 00 seconds West 128.00 feet to a point; thence South 00 degrees 03 minutes 30 seconds East 867.00 feet to a point; thence South 86 degrees 09 minutes 00 seconds West 675.23 feet to a point; thence South 70 degrees 08 minutes 20 seconds West 480.48 feet to the point of beginning; thence proceeding South 70 degrees 08 minutes 20 seconds West 100.00 feet to a point; thence South 00 degrees 46 minutes 50 seconds West 235.26 feet to a point; thence North 70 degrees 08 minutes 20 seconds East 100.00 feet to a point; thence North 00 degrees 46 minutes 50 seconds East 235.26 feet to the point of beginning.

Commented [A2]: Should use legal description on record.

Parcel Identification No. 09-27-276-038

Together with and subject to the following:

1. Liens for taxes and assessments not yet due and payable.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Laws, ordinances and regulations of applicable governmental authorities.
4. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
5. Rights of tenants under unrecorded leases and any and all parties claiming by, through, and thereunder.
6. Any easements, restrictions and agreements of record.
7. Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploration rights.
8. Any encroachment, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate or complete survey of the Condominium Premises.

ARTICLE 3. DEFINITIONS

Certain terms are used not only in this Master Deed and Exhibits A and B hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and rules and regulations of Waldon Reserve Condominium Association, a Michigan non-profit corporation; and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Waldon Reserve, as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 3.1 Act. The “Act” means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

Section 3.2 Association. “Association” means the Waldon Reserve Condominium Association, which is the non-profit corporation organized under Michigan law, of which all Co-Owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

Section 3.3 Bylaws. “Bylaws” means Exhibit A hereto, being the By-laws setting forth the substantive rights and obligations of the Co-Owners and required by Section 3(9) of the Act to be recorded as part of the Master Deed. The By-laws shall also constitute the

corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation. Act.

Section 3.4 Common Elements. “Common Elements”, where used without modification, means both the General and Limited Common Elements described in Article 4 below.

Section 3.5 Condominium Documents. “Condominium Documents” means and includes this Master Deed and Exhibits A and B hereto, the Articles of Incorporation, and the rules and regulations, if any, of the Association, as all of the same may be amended from time to time.

Section 3.6 Condominium Premises. “Condominium Premises” means and includes the land described in Article 2 above and all easements, rights and appurtenances belonging to Waldon Reserve as described above.

Section 3.7 Condominium Project, Condominium or Project. “Condominium Project”, “Condominium” or “Project” means Waldon Reserve as a Condominium Project established in conformity with the provisions of the Act.

Section 3.8 Condominium Subdivision Plan. “Condominium Subdivision Plan” or “Plan” means Exhibit B hereto.

Section 3.9 Consolidating Master Deed. “Consolidating Master Deed” means the final amended Master Deed, if any, which shall describe Waldon Reserve as a completed Condominium Project and shall reflect the land area, if any, converted pursuant to Article 8 below, or contracted pursuant to Article 9 below from time to time, and all Units and Common Elements therein, and which shall express percentages of value pertinent to each Unit as finally readjusted, if necessary. Such Consolidating Master Deed, if and when recorded in the office of the Oakland County Register of Deeds, shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto, but until such time, the terms of this Master Deed, as it may be amended, shall control. In the event the Units and Common Elements in the Condominium are constructed in substantial conformance with the proposed Condominium Subdivision Plan attached as Exhibit B to the Master Deed, the Developer shall be able to satisfy the foregoing obligation by filing a certificate in the office of the Oakland County Register of Deeds confirming that the Units and Common Elements “as built” are in substantial conformity with the proposed Condominium Subdivision Plan and no Consolidating Master Deed need be recorded.

Section 3.10 Construction and Sales Period. “Construction and Sales Period,” for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as Developer owns any Unit which it offers for sale, and for so long as the Developer continues or proposes to construct or is entitled to construct additional Units.

Section 3.11 Co-Owner. “Co-Owner” means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or

more Units in the Condominium Project. The term “Owner”, wherever used, shall be synonymous with the term “Co-Owner.” In the event of the conveyance of a Unit by land contract, the land contract vendees shall be the “Co-Owners” of the Unit and shall bear sole liability for all obligations arising with respect to the Unit to the exclusion of the land contract vendors; provided that the Developer or an affiliate of the Developer shall retain the rights and obligations of a Co-Owner with respect to any Unit sold under land contract by the Developer or an affiliate of the Developer. The foregoing provision regarding the rights and obligations of land contract vendors and vendees shall apply notwithstanding the definition of “Co-Owner” set forth in Section 6 of the Act, as amended by Public Act 379 of 2000. “Owner” or “Co-Owner” shall not include a mortgagee of a Unit unless and until such mortgagee acquires fee simple title to the Unit by foreclosure or other proceeding or conveyance in lieu of foreclosure and shall not include any interest in a Unit held as security for the performance of any obligation. In the event more than one person or entity owns an interest in fee simple title to any Unit, or has an interest as a land contract vendee (other than Units owned by Developer), the interests of all such persons collectively shall be that of one Co-Owner.

Section 3.12 Developer. “Developer” means Waldon Reserve Development, LLC, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term “Developer” whenever such terms are used in the Condominium Documents.

Section 3.13 First Annual Meeting. “First Annual Meeting” means the initial meeting at which non-developer Co-Owners are permitted to vote for the election of Directors and upon all other matters that properly may be brought before the meeting. Such meeting is to be held (a) in Developer's sole discretion after fifty percent (50%) of the Units that may be created are sold, or (b) mandatorily within (i) fifty-four (54) months from the date of the first Unit conveyance, or (ii) one hundred twenty (120) days after seventy-five percent (75%) of all Units that may be created are sold, whichever first occurs.

Section 3.14 Open Space Areas. “Open Space Areas” means the open space areas and buffer zones shown on Exhibit B, together with any related improvements.

Section 3.15 Residential Builder. “Residential Builder” means any person licensed as a residential builder under Article 24 of the Occupational Code of Michigan, Public Act 299 of 1980, and who acquires title to one or more Units in the Condominium for the purpose of constructing a Residence on the Unit and subsequently reselling the Unit.

Section 3.16 Roads. “Roads” mean the Roads serving the Project as described in Section 6.5 below on Exhibit B.

Section 3.17 Township. “Township” means the Township of Orion.

Section 3.18 Transitional Control Date. “Transitional Control Date” means the date on which a Board of Directors of the Association take office pursuant to an election in which the votes which may be cast by eligible Co-Owners unaffiliated with the Developer exceed the votes which may be cast by Developer.

Section 3.19 Unit or Condominium Unit. “Unit” or “Condominium Unit” each means a single Unit in Waldon Reserve as such space may be described in Article 5, Section 5.1 hereof and on Exhibit B hereto, and shall have the same meaning as the term “Condominium Unit” as defined in the Act.

ARTICLE 4.
COMMON ELEMENTS; USE OF COMMON ELEMENTS AND UNITS

The Common Elements of the Project as described herein and as described in Exhibit B attached hereto, as may be modified from time to time pursuant to certain other provisions of this Master Deed and the Bylaws attached as Exhibit A, and the respective responsibilities for maintenance, decoration, repair or replacement are as follows:

Section 4.1 General Common Elements. The General Common Elements are:

4.1.1 Land. The land designated as General Common Elements on attached Exhibit B, including open space.

4.1.2 Intentionally Omitted. Safety Paths and Sidewalks. All non-publicly dedicated safety paths and sidewalks located within the Project pursuant to Orion Township Ordinance No. 97 (“Safety Path Regulation”).

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4.1.3 Easements. All beneficial utility, drainage, access, and other easements pertaining to the Project.

4.1.4 Utilities. Some or all of the utility lines and appurtenances, including electric, telephone and telecommunications, gas, water, sanitary sewer and storm sewer systems, and storm water retention areas and drainage facilities and equipment described below may be owned by the local public authority, or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common Elements only to the extent of the Co-Owners' interest therein, if any, and Developer makes no warranty whatsoever with respect to the nature or extent of such interest, if any. Certain utilities as shown on Exhibit B may be conveyed or dedicated to the Township or other governmental authorities, and except to the extent of such conveyance or dedication, such utilities shall be General Common Elements. The Stormwater Drainage Facilities, including easements are established to assure the perpetual functioning of the Stormwater Drainage Facilities across the Project as shown on Exhibit [] including areas of easements, surface drainage and detention and detention basins. To maintain the intended function of the Stormwater Drainage Facilities and easements, no modification, use or occupancy of such areas is allowed without the prior written approval of the Developer and the Association. The Association is responsible for maintenance of the Stormwater Drainage Facilities of the Project and the cost of such maintenance shall be assessed to the Co-Owners of the Units by the Association as described in the Bylaws. In the event the Association fails to maintain the stormwater drainage facilities, the Township may undertake or contract for maintenance, repair, or replacement of the facilities, and such costs shall be added to the Association’s tax bill.

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4.1.5 Electrical. Subject to 4.1.4, the electrical transmission system throughout the Project up to, but not including the electric meters for each residential dwelling now or hereafter constructed within the perimeter of a Unit.

4.1.6 Telephone, Cable TV, Internet and Telecommunications System. Subject to 4.1.4, the telephone, cable television, Internet and/or telecommunications equipment and system(s) throughout the Project up to the point of connection to each residential dwelling now or hereafter constructed within the perimeter of a Unit.

4.1.7 Gas. Subject to 4.1.4, the gas distribution system throughout the Project up to the point where it is stubbed for connection with each residential dwelling now or hereafter constructed within the perimeter of a Unit.

4.1.8 Water. Subject to 4.1.4, the underground sprinkling system for the Common Elements (if any) and the water distribution system throughout the Project up to the point where service is stubbed for connection with each residential dwelling now or hereafter constructed within the perimeter of a Unit.

4.1.9 Sanitary Sewer. Subject to 4.1.4, the sanitary sewer system throughout the Project up to the point where it enters upon a Unit.

4.1.10 Storm Drainage System. Subject to 4.1.4, the storm water drainage system throughout the Project and related improvements shown on Exhibit B, including storm sewers, areas of surface drainage, and the detention basin.

4.1.11 Other. Such other elements of the Project not designated as Limited Common Elements which are not located within the perimeter of a Unit, and which are intended for common use or are necessary to the existence, upkeep and safety of the Project

Section 4.2 Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Co-Owners of the Units to which the Limited Common Elements are appurtenant. There are currently no Limited Common Elements in the Project. Developer reserves the right to add Limited Common Elements by amendment to the Master Deed pursuant to Article 7 below.

Section 4.3 Responsibilities. The respective responsibilities for the maintenance, reconstruction, repair and replacement of the Common Elements are as follows:

4.3.1 Co-Owner Responsibilities. Except as may be otherwise expressly provided herein, the responsibility for insurance, maintenance, decoration, repair and replacement of the Unit, including any and all structures and improvements located within or upon a Unit and any appurtenant Limited Common Elements (including without limitation lawn and landscaping areas and snow removal) including all costs and expenses related thereto, and the cost of all utilities serving the Co-Owner's Unit, shall be borne by the Co-Owner of the Unit.

4.3.2 **Association Responsibilities.** The Association, by its Board of Directors, shall be responsible for insurance, maintenance, repair and replacement of the General Common Elements. The costs of repairing, maintaining, replacing and insuring the General Common Elements shall be borne by the Association subject to any provisions of the Master Deed and Bylaws expressly to the contrary, and assessed to the Co-Owners as set forth in the Bylaws (for clarity the Co-owner shall be responsible for repairs, replacements and insurance on driveway and lawn areas). The Association shall establish a reserve fund or other form of assessment in accordance with Article 2 of the Bylaws for costs associated with maintenance, repair and replacement of the General Common Elements.

Section 4.4 Use of Common Elements and Units. No Co-Owner shall use the Co-Owner's Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-Owner in the use and enjoyment of the Co-Owner's Unit or the Common Elements.

Section 4.5 Residential Use. The use of the Units is limited to residential use in accordance with this Master Deed and exhibits, the ordinances of the Township and the requirements of other applicable governmental authorities.

Section 4.6 Dedication. Developer intends to, and by recordation of this Master Deed reserves the right and power to, dedicate all the roads in the Condominium to public use, and all persons acquiring any interest in the Condominium, including without limitation all Co-Owners and mortgagees, shall be deemed irrevocably to have appointed Developer, and/or its successors as agent and attorney-in-fact to make such dedication and to act in behalf of all Co-Owners and their mortgagees in any statutory or special assessment proceedings with respect to the dedicated roads. The foregoing rights and powers may be exercised by the Association upon transfer of the Developer's responsibility to the Association as set forth in the Master Deed or Bylaws, after the transitional control date.

ARTICLE 5.

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 5.1 Description of Units. The Project contains eighteen (18) Units numbered 1 through 18 inclusive. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Waldon Reserve prepared by Seiber, Keast and Militex Engineers and attached as Exhibit B. Each Unit shall consist of the land and area contained within the Unit boundaries as shown on attached Exhibit B and delineated with heavy outlines. Any structure, improvements or driveways constructed on any Unit shall be built in accordance with the requirements of this Master Deed and exhibits and in accordance with the requirements of applicable governmental authorities.

Section 5.2 Percentage of Value. The percentage of value assigned to each Unit shall be equal and the number obtained by dividing 100 by the number of Units in the Condominium. The determination that the percentages of value of each Unit is equal was made after reviewing the comparative characteristics of each Unit in the Project which would affect maintenance costs and value and concluding that there are no material differences among the Units insofar as the allocation of percentage of value is concerned. The percentage of value

assigned to each Unit shall be determinative of each Unit's respective share of the Common Elements of the Condominium Project, and the proportionate share of each Unit in the proceeds and the expenses of administration, and the vote attributed to each Unit at meetings of the Association. As such, the total value of all of the Units of the Project is one hundred percent (100%) and the percentage of value of each individual Unit is .05%.

ARTICLE 6.

EASEMENTS, RESERVATIONS AND AGREEMENTS

Section 6.1 Easement for Maintenance of Encroachments and Utilities. In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance, repair or reconstruction of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings and improvements for the continuing maintenance and repair of all utilities in the Condominium. This section shall not be construed to allow or permit any encroachment upon, or an easement for an encroachment upon, a Unit, without the consent of the Co-Owner of the Unit to be burdened by the encroachment or easement. Developer hereby reserves and declares permanent and perpetual non-exclusive easements to the Township, Oakland County and all other government authorities or companies providing, operating and/or maintaining utility services and their respective successors, assigns and transferees for ingress and egress in, over, under and through all General Common Elements and any Limited Common Elements identified in Article 4 in the Condominium for the operation, access, maintenance, repair and replacement of the water supply system, sanitary sewer system, gas and electrical lines and all other utility lines or systems, and permanent easements to use, tap into, enlarge or extend all utility lines in the Condominium or adjacent areas, including, without limitation, all water, gas, electric and sanitary sewer lines, all of which easements shall be for the benefit of the Project. These easements shall run with land in perpetuity. Developer has no financial obligation to support such easements.

Section 6.2 Easement in Favor of the Association. There shall be easements to and in favor of the Association, and its officers, directors, agents, and designees, in, on and over all Units and Common Elements in the Project for access to the Units, retention basins, drainage facilities, water and sewage disposal systems and other utilities, and the exterior and interior of each of the buildings that is now existing or hereafter constructed within the Project to permit the maintenance, repair, replacement, and/or decoration thereof in accordance with this Master Deed. Each Co-Owner shall be primarily responsible for maintenance of the exterior of all structures and improvements within a Co-Owner's Unit as set forth in Article 4 above. In the absence of performance by the Co-Owner involved, the Association may undertake the maintenance of a Unit or the exterior of structures and improvements. If such work is performed upon a Unit by the Association, the Co-Owner of the Unit shall reimburse

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the Association for all costs incurred by the Association within fifteen (15) days of billing, or the Association shall have the right to recover its expenses in the same manner as established for the collection of assessments in Article 2 of the Bylaws. In no event shall the Association be liable for the decoration, maintenance, repair, or replacement of any portion of the interior or exterior of a structure or other improvements on any Unit. There also shall exist easements to and in favor of the Association, and its officers, directors, agents, and designees, in, on and over all Units and Common Elements of the Project or adjacent areas for access to and maintenance of those Common Elements of the Project for which the Association may from time to time be responsible.

Section 6.3 Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date), shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium, subject, however, to the approval of Developer so long as the Construction and Sales Period has not expired, upon review and approval of any necessary governmental agency, if so required.

Section 6.4 Easements for Maintenance, Repair and Replacement. Developer, the Association, and all public or private utility companies shall have such easements as may be necessary over the Condominium including all Units and Common Elements to fulfill any responsibilities of maintenance, repair, decoration or replacement which they or any of them are required or permitted to perform under the Condominium Documents. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any dwelling on any Unit or any appurtenant Limited Common Elements.

Section 6.5 Roadway and Utility Easements. Developer reserves the right at any time during the Construction and Sales Period to grant easements for public or private utilities over, under and across the Condominium to appropriate governmental agencies or public or private utility companies and to dedicate or transfer title of the Roads and road right-of-ways and utilities to state, county or local governments, upon the review and approval of any necessary governmental agency, if so required. Any such easement or transfer of title may be conveyed by Developer without the consent of any Co-Owner, mortgagee or other person and may be evidenced by an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Oakland County Records. All Co-Owners and mortgagees of Units and other persons interested in the Project from time to time are deemed to have irrevocably and unanimously consented to an amendment or amendments of this Master Deed to affect the foregoing easement or transfer of title. Developer reserves for itself, its successors and assigns, and all future owners of the land described in Article 2 or adjacent areas or any portion or portions thereof, an easement for the unrestricted use of the Road in the Condominium for the purpose of ingress and egress to and from all or any portion of the land described in Article 2 or adjacent areas. Developer also reserves easements over all of the Common Elements of the Condominium and the land described in Article 2 or adjacent areas for the purpose of

reasonable access from the Road to the Units located on the land described in Article 2 or adjacent areas.

Section 6.6 Telecommunications Agreements. The Association, acting through its duly constituted Board of Directors and subject to Developer's approval during the Construction and Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

Section 6.7 Utility Easements. Easements for private and public utilities including water mains, storm sewers and sanitary sewers, natural gas, electricity and telecommunication service, and stormwater drainage facilities are reserved and established across the Units, and Common Elements as set forth on Exhibit B and the approved site plan for the Project. Developer has or may enter into separate easement agreements and dedication with the Township of Orion, other governmental authorities or utility companies for sewer, water and utility purposes, the terms of which are incorporated herein by reference. The Developer further reserves the right at any time to grant easements for utilities over, under and across the Project to facilitate development of the Project and to appropriate governmental agencies or to utility companies and to transfer title to utilities to governmental agencies or to utility companies upon the prior review and approval of the township, if required. Any such easement or transfer of title may be made by the Developer without the consent of any Co-Owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Oakland County Records or the recordings of a separate easement agreement. All of the Co-Owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed or recording of a separate easement as may be required to effectuate the foregoing grant of easement or transfer of title.

Section 6.8 Further Rights Reserved for Developer. Developer reserves for the right of itself, the Association, their respective successors and assigns and all Co-Owners of the land described in Article 2 and adjacent areas, or portion or portions thereof, perpetual easements to use, tap, tie into, extend and enlarge all utility mains located in the Condominium Premises, including, but not limited to water, gas, telephone, electrical, cable television, storm and sanitary sewer mains and appurtenances. Developer further reserves easements over the land described in Article 2 above and adjacent areas for the purpose of reasonable access from

the Roads to the Units and residences in furtherance of the development of the Project and adjacent areas.

Section 6.9 Sign Easement. Developer reserves for the benefit of itself, its successors and assigns, an easement to construct and maintain anywhere within the Project one or more signs advertising Condominium Units in the Project, in compliance with any and all Township Ordinances.

Section 6.10 Termination of Easements. Developer reserves the right, during the Construction and Sales Period, to terminate and revoke any utility or other easement granted in or pursuant to this Master Deed at such time as the particular easement has become unnecessary, [subject to Township review and approval](#). (This may occur, by way of illustration only, when a utility easement is relocated to coordinate development of property adjacent to the Condominium Project.) No easement for a utility may be terminated or revoked unless and until all Units served by it are adequately served by an appropriate substitute or replacement utility. Any termination or relocation of any such easement shall be effected by the recordation of an appropriate termination instrument, or, where applicable, amendment to this Master Deed in accordance with the requirements of the Act.

Section 6.11 Special Assessment District Authority. The Developer and the Association shall be vested with the power and authority to sign petitions requesting establishment of a special assessment district pursuant to provisions of applicable Michigan statutes for improvement of public roads within or adjacent to the Condominium Premises upon approval by affirmative vote of not less than fifty one percent (51%) of the Co-Owners that own Units within the special assessment district.

ARTICLE 7. **AMENDMENT**

Section 7.1 Non-material Amendments. The Master Deed, Bylaws, Condominium Subdivision Plan and any other document referred to in the Master Deed or Bylaws which affects the rights and obligations of a Co-owner in the Project may be amended without the consent of Co-owners or mortgagees, if the amendment does not materially alter or change the rights of a Co-owner or mortgagee. An amendment that does not materially change the rights of a Co-owner or mortgagee includes, but is not limited to, a modification of the types and sizes of unsold Units and their appurtenant limited common elements. [Such amendments may be subject to Township approval if regulated by Township Ordinance.](#)

Section 7.2 Material Amendments. Except as provided in this Article 7, the Master Deed, Bylaws and Condominium Subdivision Plan may be amended, even if the amendment will materially alter or change the rights of the Co-owners or mortgagees, with the consent of not less than two-thirds (2/3) of the votes of the Co-owners and mortgagees. Notwithstanding the foregoing, unless otherwise provided in the Act, no such amendment which materially alters, restricts, limits or changes the rights of a Co-owner shall be approved and take effect unless the affected Co-owner votes in favor of the amendment.

Section 7.3 By Developer. In addition to the rights of amendment provided to Developer in the various Articles of this Master Deed, Developer may, prior to the expiration

of the Construction and Sales Period, and without the consent of any Co-owner, mortgagee or any other person, amend this Master Deed and the Condominium Subdivision plan attached as Exhibit B in order to correct survey or other errors made in such documents and to make such other amendments to such instruments and to the Bylaws attached hereto as Exhibit A that do not materially affect the rights of any Co-owners or mortgagees in the Project, including, but not limited to, amendments required by governmental authorities, or for the purpose of facilitating conventional mortgage loan financing for existing or prospective Co-owners and to enable the purchase or insurance of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Veterans Administration or the Department of Housing and Urban Veterans Administration or the Department of Housing and Urban Development, or by any other public or private mortgage insurer or any institutional participant in the secondary mortgage market. Such amendments are subject to Township approval.

Section 7.4 Changes to Units or Percentages of Value. The value of the vote of any Co-owner and the corresponding proportion of common expenses assessed against such Co-owner shall not be modified without the written consent of such Co-owner and his mortgagee, nor shall the percentage of value assigned to any Unit be modified without such consent, except for a modification made in connection with the expansion or contraction of the Project or consolidation or modification of Units as expressly permitted by this Master Deed.

~~**Section 7.5 Cost of Amendment.** A person causing or requesting an amendment to the Master Deed, Bylaws, Condominium Subdivision Plan and any other document referred to in the Master Deed or Bylaws which affects the rights and obligations of a Co-owner in the Project shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of a prescribed percentage of Co-owners and mortgagees, the costs of which shall be expenses of administration.~~

~~**Section 7.6**~~ **Section 7.5 Mortgagee Approval.** Pursuant to Section 90(2) of the Act, Developer hereby reserves the right, on behalf of itself and on behalf of the Association of Co-Owners, to amend this Master Deed and the Condominium Documents without the approval of any mortgagee, unless the amendment would materially alter or change the rights of a mortgagee, in which event the approval of two-thirds (2/3) of the votes of mortgagees of Units shall be required for such amendment. Each mortgagee shall have one (1) vote for each Unit subject to a mortgage. Notwithstanding any provision of this Master Deed or the Bylaws to the contrary, mortgagees are entitled to vote on amendments to the condominium documents that would materially alter or change the rights of Mortgagee including but not limited to only under the following circumstances:

- (a) The termination of the Condominium Project.
- (b) A change in the method of formula used to determine the percentage of value assigned to a Unit subject to the mortgagee's mortgage.
- (c) A reallocation of responsibility for maintenance, repair, replacement, or decoration for a Unit, its appurtenant Limited Common Elements, or the General Common Elements from the Association to the Unit subject to the mortgagee's mortgage.

- (d) The elimination of a requirement for the Association to maintain insurance on the Project as a whole or a Unit subject to the mortgagee's mortgage or reallocation of responsibility for obtaining or maintaining, or both, insurance from the Association to the Unit subject to the mortgagee's mortgage.
- (e) The modification or elimination of an easement benefiting the Unit subject to the mortgagee's mortgage.
- (f) The partial or complete modification, imposition, or removal of leasing restrictions for Units in the condominium project.

Section 7.7 Section 7.6 Termination, Vacation, Revocation or Abandonment.

The Condominium Project may not be terminated, vacated, revoked, or abandoned without ~~the written consent of the Developer and~~ 80% of non-Developer Co-owners and Township approval.

Section 7.8 Section 7.7 Developer Approval.

During the Construction and Sales Period, this Master Deed and Exhibits "A" and "B" hereto shall not be amended, nor shall the provisions thereof be modified in any way without the written consent of the Developer and approval by the Charter Township of Orion.

**ARTICLE 8.
CONVERSION OF CONDOMINIUM**

The Condominium is established as a convertible condominium in accordance with the provisions of this Article and the Act:

Section 8.1 Convertible Areas. All present and future Common Elements and Units are designated as Convertible Areas and the land area within which Units and Common Elements may be added, removed, expanded and modified and within which Limited Common Elements may be created as provided in this Article. The Developer reserves the right, but not the obligation, to convert all or any portion of the Convertible Areas. The maximum number of Units that may be created in the Project as it may be converted is _____ Units. All Units shall be used for residential purposes. All structures and improvements within the Convertible Areas of the Condominium shall be compatible with residential uses and with the structures and improvements on other portions of the Project, as determined by Developer in its sole discretion.

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Section 8.2 Right to Convert. The Developer reserves the right, in its sole discretion, during a period ending six years from the date of recording this Master Deed, to modify the number, size, location, and configuration of any Unit that it owns or Common Elements in the Condominium, and to make corresponding changes to the Common Elements or to create General or Limited Common Elements or Units within the Convertible Area and to designate Common Elements that may subsequently be assigned as Limited Common Elements subject to approval by the Charter Township of Orion. Provided, however, no portion

of any Unit owned by a Co-Owner other than Developer shall be converted without such Co-Owner's consent.

Section 8.3 Restrictions on Conversion. All improvements constructed or installed within the Convertible Areas described above shall be restricted exclusively to those compatible with residential use. There are no other restrictions upon such improvements except as stated in this Article and those which are imposed by state law, local ordinances, [the Charter Township of Orion](#) or building authorities. The extent to which any change in the Convertible Areas is compatible with the original Master Deed is not limited by this Master Deed but lies solely within the discretion of Developer, subject only to the requirements of local ordinances and building authorities.

Section 8.4 Consent Not Required. The consent of any Co-Owner shall not be required to convert the Convertible Areas except as provided in Section 8.2 above. All of the Co-Owners and mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such conversion of the Convertible Areas and any amendment or amendments to this Master Deed to effectuate the conversion and to any reallocation of Percentages of Value of existing Units which Developer may determine necessary in connection with such amendment or amendments. All such interested persons irrevocably appoint the Developer or its successors, as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be affected without the necessity of re-recording the entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. Nothing herein contained, however, shall in any way obligated Developer to convert the Convertible Areas. These provisions give notice to all Co-Owners, mortgagees and other persons acquiring interests in the Condominium that such amendments of this Master Deed may be made and recorded, and no further notice of such amendments shall be required.

Section 8.5 Amendment to Master Deed. All modifications to Units and Common Elements made pursuant to this Article shall be given effect by appropriate amendments to this Master Deed in the manner provided by law, which amendments shall be prepared by and at the discretion of the Developer and in which the percentages of value set forth in Article 5 hereof shall be proportionately readjusted, if the Developer deems it to be applicable, in order to preserve a total value of 100% for the entire Condominium resulting from such amendments to this Master Deed. The precise determination of the readjustments in percentages of value shall be made within the sole judgment of Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon the original method and formula described in Article 5 of this Master Deed. Such amendments to the Master Deed shall also contain such further definitions and redefinition of General or Limited Common Elements as may be necessary to adequately describe and service the Units and Common Elements being modified by such amendments. In connection with any such amendments, Developer shall have the right to change the nature of any Common Element previously included in this Condominium for any purpose reasonably necessary to achieve the purposes of this Article.

ARTICLE 9.
CONTRACTION OF CONDOMINIUM

Section 9.1 Withdrawal of Land. Developer unconditionally reserves the right to withdraw from the Condominium any portion of the land described in Article 2 when and if Developer in its sole discretion determines that development of the Condominium would be best served by so contracting the Condominium. The withdraw of such land pursuant to this Article 9 shall be affected by an amendment of the Master Deed as provided in Section 9.3 below. Provided, however, the consent of any Unit owner to the contraction of such Owner's Unit or Common Elements shall be obtained prior to contraction of a Unit owned by an Owner other than Developer.

Section 9.2 Restrictions on Contraction. There are no restrictions on Developer's right to contract the Condominium except as provided in this Article 9.

Section 9.3 Consent Not Required. The consent of any Co-Owner shall not be required to contract the Condominium or to dedicate the roads and road right-of-ways to public use except as set forth in the last sentence of Section 9.1. All of the Co-Owners and mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to contraction of the Condominium and any amendment or amendments to this Master Deed to effectuate the contraction. All such interested persons irrevocably appoint the Developer or its successors, as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be affected without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. These provisions give notice to all Co-Owners, mortgagees and other persons acquiring interests in the Condominium that such amendments of this Master Deed may be made and recorded, and no further notice of such amendment shall be required.

Section 9.4 Redefinition of Common Elements. The amendment or amendments to the Master Deed contracting the Condominium shall also contain such further definitions and redefinition of General Common Elements or Limited Common Elements and maintenance responsibilities as may be necessary adequately to describe, serve and provide access to the Project as reduced and otherwise comply with agreements and requirements of applicable governmental authorities for development of the Condominium. In connection with any such amendment(s), Developer shall have the right to change the nature of any Common Element or easement previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article 9.

Section 9.5 Consolidating Master Deed. A Consolidating Master Deed [approved by the Charter Township of Orion](#) may be recorded pursuant to the Act when the Project is finally concluded as determined by Developer in order to incorporate into one set of instruments all successive stages of development. The Consolidating Master Deed, when recorded, and as above provided in Section 3.9, shall supersede the previously recorded Master Deed and all amendments thereto.

ARTICLE 10.
SUBDIVISION, CONSOLIDATION, MODIFICATION

Section 10.1 Modification of Units. Developer may, in its sole discretion, and without obtaining the consent of any person whatsoever (including Co-Owners and mortgagees of Units), during the Construction and Sales Period, modify the size, boundaries, location, and configuration of Units and appurtenant Common Elements, subject to the requirements and approval of any governmental authority having jurisdiction over the Project including the Charter Township of Orion. Any modifications by Developer in accordance with the terms of this Section 10.1 shall take effect upon the recordation of an amendment to the Master Deed. In addition, Developer may, in connection with any such amendment, readjust the Percentage of Value for all Units to reflect the Unit or Common Element modifications, based upon the method by which Percentage of Value was originally determined for the Project. All of the Co-Owners and mortgagees of Units and all other persons now or hereafter interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to any amendment or amendments to this Master Deed recorded by Developer to effectuate the purposes of this Section 10.1 and, subject to the limitations set forth herein, to any proportionate reallocation of Percentage of Value of existing Units which Developer determines are necessary in conjunction with any such amendments, subject to Article 7 of this Master Deed. Subject to the foregoing, all such interested persons irrevocably appoint Developer as agent and attorney-in-fact for the purpose of executing such amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

Section 10.2 Consolidation or Relocation of Units. During the Construction and Sales Period, Developer may, in its sole discretion, and without the consent of any other person whatsoever (including Co-Owners and mortgagees of Units), consolidate under single ownership two (2) or more Units which are located adjacent to one another, and/or relocate any boundaries between adjoining Units, subject to the requirements and approval of any governmental authority having jurisdiction over the Project including the Charter Township of Orion, and further subject to Article 7 of this Master Deed. Developer shall give effect to the consolidation of Units or the relocation of Unit boundaries by amending this Master Deed with one or more amendments prepared by and at the sole discretion of Developer in the manner provided by law. Any amendment that consolidates or relocates the boundaries between Units shall identify the consolidated or relocated Unit(s) by number, any withdrawn Units and, when appropriate, the Percentage of Value as set forth herein for the consolidated or relocated Unit(s) shall be proportionately allocated among the adjusted Condominium Units in order to preserve a total value of one hundred (100%) percent for the entire Project following such amendment or amendments to this Master Deed. Developer shall determine, in its sole discretion, any such readjustment of the Percentage of Value, provided that such readjustments shall reflect a continuing reasonable relationship among Percentage of Value based upon the original method of determining Percentage of Value for the Project. Any such amendment or amendments to the Master Deed shall also contain such further definitions of Common Elements as may be necessary to adequately describe the Units in the Condominium Project as modified. All of the Co-Owners and mortgagees of Units and all other persons now or hereafter interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to any amendment or amendments to this Master Deed recorded by Developer to effectuate the

purposes of this Section 10.2, subject to the limitations set forth herein, and to any proportionate reallocation of Percentage of Value of Units which Developer determines are necessary in connection with any such amendments. All such interested persons irrevocably appoint Developer as agent and attorney-in-fact for the purpose of executing such amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Any such amendments may be accomplished without re-recording the entire Master Deed or its Exhibits.

ARTICLE 11.
FURTHER RIGHTS OF WITHDRAWAL

In addition to Developer's rights of contraction set forth in Article 9 above, pursuant to Section 67(3) of the Act, Developer is entitled to certain additional rights to withdraw land from the Project if and to the extent determined by Developer pursuant to Section 67(3) of the Act. Any such areas withdrawn shall be automatically granted easements for utility and access purposes as set forth in the Act.

ARTICLE 12.
ASSIGNMENT

Any or all of the rights and powers granted or reserved to Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by Developer to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the Office of the Oakland County Register of Deeds [by the Developer. Upon recordation, the Developer shall provide a Copy of the appropriate instrument to the Township for its records.](#)

[SIGNATURES ON THE FOLLOWING PAGE]

Dated: _____, 2021.

DEVELOPER:

Waldon Reserve Development, LLC,
a Michigan limited liability company

By: _____
Name: _____
Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by
_____, of Waldon Reserve Development, LLC, a Michigan limited liability company, on
behalf of said company.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____
Acting in the County of _____

PREPARED BY AND RETURN TO:

J. Patrick Lennon, Esq.
Honigman, Miller, Schwartz & Cohn LLP
650 Trade Centre Way
Suite 200
Kalamazoo, Michigan 49002

Exhibit B

CONDOMINIUM BYLAWS

WALDON RESERVE

Style Definition: Heading 1

Style Definition: Heading 2: Indent: Left: 0", Tab stops:
Not at 1.5"

ARTICLE 1.
ASSOCIATION OF CO-OWNERS

Waldon Reserve, a residential site Condominium Project located in the Township of Orion, Oakland County, Michigan, shall be administered by the Waldon Reserve Condominium Association, an organization of Co-Owners which is a non-profit corporation (the "Association"), organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium in accordance with the Condominium Documents and the laws of the State of Michigan. These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(9) of the Michigan Condominium Act, as amended, (the "Act") and the Bylaws of the Association provided for under the Michigan Non-profit Corporation Act. Each Co-Owner shall be entitled to membership and no other person or entity shall be entitled to membership in the Association. The share of a Co-Owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the Co-Owner's Unit. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Condominium available at reasonable hours to Co-Owners, prospective purchasers and prospective mortgagees of Units in the Condominium. All Co-Owners in the Condominium and all persons using or entering upon or acquiring any interest in any Unit or the Common Elements of the Project shall be subject to the provisions and terms set forth in Condominium Documents.

ARTICLE 2.
ASSESSMENTS

All expenses arising from the management, administration and operation of the Association in pursuance of its authorizations and responsibilities as set forth in the Condominium Documents and the Act shall be levied by the Association against the Units and the Co-Owners in accordance with the following provisions:

Section 2.1 Assessments for Common Elements. All costs incurred by the Association in satisfaction of any, improvement or maintenance costs or liability arising within, caused by, or connected with the Common Elements and easements for which the Association has improvement, repair, reconstruction, insurance or maintenance responsibility or the administration of the Condominium Project and charges relating to insurance, repairs, improvement, reconstruction or maintenance of the Common Elements and easement areas of the Condominium shall constitute expenditures affecting the administration of the Project, and shall be billed to the Co-Owners as set forth in the Master Deed and Bylaws, and all sums received as the proceeds of, or pursuant to, any policy of insurance securing the interest of the Co-Owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Condominium Project shall constitute receipts affecting the administration of the Condominium Project, within the meaning of Section 54(4) of the Act.

Section 2.2 Determination of Assessments. Assessments shall be determined in accordance with the following provisions:

2.2.1 Budget and General Assessments. The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management, and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. An adequate reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the budget and must be funded by regular monthly, annual, or other periodic assessment payments as determined by the Board of Directors, rather than by special assessments. At a minimum, the reserve fund shall be equal to ten percent (10%) of the Association's current annual budget on a noncumulative basis. Since the minimum standard required by this subparagraph may prove to be inadequate for this particular Project, the Association should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time. Upon adoption of an annual budget by the Board of Directors, copies of the budget shall be delivered to each Co-Owner and the periodic assessment for said year shall be established based upon said budget, although the failure to deliver a copy of the budget to each Co-Owner shall not affect or in any way diminish the liability of any Co-Owner for any existing or future periodic assessments. Should the Board of Directors at any time determine, in the sole discretion of the Board of Directors, that the periodic assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, to provide replacements of existing Common Elements, to provide additions to the Common Elements not exceeding Ten Thousand Dollars (\$10,000) or that an event of emergency exists, the Board of Directors shall have the authority to increase the general periodic assessment or to levy such additional assessment or assessments as it shall deem to be necessary. The Board of Directors also shall have the authority, without Co-Owner consent, to levy assessments pursuant to the provisions of Article 5, Section 5.4 of these Bylaws. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any creditors of the Association or the members thereof.

2.2.2 Special Assessments. Special assessments, in addition to those required in subparagraph 2.2.1 above, may be made by the Board of Directors from time to time and approved by the Co-Owners as hereinafter provided to meet other needs or requirements of the Association, including, but not limited to: (1) assessments for additions to the Common Elements or costs exceeding Ten Thousand Dollars (\$10,000) for the entire Condominium Project per year, (2) assessments to purchase a Unit upon foreclosure of the lien for assessments described in Section 2.5 hereof, (3) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subparagraph 2.2.2 (but not including those assessments referred to in subparagraph 2.2.1 above, which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than sixty percent (60%) of all Co-Owners. The authority to levy assessments pursuant to this subparagraph is solely for the benefit of the Association and the members thereof and shall not be enforceable by any creditors of the Association or of the members thereof.

2.2.3 Special Assessment District. At some time subsequent to the initial development, it may become necessary to pave or improve some or all of the roads within or adjacent to the Condominium Project. The improvement may be financed, in whole or in part, by the creation of a special assessment district or districts which may include the Condominium Project. The

acceptance of a conveyance or the execution of a land contract by any Co-Owner or purchaser of a Unit shall constitute the agreement by such Co-Owner or purchaser, his/her heirs, executors, administrators, or assigns, that the Board of Directors of the Association shall be vested with full power and authority to obligate all Co-Owners to participate in a special assessment district, sign petitions requesting said special assessment, and consider and otherwise act on all assessment issues on behalf of the Association and all Co-Owners; provided, that prior to signature by the Association on a petition for improvement of such public roads, the desirability of said improvement shall be approved by an affirmative vote of not less than fifty one percent (51%) of the Co-Owners that own Units within the special assessment district [providing the Association meets all requirements set forth under State law](#). No consent of mortgagees shall be required for approval of said public road improvement.

Section 2.3 Apportionment of Assessments and Penalty for Default. Unless otherwise provided herein or in the Master Deed, all assessments levied against the Co-Owners to cover expenses of administration shall be apportioned among and paid by the Co-Owners in accordance with the percentage of value allocated to each Unit in Article 5 of the Master Deed, without increase or decrease for the existence of any rights to the use of any Limited Common Elements appurtenant to a Unit. Annual assessments as determined in accordance with subsection 2.2.1 above shall be payable by Co-Owners annually unless otherwise determined by the Board of Directors, commencing with acceptance of a deed to a Unit or a land contract vendee's interest in a Unit, or with the acquisition of fee simple title to a Unit by any other means. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment.

Each installment in default for ten (10) or more days shall bear interest from the initial due date thereof at the rate of seven percent (7%) per annum until each installment is paid in full. The Association may, pursuant to Article 19, Section 19.4, levy fines for the late payment in addition to such interest. Each Co-Owner (whether one or more persons) shall be, and remain, personally liable for the payment of all assessments (including fines for late payment and costs of collection and enforcement of payment) pertinent to such Co-Owner's Unit which may be levied while such Co-Owner is the Owner thereof, except a land contract purchaser from any Co-Owner including from Developer shall be so personally liable and such land contract seller shall not be personally liable for all such assessments levied up to and including the date upon which such land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit. Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorneys' fees; second, to any interest charges and fines for late payment on such installments; and third, to installments in default in order of their due dates.

Section 2.4 Waiver of Use or Abandonment of Unit. No Co-Owner is exempt from liability for contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of the Co-Owner's Unit.

Section 2.5 Enforcement.

2.5.1 Remedies. In addition to any other remedies available to the Association, the Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by

foreclosure of the statutory lien and the lien created by the Condominium Documents that secures payment of assessments. In the event of default by any Co-Owner in the payment of any installment of the annual assessment levied against such Co-Owner's Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association also may discontinue the furnishing of any utilities or other services to a Co-Owner in default upon seven (7) days' written notice to such Co-Owner of the Association's intention to do so. A Co-Owner in default shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues; provided, however, this provision shall not operate to deprive any Co-Owner of ingress or egress to and from such Co-Owner's Unit. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Co-Owner thereof or any persons claiming under such Co-Owner. All of these remedies shall be cumulative and not alternative and shall not preclude the Association from exercising such other remedies as may be available at law or in equity.

2.5.2 Foreclosure Proceedings. Each Co-Owner, and every other person who from time to time has any interest in the Project, shall be deemed to have granted to the Association the unqualified right to elect to foreclose the lien securing payment of assessments either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Co-Owner and every other person who from time to time has any interest in the Project shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. ~~Each Co-Owner of a Unit in the Project acknowledges that at the time of acquiring title to such Unit such Co-Owner was notified of the provisions of this subparagraph and that the Co-Owner voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject Unit.~~

2.5.3 Notice of Action. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by first class mail, postage prepaid, addressed to the delinquent Co-Owner(s) at the last known address of such Co-Owner(s), a written notice that one or more installments of the general periodic or special assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (1) the affiant's capacity to make the affidavit, (2) the statutory and other authority for the lien, (3) the amount outstanding (exclusive of interest, costs, attorneys' fees and future assessments), (4) the legal description of the subject Unit(s), and (5) the name(s) of the Co-Owner(s) of record. If the delinquency is not cured within the ten-day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law.

2.5.4 **Expenses of Collection.** The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-Owner in default and shall be secured by the lien on such Co-Owner's Unit.

Section 2.6 Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Project which comes into possession of the Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder acquires title to the Unit.

Section 2.7 Developer's Responsibility for Assessments. The Developer of the Condominium, although a member of the Association, shall not be responsible at any time for payment of the Association assessments. Developer, however, shall at all times pay all expenses of maintaining the Units that it owns and a proportionate share of all current expenses of administration actually incurred by the Association from time to time, except expenses related to maintenance and use of the Units in the Project and other improvements constructed within or appurtenant to the Units that are not owned by Developer. For purposes of the foregoing sentence, Developer's proportionate share of such expenses shall be based upon the ratio of Units owned by Developer at the time the expense is incurred to the total number of Units then in the Project. In no event shall Developer be responsible for payment of any assessments for deferred maintenance, reserves for replacement, for capital improvements or other special assessments.

Section 2.8 Property Taxes and Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

Section 2.9 Personal Property Tax and Special Tax Assessment of Association Property. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-Owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 2.10 Construction Lien. A construction lien otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Act.

Section 2.11 Statements as to Unpaid Assessments. The purchaser of any Unit may request a statement of the Association as to the amount of any unpaid Association assessments thereon, whether regular or special and Related Costs described below. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire a Unit, the Association shall provide a written statement of such unpaid assessments and Related Costs as may exist or a statement that none exists, which statement shall be binding upon the Association ~~for the period stated therein~~. The written statement from the Association shall also disclose the amount of interest, late charges, fines, costs and attorneys' fees due and owing with respect to the Unit ("Related Costs"). Upon the payment of that sum set forth in the Association's written statement within the period stated, the Association's lien for assessments and Related Costs as to such Unit shall be deemed satisfied. Provided,

however, the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such Unit shall render any unpaid assessments and Related Costs and the lien securing same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments and Related Costs constitute a lien upon the Unit and the proceeds of sale thereof prior to all claims except real property taxes and first mortgages of record.

ARTICLE 3. **ARBITRATION/JUDICIAL ACTIONS AND CLAIMS**

Section 3.1 Scope and Election. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between the Co-Owners or among or between a Co-Owner and the Association, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration), and upon written notice to the Association, shall be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding and judgment on such decision shall be entered by any court of competent jurisdiction, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration. In the absence of agreement to the contrary, the arbitration shall be conducted by the American Arbitration Association. The costs of the arbitration shall be paid equally by the parties to the arbitration proceedings.

Section 3.2 Judicial Relief. In the absence of the election and written consent of the parties pursuant to Section 3.1 above, no Co-Owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3.3 Election of Remedies. Such election and written consent by Co-Owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

Section 3.4 Judicial Claims and Actions. Actions on behalf of and against the Co-Owners shall be brought in the name of the Association. Subject to the express limitations on actions in these Bylaws and in the Association's Articles of Incorporation, the Association may assert, defend or settle claims on behalf of all Co-Owners in connection with the Common Elements of the Condominium. As provided in the Articles of Incorporation of the Association, the commencement of any civil action (other than one to enforce these Bylaws or collect delinquent assessments) shall require the approval of a majority in number and in value of the Co-Owners, and shall be governed by the requirements of this Section. The requirements of this Section will ensure that the Co-Owners are fully informed regarding the prospects and likely costs of any civil action the Association proposed to engage in, as well as the ongoing status of any civil actions actually filed by the Association. These requirements are imposed in order to reduce both the cost of litigation and the risk of improvident litigation, and in order to avoid the waste of the Association's assets in litigation where reasonable and prudent alternatives to the litigation exist. Each Co-Owner shall have standing to sue to enforce the requirements of this Section. The

following procedures and requirements apply to the Association's commencement of any civil action other than an action to enforce these Bylaws or to collect delinquent assessments:

3.4.1 Board of Director's Recommendation to Co-Owners. The Association's Board of Directors shall be responsible in the first instance for recommending to the Co-Owners that a civil action be filed, and supervising and directing any civil actions that are filed.

3.4.2 Litigation Evaluation Meeting. Before an attorney is engaged for purposes of filing a civil action on behalf of the Association, the Board of Directors shall call a special meeting of the Co-Owners ("litigation evaluation meeting") for the express purpose of evaluating the merits of the proposed civil action. The written notice to the Co-Owners of the date, time and place of the litigation evaluation meeting shall be sent to all Co-Owners not less than twenty (20) days before the date of the meeting and shall include the following information:

- (A) A certified resolution of the Board of Directors setting forth in detail the concerns of the Board of Directors giving rise to the need to file a civil action and further certifying that:
 - (1) it is in the best interests of the Association to file a lawsuit.
 - (2) that at least one member of the Board of Directors has personally made a good faith effort to negotiate a settlement with the putative defendant(s) on behalf of the Association, without success.
 - (3) litigation is the only prudent, feasible and reasonable alternative; and
 - (4) the Board of Directors' proposed attorney for the civil action is of the written opinion that litigation is the Association's most reasonable and prudent alternative.
- (B) A written summary of the relevant experience of the attorney ("litigation attorney") the Board of Directors recommends be retained to represent the Association in the proposed civil action, including the following information:
 - (1) the number of years the litigation attorney has practiced law; and
 - (2) the name and address of every condominium and homeowner association for which the attorney has filed a civil action in any court, together with the case number, county and court in which each civil action was filed.
- (C) The litigation attorney's written estimate of the amount of the Association's likely recovery in the proposed lawsuit, net of legal

fees, court costs, expert witness fees and all other expenses expected to be incurred in the litigation.

- (D) The litigation attorney's written estimate of the cost of the civil action through a trial on the merits of the case ("total estimated cost"). The total estimated cost of the civil action shall include the litigation attorney's expected fees, court costs, expert witness fees, and all other expenses expected to be incurred in the civil action.
- (E) The litigation attorney's proposed written fee agreement.
- (F) The amount to be specially assessed against each Unit in the Condominium to fund the estimated cost of the civil action both in total and on a monthly per Unit basis, as required by this Section.

3.4.3 Independent Expert Opinion. If the lawsuit relates to the condition of any of the Common Elements of the Condominium, the Board of Directors shall obtain a written independent expert opinion as to reasonable and practical alternative approaches to repairing the problems with the Common Elements, which shall set forth the estimated costs and expected viability of each alternative. In obtaining the independent expert opinion required by the preceding sentence, the Board of Directors shall conduct its own investigation as to the qualifications of any expert and shall not retain any expert recommended by the litigation attorney or any other attorney with whom the Board of Directors consults. The purpose of the independent expert opinion is to avoid any potential confusion regarding the condition of the Common Elements that might be created by a report prepared as an instrument of advocacy for use in a civil action. The independent expert opinion will ensure that the Co-Owners have a realistic appraisal of the condition of the Common Elements, the likely cost of repairs to or replacement of the same, and the reasonable and prudent repair and replacement alternatives. The independent expert opinion shall be sent to all Co-Owners with the written notice of the litigation evaluation meeting.

3.4.4 Fee Agreement with Litigation Attorney. The Association shall have a written fee agreement with the litigation attorney and any other attorney retained to handle the proposed civil action. The Association shall not enter into any fee agreement that is a combination of the retained attorney's hourly rate and a contingent fee arrangement unless the existence of the agreement is disclosed to the Co-Owners in the text of the Association's written notice to the Co-Owners of the litigation evaluation meeting.

3.4.5 Co-Owner Vote Required. At the litigation evaluation meeting the Co-Owners shall vote on whether to authorize the Board of Directors to proceed with the proposed civil action and whether the matter should be handled by the litigation attorney. The commencement of any civil action by the Association (other than a suit to enforce these Bylaws or collect delinquent assessments) shall require the approval of a majority in number and in value of the Co-Owners. Any proxies to be voted at the litigation evaluation meeting must be signed at least seven (7) days prior to the litigation evaluation meeting.

3.4.6 Litigation Special Assessment. All legal fees incurred in pursuit of any civil action that is subject to this Section shall be paid by special assessment of the Co-Owners of the Association

("litigation special assessment"). The litigation special assessment shall be approved at the litigation evaluation meeting (or at any subsequent duly called and noticed meeting) by a majority in number and in value of all Co-Owners of the Association in the amount of the estimated total cost of the civil action. If the litigation attorney proposed by the Board of Directors is not retained, the litigation special assessment shall be in an amount equal to the retained attorney's estimated total cost of the civil action, as estimated by the attorney actually retained by the Association. The litigation special assessment shall be apportioned to the Co-Owners in accordance with their respective percentage of value interests in the Condominium and shall be collected from the Co-Owners on a monthly basis. The total amount of the litigation special assessment shall be collected monthly over a period not to exceed twenty-four (24) months.

3.4.7 Attorney's Written Report. During the course of any civil action authorized by the Co-Owners pursuant to this Section, the retained attorney shall submit a written report ("attorney's written report") to the Board of Directors every thirty (30) days setting forth:

- (A) The attorney's fees, the fees of any experts retained by the attorney, and all other costs of the litigation during the thirty (30) day period immediately preceding the date of the attorney's written report ("reporting period").
- (B) All actions taken in the civil action during the reporting period, together with copies of all pleadings, court papers and correspondence filed with the court or sent to opposing counsel during the reporting period.
- (C) A detailed description of all discussions with opposing counsel during the reporting period, written and oral, including, but not limited to, settlement discussions.
- (D) The costs incurred in the civil action through the date of the written report, as compared to the attorney's estimated total cost of the civil action.
- (E) Whether the originally estimated total cost of the civil action remains accurate.

3.4.8 Monthly Board Meetings. The Board of Directors shall meet monthly during the course of any civil action to discuss and review:

- (A) The status of the litigation.
- (B) The status of settlement efforts, if any.
- (C) The attorney's written report.

3.4.9 Changes in the Litigation Special Assessment. If, at any time, during the course of a civil action, the Board of Directors determines that the originally estimated total cost of the civil action or any revision thereof is inaccurate, the Board of Directors shall immediately prepare a revised

estimate of the total cost of the civil action. If the revised estimate exceeds the litigation special assessment previously approved by the Co-Owners, the Board of Directors shall call a special meeting of the Co-Owners to review the status of the litigation, and to allow the Co-Owners to vote on whether to continue the civil action and increase the litigation special assessment. The meeting shall have the same quorum and voting requirements as a litigation evaluation meeting.

3.4.10 Disclosure of Litigation Expenses. The attorneys' fees, court costs, expert witness fees and all other expenses of any civil action filed by the Association ("litigation expenses") shall be fully disclosed to Co-Owners in the Association's annual budget. The litigation expenses for each civil action filed by the Association shall be listed as a separate line item captioned "litigation expenses" in the Association's annual budget.

ARTICLE 4. **INSURANCE**

Section 4.1 Extent of Coverage. The Association shall to the extent appropriate given the nature of the General Common Elements and such common amenities or areas as may be located outside of the Condominium but placed under the management and control of this Association, carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workers compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the General Common Elements of the Condominium Project and such insurance shall be carried and administered in accordance with the following provisions. Limited Common Element insurance shall be the responsibility of the Co-Owners to which such Limited Common Elements are appurtenant.

4.1.1 Responsibilities of Association. All such insurance shall be purchased by the Association for the benefit of the Association, and the Co-Owners and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Co-Owners.

4.1.2 Insurance on Common Elements. All General Common Elements of the Condominium Project if insurable shall be insured against fire and other perils covered by a standard extended coverage endorsement, if appropriate, in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association in consultation with the Association's insurance carrier and/or its representatives in light of commonly employed methods for the reasonable determination of replacement costs. Such coverage shall be effected upon an agreed-amount basis for the entire Condominium Project with appropriate inflation riders in order that no co-insurance provisions shall be invoiced by the insurance carrier in a manner that will cause loss payments to be reduced below the actual amount of any loss (except in the unlikely event of total project destruction if the insurance proceeds failed for some reason, to be equal to the total cost of replacement). All information in the Association's records regarding insurance coverage shall be made available to all Co-Owners upon request and reasonable notice during normal business hours so that Co-Owners shall be enabled to judge the adequacy of coverage and, upon the taking of due Association procedures, to direct the Board at a properly constituted meeting to change the nature and extent of any applicable coverages, if so determined. Upon such annual re-evaluation and effectuation

of coverage, the Association shall notify all Co-Owners of the nature and extent of all changes in coverages.

4.1.3 Liability Insurance. The Association shall carry liability insurance on the General Common Elements and the assets of the Association, and, to the extent reasonably available, shall carry officer's and director's liability insurance insuring its officers and directors.

4.1.4 Premium Expenses. All premiums for insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

4.1.5 Proceeds of Insurance Policies. Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, and the Co-Owners and their mortgagees, as their interests may appear. Provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article 5 of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction and in no event shall hazard insurance proceeds be used for any purpose other than for repair, replacement or reconstruction of the Project unless two-thirds (2/3) of the co-owners and mortgagees/institutional holders of first mortgages on Units in the Project have given their prior written approval.

Section 4.2 Authority of Association to Settle Insurance Claims. Each Co-Owner, by ownership of a Unit in the Condominium Project, shall be deemed to have appointed the Association as such Co-Owner's true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance and workers compensation insurance, if applicable, pertinent to the Condominium Project and the General Common Elements thereof; and with such insurer as may, from time to time, provide such insurance for the Condominium Project. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefore, to collect proceeds and to distribute the same to the Association, the Co-Owners and respective mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such Co-Owner and the Condominium as shall be necessary or convenient to the accomplishment of the foregoing.

Section 4.3 Responsibility of Co-Owners. Each Co-Owner shall be responsible for obtaining fire and extended coverage and vandalism and malicious mischief insurance with respect to such Co-Owner's structure and all other improvements constructed or to be constructed within the perimeter of the Co-Owner's Condominium Unit, together with the Limited Common Elements appurtenant to the Co-Owner's Unit, whether located within or outside the perimeter of the Unit, and for the Co-Owner's personal property located therein or elsewhere on the Condominium Project. All such insurance shall be carried by each Co-Owner in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs. In the event of the failure of a Co-Owner to obtain such insurance, the Association may obtain such insurance on behalf of such Co-Owner and the premiums therefore shall constitute a lien against the Co-Owner's Unit which may be collected from the Co-Owner in the same manner that Association assessments are collected in accordance with Article 2. Each Co-Owner also shall be obligated to obtain insurance

coverage for the Co-Owner's personal liability for occurrences within the perimeter of the Co-Owner's Condominium Unit or within the structure located thereon and on the Limited Common Elements appurtenant thereto (regardless of where located), and also for alternative living expenses in the event of fire. The Association shall under no circumstances have any obligation to obtain any of the insurance coverage described in this Section 4.3 or any liability to any person for failure to do so.

Section 4.4 Waiver of Right of Subrogation. The Association and all Co-Owners shall use their best efforts to cause all property and liability insurance carried by the Association or any Co-Owner to contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-Owner or the Association.

Section 4.5 Indemnification. Each individual Co-owner shall indemnify and hold harmless every other Co-owner, the Developer and the Association for all damages and costs, including attorneys' fees, which such other Co-owners, the Developer or the Association may suffer as a result of defending any claim arising out of an occurrence on or within such individual Co-owner's Unit or appurtenant Limited Common Elements and shall carry insurance to secure this indemnity if so required by the Developer (and thereafter the Association). This Section 4.5 shall not, however, be construed to give any insurer any subrogation right or other right or claim against any individual Co-owner.

ARTICLE 5.

RECONSTRUCTION OR REPAIR

Section 5.1 Determination to Reconstruct or Repair. If any part of the Condominium Project shall be damaged, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

5.1.1 **General Common Elements.** If the damaged property is a General Common Element, the damaged property shall be rebuilt or repaired by the Association unless it is determined by unanimous vote of all the Co-Owners and mortgagees in the Condominium that the Condominium shall be terminated.

5.1.2 **Unit or Improvements Thereon.** If the damaged property is a Unit or appurtenant Limited Common Elements or any improvements thereon, the Co-Owner of such Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of a mortgagee or other person or entity having an interest in such property, and such Co-Owner shall be responsible for any reconstruction or repair that such Co-Owner elects to make. The Co-Owner shall in any event remove all debris and restore the Unit and the improvements thereon to a clean and sightly condition satisfactory to the Association as soon as reasonably possible following the occurrence of the damage.

Section 5.2 Repair in Accordance with Master Deed. Any such reconstruction or repair shall be substantially in accordance with the Master Deed unless eighty (80%) percent of the Co-Owners shall decide otherwise.

Section 5.3 Co-Owner Responsibility for Repair. Each Co-Owner shall be responsible for the reconstruction, repair and maintenance of any structure and other improvements

constructed within the perimeter of the Co-Owner's Unit and any appurtenant Limited Common Elements. In the event damage to a structure or to any Limited Common Elements appurtenant thereto is covered by insurance held by the Association, then the reconstruction or repair shall be the responsibility of the Association in accordance with Section 5.4 of this Article 5. If and to the extent that any structure is covered by insurance held by the Association for the benefit of the Co-Owner, the Co-Owner shall be entitled to receive the proceeds of insurance relative thereto, and if there is a mortgagee endorsement, the proceeds shall be payable to the Co-Owner and the mortgagee jointly. In the event of substantial damage to or destruction of any Unit or any improvements located thereon or any part of the Common Elements, the Association shall promptly so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 5.4 Association Responsibility for Repair. Except as otherwise provided in Section 5.3 above and in the Master Deed, the Association shall be responsible for the reconstruction, repair and maintenance of the General Common Elements. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the cost thereof are insufficient, special assessment shall be made against all Co-Owners for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair.

Section 5.5 Timely Reconstruction and Repair. If damage to Common Elements or of a Unit adversely affects the appearance of the Project, the Association or Co-Owner responsible for the reconstruction, repair and maintenance thereof shall proceed with replacement of the damaged property without delay.

Section 5.6 Eminent Domain. Section 133 of the Act and the following provisions shall control upon any taking by eminent domain:

5.6.1 **Taking of Unit.** In the event of any taking of an entire Unit (or of all the improvements located within the perimeter thereof) by eminent domain, the award for such taking shall be paid to the Co-Owner of such Unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the Co-Owner and the Co-Owner's mortgagee, they shall be divested of all interest in the Condominium Project. In the event that any condemnation award shall become payable to any Co-Owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Co-Owner and the Co-Owner's mortgagee, as their interest may appear.

5.6.2 **Taking of Common Elements.** If there is any taking of any portion of the Condominium other than any Unit, the condemnation proceeds relative to such taking shall be paid to the Co-Owners and their mortgagees in proportion to their respective interests in the Common Elements and the affirmative vote of more than two-thirds (2/3) of the Co-Owners shall determine whether

to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

5.6.3 Continuation of Condominium After Taking. In the event the Condominium Project continues after taking by eminent domain, then the remaining portion of the Condominium Project shall be re-surveyed and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Article 5 of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining Co-Owners based upon the continuing value of the Condominium as one hundred percent (100%). Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Co-Owner or other person having any interest whatever in the Project, as mortgagee or otherwise.

5.6.4 Notification of Mortgagees. In the event any Unit (or improvements located within the perimeter thereof) in the Condominium, or any portion thereof, or the Common Elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each institutional holder of first mortgagee lien on any of the Units in the Condominium.

Section 5.7 Notification of FNMA. In the event any mortgage in the Condominium is held by the Federal National Mortgage Association ("FNMA") then, upon request by FNMA, the Association shall give it written notice at such address as it may, from time to time, direct of any loss to or taking of the Common Elements of the Condominium if the loss or taking exceeds Ten Thousand Dollars (\$10,000.00) in amount, or if damage to a Condominium Unit covered by a mortgage purchased in whole or in part by FNMA exceeds One Thousand Dollars (\$1,000.00).

Section 5.8 Priority of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit Owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE 6. RESTRICTIONS/ARCHITECTURAL CONTROL

All of the Units in the Condominium and appurtenant Limited Common Elements shall be held, used and enjoyed subject to the following limitations and restrictions:

Section 6.1 Compliance with Entitlements.

Section 6.3

Section 6.4

Section 6.5

Section 6.6

Section 6.7

The Condominium is subject to all permits, approvals and entitlements obtained in connection with the establishment of the Condominium (collectively the "Entitlements"). It is the responsibility of the Co-owner to confirm that any desired use of their Unit and/or development of any residence within their Unit satisfies the requirements of the foregoing documents.

Section 6.2 Land And Building Use Restrictions. All Units shall be used for private residential purposes only. One residence shall be erected, re-erected, placed or maintained or permitted to remain on a Unit and only within permitted locations within the Unit. No other accessory building or structure including, but not limited to carports, may be erected in the Condominium without the prior written consent of Developer [or the Association](#). Any accessory building must comply with all applicable Township Ordinances, ~~and Codes, permits and regulations~~ and the Entitlements. Notwithstanding the foregoing, Developer or a builder designated by Developer may erect and maintain model and / or homes on any Units owned by Developer or a designated builder until such time as all Units which Developer or its designated builder own are sold. The Common Elements shall be used only for purposes consistent with such residential use.

Section 6.3 Dwelling Quality and Size. It is the intention and purpose of this Master Deed and Bylaws to ensure that all dwellings in the Condominium are of a quality, design, workmanship and materials approved by Developer. All dwellings shall be constructed in accordance with the applicable governmental building codes, ordinances and/or regulations and shall be consistent with such standards as may be required by this Master Deed and Bylaws or by Developer, its successors and/or assigns. The minimum square footage of floor area of a dwelling, exclusive of garages, patios, decks, open porches, entrance porches and basements shall be not less than 2400 sq ft. for two story colonial home 1600 sq ft. for a first floor master home and 1400 sq ft for a ranch home

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Section 6.4 Building Location. All buildings and structures shall be located on each Unit in accordance with the requirements of the Township set forth in its zoning ordinance [and any other applicable ordinances](#), the site plan approval for the Project and the Entitlements.

Section 6.5 Unit Size. The minimum size of each Unit shall be the Unit size established for the Unit in the attached Condominium Subdivision Plan. In the event more than one (1) Unit, or part of a Unit, are developed as a single unit (and except as to the obligation of each Co-Owner for any assessments made against each separate Unit), all restrictions set forth in this Master Deed and Bylaws shall apply to such resulting unit in the same manner as to any single Unit.

Section 6.6 Driveways. Access driveways and other paved areas for vehicular use on a Unit shall have a base of compacted sand, gravel, crushed stone or other approved base material and shall have a wearing surface of concrete or asphalt or the equivalent thereof, as such will be determined by the Developer for the first residential structure built on a Unit ~~as approved by the Township~~ in accordance with applicable Township Ordinances. Plans for driveways, pavement edging or markers must be approved by Developer [or](#)

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[Association](#) in writing prior to commencing any construction in accordance with such plans and comply with the ordinances and any applicable engineering standards of the Township.

Section 6.7 Natural Drainage Ways. Where there exists on any Unit(s) a condition of accumulation of storm water remaining over an extended period of time, the Co-Owner may, with the written approval of Developer [and the Township](#), take such steps as shall be necessary to remedy such condition provided that such remedy complies with the Entitlements and no obstructions or diversions of existing storm drain swales and channels, over and through which storm water naturally flows upon or across any Unit, shall be made by an Co-Owner in a manner as to cause damage to other property [or constitute a trespass or public or private nuisance](#).

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Section 6.8 Building Materials. Exterior building materials may be stone, brick, wood, vinyl siding or any other material blending with the architecture and natural landscape and approved by Developer.

Section 6.9 Home Occupations and Nuisances. No home occupation or profession or commercial activity that requires members of the public to visit an Co-Owner's home or requires commercial vehicles to travel to and from the Co-Owner's home shall be conducted in any dwelling located in the Condominium with the exception of model homes owned by, and the sales activities of, the Developer or builders ~~_, developers and real estate companies which own or hold any Units for resale to customers in the ordinary course of business.~~ Any such home occupation, profession, or commercial activity must comply with all applicable Township Ordinances. No noxious or offensive activities shall be carried on in or upon any Units or the Common Elements nor any activity which may be, or may become, an annoyance or nuisance to the neighborhood, other than normal construction activity, all of which must comply with all applicable Township Ordinances. No burning of refuse shall be permitted outside the dwelling, except that the burning of leaves shall be permitted if allowed by ordinance of the Township [and in accordance with any applicable Township ordinance](#), provided that it does not become offensive or a nuisance.

Section 6.10 Plant Diseases Or Noxious Insects. No plants, seeds or other material harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Unit or appurtenant Limited Common Elements.

Section 6.11 Damaged Dwellings And Reconstruction. All permanent dwellings shall be completed within two (2) years from the commencement of construction. No old or used buildings of any kind shall be moved or reconstructed on any Unit. Any damaged or destroyed building for which repair or reconstruction has not commenced within six (6) months from the date of damage or destruction, shall be removed so that there are no ruins or debris remaining within six (6) months from the date of damage or destruction. Any building which is not completed within two (2) years from commencement of construction or any damage or destruction not promptly remedied shall be deemed a nuisance and may be abated by Developer or the Association, as provided by law. Any portion of the Condominium within any public or private road or right-of-way which is disturbed by reason of any work or activity performed by an Co-Owner, or an Co-Owner's agents, employees, contractors shall be restored by the Co-Owner, at the Co-Owner's sole expense, to its condition immediately prior to the commencement of such work or activity in compliance with applicable Township Ordinances. Such restoration shall be performed within a

reasonable time, and in no event later than the date of completion of any work or activity on the Co-Owner's Unit.

Section 6.12 Soil Removal. Soil removal from Units shall not be permitted, except as required for construction purposes and as permitted by Developer. In addition, all construction shall be subject to the requirements of the Michigan Soil Erosion and Sedimentation Control Act, as amended, and all other applicable statutes, ordinances, rules and regulations of all governmental agencies having jurisdiction over such activities.

Section 6.13 Underground Wiring. No permanent lines or wires for communication or other transmission of electrical or power (except transmission lines located on existing or proposed easements) shall be constructed, placed or permitted to be placed anywhere above ground on a Unit other than within buildings or structures.

Section 6.14 Maintenance Of Side Strips. Co-Owners of Units shall be responsible for the maintenance of parkways or rights-of-way-located between the line of the Co-Owner's Unit and the edge of adjacent street pavement, [including safety paths or sidewalks located therein that are not publicly dedicated.](#)

Section 6.15 Tree Removal. No tree may be removed from any Unit or Common Element without Developer [and Township's](#) prior written approval during the Construction and Sales Period and thereafter by the Association.

Section 6.16 Performance Of Construction. No building shall be erected on any Unit except by a contractor licensed by the State of Michigan for such purpose.

Section 6.17 Vehicular Parking and Storage. No trailer, mobile home, bus, boat trailer, boat, camping vehicle, motorcycle, recreational vehicle, commercial or inoperative vehicle of any description shall at any time be parked, stored or maintained on any Unit, unless stored fully enclosed within an attached garage or similar structure; provided, however, that builders' sales and construction trailers, trucks and equipment may be parked and used on any Unit during construction operations. No commercial vehicle lawfully upon any Unit for business shall remain on such Unit except in the ordinary course of business and in conformity with all applicable laws and/or ordinances.

Section 6.18 Garbage and Refuse. Trash, garbage or other waste shall be kept only in closed, sanitary containers and shall be promptly disposed of so as not to be objectionable to neighboring property Co-Owners. No outside storage for refuse or garbage shall be maintained or used. The burning or incineration of rubbish, trash, construction materials or other waste outside of any residential dwelling is prohibited. If the Township, by ordinance, has a mandatory rubbish removal and waste recycling program, each Co-owner shall participate in such program and shall be billed separately by the Township [or Township carrier](#) for such services.

Section 6.19 Landscaping and Grass Cutting. [Developer shall be responsible for completion of any landscaping and maintenance required on the site plan.](#) Upon completion of construction of a residential dwelling on any Unit, the Co-Owner shall cause the Unit to be finish graded, sodded, irrigated and landscaped in accordance with the plans approved by the Architectural Control Committee [or HOA](#). The Co-Owner shall be responsible for all mowing and

lawn maintenance within the Unit, including, but not limited to, the maintenance of any additional planting or landscaping added by the Co-Owner.

Section 6.20 Swimming Pools, Tennis Courts and Other Structures. No swimming pools, tennis courts, or other similar recreational structures shall be constructed on any Unit without Developer [or Association](#) approval [and approval by the Charter Township of Orion](#).

Section 6.21 Lawn Fertilization. The Township may regulate the type of fertilizers that may be used on any Unit.

Section 6.22 Signs. No signs or any kind shall be displayed to the public view on any Unit excepting one (1) professional sign [which shall comply with the Township Ordinances of not more than five \(5\) square feet](#) advertising the property for sale or rent. Such signs as are allowed must be maintained in good condition at all times and removed on the termination of their use. The foregoing restrictions contained in this Section 6.22 shall not apply to signs installed or erected on any Unit by Developer or any builder who owns Units for resale in the ordinary course of business, during any construction period or during such periods as any residence may be used as a model or for display purposes. All signs must comply with any Township Ordinance regarding signs. No exterior illumination of any kind shall be placed or allowed on any portion of a Unit other than on a residential dwelling, unless first approved by Developer [or Association](#). [Subject to Township approval](#), Developer [or Association](#) shall approve such illumination only if the type, intensity and style thereof are compatible with the style and character of the development of the Unit. All signs shall be in compliance with applicable ordinances.

Section 6.23 Objectionable Sights. Aboveground, below ground exterior fuel tanks or other storage tanks are not permitted. The stockpiling and storage of building and landscape materials and/or equipment are not permitted on any Unit or appurtenant Limited Common Elements, except such materials and/or equipment as may be used within a reasonable length of time and otherwise in accordance with applicable Township Ordinances. In no event shall the storage of landscape materials extend for a period of more than thirty (30) days. No laundry drying equipment shall be erected or used outdoors and no clothes lines or laundry shall be hung for drying outside of the dwelling.

Section 6.24 Maintenance. The Co-Owner of each Unit and the occupants of any portion of the Unit shall keep all buildings and grounds in good condition and repair.

Section 6.25 Real Estate Sales Office. Notwithstanding anything to the contrary contained in this Master Deed and Bylaws, Developer, and/or any builder which Developer may designate, may construct and maintain on any Unit(s) a real estate sales office, with such promotional signs as Developer or builder may determine and/or a model home or homes for such purposes. Developer and any designated builder may continue such activity until such time as all of the Units in which Developer or builder have an interest are sold.

Section 6.26 Storm Water System and Facilities. No storm drainage or detention area shall be modified in any manner and no use or occupation shall occur by any person or entity other than Developer or its authorized representatives unless permits and approvals for such

modification, use or occupation have been granted by all governmental units or agencies having jurisdiction over such storm drainage area or detention area.

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Section 6.27 Leasing and Rental.

6.27.1 Right to Lease. A Co-Owner may lease a Co-Owner's Unit for the same purposes set forth in Section 6.2 of these Bylaws provided that written disclosure of such lease transaction is submitted to the Board of Directors of the Association in the manner specified below. With the exception of a lender in possession of a Unit following a default of the first mortgage, foreclosure or deed or other arrangement in lieu of foreclosure, no Co-Owner shall lease less than an entire Unit in the Condominium and no tenant shall be permitted to occupy except under a lease the initial term of which is at least six (6) months unless specifically approved in writing by the Association. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents. The Developer, or its assigns, may lease any number of Units in the Condominium in its discretion and shall not be subject to the foregoing, or the leasing procedures set forth below, except for disclosure of the leasing arrangement to the Association. These leasing provisions may not be revised prior to the Transitional Control Date without Developer's prior written consent and may not be materially amended without Developer's prior written consent so long as Developer owns a Unit.

6.27.2 Leasing Procedures. The leasing of Units in the Project shall conform to the following provisions:

6.27.2.1 A Co-Owner desiring to rent or lease a Unit, shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form or otherwise agreeing to grant possession of a Condominium Unit to a potential lessee of the Unit and, at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. If no lease form is to be used, then the Co-Owner shall supply the Association with the name and address of the potential lessee, along with the rental amount and the due dates under the proposed agreement.

6.27.2.2 Tenants or non-owner occupants shall comply with all of the conditions of the Condominium Documents of the Condominium Project and all leases and rental agreements shall so state.

6.27.2.3 If the Association determines that the tenant or non-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

6.26.2.3.1 The Association shall notify the Co-Owner by Certified Mail advising of the alleged violation by the tenant.

6.26.2.3.2 The Co-Owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.

6.27.2.4 If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-Owners on behalf of the Association, if it is under the control of the Developer, an action for eviction against the tenant or non-owner occupant and simultaneously for money damages in the same action against the Co-Owner and tenant or non-owner occupant for breach of the condition of the Condominium Documents. The relief provided in this subparagraph may be by summary proceeding. The Association may hold both the tenant and the Co-Owner liable for any damages to the Common Elements caused by the Co-Owner or tenant in connection with the Unit or Condominium Project.

6.27.2.5 When a Co-Owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to the tenant occupying a Co-Owner's Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Co-Owner the arrearage and further assessments as they fall due and pay them to the Association. The deductions shall not constitute a breach of the rental agreement or lease by the tenant. If the tenant, after being notified, fails or refuses to remit rent otherwise due the Co-Owner to the Association, then the Association may do the following:

6.26.2.5.1 Issue a statutory notice to quit for non-payment of rent to the tenant and shall have the right to enforce that notice by summary proceeding.

6.26.2.5.2 Initiate proceedings pursuant to 6.26.2.4 above.

Section 6.28 Architectural Controls. The purpose of architectural controls is to promote an attractive, harmonious residential development having continuing appeal. Accordingly, unless and until the construction plans and specification are submitted to, and approved in writing by, Developer in accordance with the provisions of Section 6.29 below, (i) no building, fence, wall, deck or other structure shall be constructed, erected or maintained, and (ii) no addition, change or alteration shall be made to any existing building, fence, wall, deck or other structure except interior alterations.

Section 6.29 Submission Of Plans ~~2~~And Plan Approval.

6.29.1 All construction plans, specifications and related materials pertaining to construction or alteration of a building, fence, wall or other structures shall be filed by the applicant for approval in the office of ~~Developer~~[Developer or Association](#), or with any agent specified by Developer ~~or the Association~~. The construction plans, specifications and related materials shall show the nature, kind, shape, height, materials (including samples of exterior building materials upon request), drainage of surface water, and the location and grade of all buildings, structures, decks, improvements, utilities and parking areas. ~~Developer~~[Developer or Association](#) shall have sole

authority to review, approve or disapprove the plans, specifications and related materials or any part thereof. Developer or Association shall have the right to refuse to approve the proposed plans, specifications and related materials, or grading plans, or portions thereof, which are not suitable or desirable in the ~~sole~~ discretion of Developer or Association, for aesthetic or other reasons. In its review of the plans, specifications, and related materials, Developer or Association may consider compatibility of the proposed building, fence, wall, deck or other structures with the surroundings area and the view from adjacent or neighboring properties. Natural landscaping and trees shall be left in their natural state to the extent practical. All construction plans shall comply with Charter Township of Orion's ordinances and Applicant shall obtain all necessary permits and approvals from the Township.

6.29.2 A report in writing setting forth the decision of ~~Developer~~Developer or Association, and the reasons therefor, shall be furnished to the applicant by ~~Developer~~Developer or Association within thirty (30) days from the date of filing of complete plans, specifications and related materials by the applicant. ~~Developer~~Developer or Association will aid and cooperate with prospective builders and Co-Owners and make suggestions based upon ~~Developer~~Developer or Association's review of preliminary sketches. Prospective builders and Co-Owners are encouraged to submit preliminary sketches for informal comment prior to submission of final plans and specifications. If ~~Developer~~Developer or Association fails to give written notice of approval of any final plans, specifications and related materials submitted to ~~Developer~~Developer or Association under this Section within thirty (30) days from the date of submission of complete plans, specifications and related materials, then the submitted plans, specifications and related materials shall be deemed disapproved by ~~Developer~~Developer or Association. ~~Developer~~Developer or Association shall be entitled to charge each applicant a review fee in an amount not to exceed Two Hundred Fifty and 00/100 (\$250.00) Dollars, to reimburse ~~Developer~~Developer or Association for any actual costs incurred in connection with the review of the applicant's plans, specifications and related materials.

6.29.3 Neither Developer nor any person(s) or entity(ies) to which Developer delegates any of its rights, duties or obligations hereunder, including, without limitation, the Association and Architectural Control Committee referred to in Section 6.30 below, shall incur any liability whatsoever for approving or failing or refusing to approve all or any part of any submitted plans, specifications and related materials. ~~Developer~~Developer or Association reserves the right to enter into agreements with the Co-Owner of any Unit(s) (without the consent of Co-Owners of other Units or adjoining or adjacent property) to deviate from any or all of the restrictions set forth in these Bylaws, provided that the Co-Owner demonstrates that the application of the particular restriction(s) in question would create practical difficulties or hardships. Any such deviation shall be evidenced by a written agreement and no such deviation or agreement shall constitute a waiver of any such restriction as to any other Unit or Co-Owner.

Section 6.30 ~~Assignment Architectural Control Committee~~. At such time as the fee simple interest in one hundred (100%) percent of the Units in the Condominium have been conveyed by Developer, or, at such earlier time as Developer may elect, Developer shall assign all of its rights, duties and obligations as set forth in this Article 6 of these Bylaws to ~~a committee of the Association ("Architectural Control Committee") or to the Association~~. The assignment shall be by a written recorded instrument in which the assignee expressly accepts such rights, duties and obligations. Such instrument when executed by the assignee shall, without further act, release

Developer from all such obligations and duties. If such assignment is made, the acts and decisions of the assignee as to any matters assigned shall be binding upon all Unit Co-Owners and other interested parties. ~~If Developer assigns its rights, duties and obligations under this Article 6 to an Architectural Control Committee, the Architectural Control Committee shall consist of no less than three (3) Members and no more than five (5) Members, to be appointed by Developer. Developer may assign its right to appoint members of the Architectural Control Committee to the Association. Until such time, however, Developer reserves the right to appoint Members to and remove Members from the Architectural Control Committee in its sole discretion.~~

Section 6.31 Changes in Common Elements. No Co-Owner shall make changes in any of the Common Elements, Limited or General, without the prior written approval of the Board of Directors ~~and the Township.~~

Section 6.32 Rules and Regulations. It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-Owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-Owners.

Section 6.33 Right of Access of Association. The Association or its duly authorized agents shall have access to each Unit thereon from time to time, during reasonable working hours, upon notice to the Co-Owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit thereon at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to any Unit or to the improvements thereon. In the event of an emergency, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Co-Owner for any necessary damage to such Co-Owner's Unit.

Section 6.34 General Common Element and Easement Maintenance. Roads and walkways shall not be obstructed nor shall they be used for purposes other than for which they are reasonably and obviously intended. All General Common Elements shall be maintained by the Association unless otherwise provided in the Master Deed or Bylaws.

Section 6.35 Co-Owner Maintenance. Each Co-Owner shall maintain such Co-Owner's Unit and the improvements thereon, including the dwelling, inside and out, the driveway, and the yard in a safe, clean and sanitary condition. Each Co-Owner shall also use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems which are appurtenant to or which may affect any other Unit. Each Co-Owner shall be responsible for damages or costs to the Association resulting from negligent or intentional damage to or misuse of any of the Common Elements by such Co-Owner, or the Co-Owner's family, guests, agents or invites, unless such damages or costs are covered by insurance carried by the Association (in which case there shall be no such responsibility, unless reimbursement to the Association is limited by virtue of a deductible provision, in which case the responsible Co-Owner shall bear the expense to the extent of the

deductible amount). Any costs or damages to the association may be assessed to and collected from the responsible Co-Owner in the manner provided in Article 2 hereof.

Section 6.36 Reserved Rights of Developer.

6.36.1 Developer's Rights in Furtherance of Development and Sales. None of the restrictions contained in this Article 6 shall apply to the commercial activities or signs or billboards, if any, of Developer during the Construction and Sales Period or of the Association in furtherance of its powers and purposes set forth in the Condominium Documents, as they may be amended from time to time. ~~At all times, such signs shall be in compliance with the Charter Township of Orion's Ordinances. Developer shall have the right during the Construction and Sales Period to maintain a sales office, a business office, a construction office, model units, storage areas and reasonable parking incident to the foregoing and such access to, from and over the Project as may be reasonable to enable development and sale of the Project by Developer.~~ Developer shall restore the areas so used to ~~its original status~~habitable status upon termination of such use. The rights of assignment reserved to the Developer in Article 20 below shall include the right to permit the maintenance and use of sales offices, model units, advertising display signs, storage areas and reasonable parking incident to the foregoing by to one or more Residential Builders, who may exercise such rights simultaneously with the Developer subject to residential builders compliance with the Charter Township of Orion's ordinances.

6.36.2 Enforcement of Condominium Documents. The Condominium shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private residential community for the benefit of the Co-Owners and all persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligation to maintain, repair, replace and landscape the Condominium in a manner consistent with the maintenance of such high standards, then Developer ~~or Association, or any entity to which Developer may assign this right, at its option,~~ may elect to maintain, repair and/or replace any Common Elements and/or to do any landscaping required by these Bylaws and to charge the cost thereof to the Association as an expense of administration. Developer shall have the right to enforce these Bylaws throughout the Construction and Sales Period, which right of enforcement may include (without limitation) an action to restrain the Association or any Co-Owner from any activity prohibited by these Bylaws, regardless of any provision otherwise requiring arbitration.

Section 6.37 Unightly Conditions. It shall be the responsibility of each Unit Owner to prevent any unclean, unsightly or unkempt conditions of buildings or ground on the Owner's Unit that tend to substantially decrease the beauty of the Development as a whole or any specific area thereof. No lawn ornaments, sculptures or statues shall be placed or permitted to remain on any Unit.

Section 6.38 Temporary Structures. Trailers, tents, sheds, tool sheds, barns or any temporary buildings of any design whatsoever are expressly prohibited within the Development and no temporary dwelling shall be permitted in an unfinished residential building. This shall not prevent the erection of a temporary storage building for materials and supplies to be used in the construction of a Unit, and which shall be removed from the premises on completion of the structure, and shall not prevent use by any builder or contractor of trailers for material storage or

model offices during the period of construction in the Development, provided the same shall be removed at the completion of such construction.

Section 6.39 Animals or Pets. No animals or fowl (except household pets) shall be kept or maintained on any Unit. Any pets kept in the Project or property in the Development shall have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. No savage or dangerous animal shall be kept. No animal may be permitted to run loose upon the Common Elements, and any animal shall at all times be attended by a responsible person while on the Common Elements. Any person who causes or permits an animal to be brought or kept on the Development shall indemnify and hold harmless the Association and Master Association for any loss, damage or liability which the Association or Master Association, respectively, may sustain as a result of the presence of such animal on the Development.

Section 6.40 Refuse and Stored Materials. No Unit shall be used or maintained as a dumping ground or for outside storage for rubbish, trash, garbage or other materials. Other waste shall be kept in a sanitary container, properly concealed from public view. ~~The Board of Directors of the Association may designate a day of the week on which all trash pick-up in the Development shall occur.~~ No trash shall be put out earlier than the morning of the day designated for pick-up and all containers shall be removed by the end of such day. No burning of refuse shall be permitted outside the dwelling, except that the burning of leaves shall be permitted if allowed by ordinance of the Township, provided that it does not become offensive or a nuisance.

Section 6.41 Mail Boxes. All mailboxes of the Project shall be of uniform size, location, color and same design in compliance with the standards set forth by the Developer.

Section 6.42 Solar Panels. No solar panel, solar collector or similar device shall be placed, constructed, altered, or maintained on any Unit or placed, constructed, altered, or maintained on any Unit.

Section 6.43 Television Antenna and Similar Devices. No outside television antenna or other antenna, or aerial, saucer, dish, receiving device, signal capture and distribution device or similar device shall be placed, constructed, altered or maintained on any Unit, unless the device is a so called "mini dish" (not to exceed 18 inches in diameter) located in a location that is fully screened from view and approved by the Board of Directors of the Association and in compliance with any Township Ordinance. The provisions of this subsection shall not apply to those devices covered by 47 C.F.R. § 1.4000, promulgated pursuant to the Telecommunications Act of 1996, Pub. L. No. 104. 110, § 207 Stat. 56 (1996), as amended.

Section 6.44 Air Conditioning Units. No external air conditioning unit shall be placed in or attached to a window or wall of any Unit. No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be so located on any Unit so as to be visible from the public street on which the Unit fronts, and, to the extent reasonably possible, all such external equipment shall be so located on any Unit so as to minimize the negative impact thereof on any adjoining Unit, in the terms of noise and appearance and shall comply with Township Ordinances.

Section 6.45 Fences and Walls, Dog Runs. No fences or walls shall be permitted on any Unit without Developer and Township approval. Dog kennels or runs or other enclosed shelters for animals are expressly prohibited.

Section 6.46 Public Utilities. All public utilities such as water main, sanitary sewers, storm sewers, gas mains, electric and telephone local distribution lines, cable television lines, and all connections to same, either private or otherwise, shall be installed underground. However, above-ground transformers, pedestals and other above-ground electric and telephone utility installations and distribution systems and surface and off-site drainage channels and facilities, as well as street lighting stanchions, shall be permitted.

Section 6.47 Vehicles, Motorcycles and Snowmobiles. No trailers, boats, aircraft, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, jet skis, jet ski trailers or other recreational vehicles, or other vehicles, other than passenger cars, passenger vans, pick-up trucks and so-called "Blazer" type vehicles shall be parked or maintained on any Unit unless in a suitable private attached garage. Motorcycles are allowed on the roads in the Development, but motorcycles and all other motorized off-road vehicles are prohibited in all other General Common Element areas. Snowmobiles are prohibited in all General Common Element areas.

Section 6.48 Basketball Hoops and Play Areas. Basketball hoops and play areas are permitted subject to strict compliance with the following restrictions [and all applicable Township Ordinances](#):

6.48.1 All basketball hoops shall be on ground mounted posts located at least 30 feet from the curb of the road(s) adjacent to the Unit.

6.48.2 The ground mounted post for the basketball hoop shall be located at least 5 feet from the side line of the Unit.

6.48.3 No florescent or bright colors shall be permitted for either the post or the backboard. The ground mounted post shall be painted black and the backboard of the basketball hoop shall be clear.

ARTICLE 7. **MORTGAGES**

Section 7.1 Notice to Association. Any Co-Owner who mortgages such Co-Owner's Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgagees of Units." The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-Owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Co-Owner of such Unit that is not cured within sixty (60) days.

Section 7.2 Insurance. The Association shall notify each mortgagee appearing in the book of Mortgagees of Units of the name of each company insuring the Condominium against fire,

perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage, to the extent the Association is required by these Bylaws to obtain such coverage.

Section 7.3 Notification of Meetings. Upon written request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

ARTICLE 8. VOTING

Section 8.1 Vote. Except as limited in these Bylaws, all of the Co-Owners of a Unit shall be entitled to only one vote for each Unit owned, and the value of the vote attributed to each Unit shall be equal.

Section 8.2 Eligibility to Vote. No Co-Owner, other than Developer, shall be entitled to vote at any meeting of the Association until such Co-Owner has presented evidence of ownership of a Unit in the Condominium Project to the Association. Except as provided in Sections 9.2 and 11.2 of these Bylaws, no Co-Owner, other than Developer, shall be entitled to vote prior to the date of the First Annual Meeting held in accordance with Sections 9.2 and 11.2. The vote of each Co-Owner may be cast only by the individual representative designated by such Co-Owner in the notice required in Section 8.3 of this Article 8 or by a proxy given by such individual representative. Until the First Annual Meeting Developer shall be entitled to vote notwithstanding the fact that Developer may own no Units at some time or from time to time during such period. At and after the First Annual Meeting Developer shall be entitled to one vote for each Unit which Developer owns.

Section 8.3 Designation of Voting Representative. Each Co-Owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-Owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the Unit or Units owned by the Co-Owner, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the Co-Owner. Such notice shall be signed and dated by the Co-Owner. The individual representative designated may be changed by the Co-Owners of a Unit at any time by filing a new notice in the manner herein provided.

Section 8.4 Quorum. Those Co-Owners present in person or by proxy at the First Annual Meeting held in accordance with Sections 9.2 and 11.2 shall constitute a quorum for such meeting. At all other meetings of Co-Owners, the presence in person or by proxy of thirty-five percent (35%) of the Co-Owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium Documents to have a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

Section 8.5 Voting. Votes may be cast only in person, or by a writing duly signed by the designated voting representative not present at a given meeting in person, or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

Section 8.6 Majority. A majority, except where otherwise provided herein, shall consist of more than fifty percent (50%) of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association where a quorum is present. Whenever provided specifically in the Condominium Documents, a majority may be required to exceed the simple majority herein above set forth of designated voting representatives present in person or by proxy, or by written vote, if applicable, at a given meeting of the members of the Association.

ARTICLE 9.

MEETINGS

Section 9.1 Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-Owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Sturgis' Code of Parliamentary Procedure, Roberts Rules of Order or some other generally recognized manual of parliamentary procedure as selected by the Board of Directors, when not otherwise in conflict with the Condominium Documents or the laws of the State of Michigan.

Section 9.2 First Annual Meeting. The First Annual Meeting may be convened only by the Developer and may be called at any time after more than fifty percent (50%) of the Units that may be created have been sold and the purchasers thereof qualified as members of the Association. In no event, however, shall such meeting be called later than one hundred twenty (120) days after the conveyance of legal or equitable title to non-developer Co-Owners of seventy-five percent (75%) in number of all Units that may be created or fifty-four (54) months after the first conveyance of legal or equitable title to a non-developer Co-Owner of a Unit in the Project, whichever first occurs. Developer may call meetings of members for informative or other appropriate purposes prior to the First Annual Meeting and no such meeting shall be construed as the First Annual Meeting. The date, time and place of such meeting shall be set by the Board of Directors, and at least ten (10) days' written notice thereof shall be given to each Co-Owner. The phrase "Units that may be created" as used in this paragraph and elsewhere in the Condominium Documents refers to the maximum number of Units which Developer is permitted, under the Condominium Documents as they may be amended, to include in the Condominium.

Section 9.3 Annual Meetings. Annual meetings of the Association shall be held on the last Thursday of October each succeeding year after the year in which the First Annual Meeting is held at such time and place as shall be determined by the Board of Directors; provided, however, that the second annual meeting shall not be held sooner than eight (8) months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Co-Owners a Board of Directors in accordance with the requirements of Article 11 of these Bylaws. The Co-Owners may also transact at the annual meetings such other business of the Association as may properly come before them.

Section 9.4 Special Meetings. It shall be the duty of the President to call a special meeting of the Co-Owners as directed by resolution of the Board of Directors or upon a petition signed by one-third (1/3) of the Co-Owners presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 9.5 Notice of Meetings. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as of the time and place where it is to be held, upon each Co-Owner of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-Owner at the address shown in the notice required to be filed with the Association by Article 8, Section 8.3 of these Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 9.6 Adjournment. If any meeting of Co-Owners cannot be held because a quorum is not in attendance, the Co-Owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 9.7 Order of Business. The order of business at all meetings of the members shall be as follows: (1) roll call to determine the voting power represented at the meeting; (2) proof of notice of meeting or waiver of notice; (3) reading of minutes of preceding meeting; (4) reports of officers; (5) reports of committees; (6) appointment of inspector of elections (at annual meetings or special meetings held for purpose of election of Directors or officers); (7) election of Directors (at annual meeting or special meetings held for such purpose); (8) unfinished business; and (9) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 9.8 Action Without Meeting. Any action which may be taken at a meeting of the members (except for the election or removal of Directors) may be taken without a meeting by written ballot of the members, which ballots are signed within no more than a sixty (60) day period, as determined by the Board of Directors. Ballots shall be solicited in the same manner as provided in Section 9.5 for the giving of notice of meetings of members. Such solicitations shall specify (1) the number of responses needed to meet the quorum requirements; (2) the percentage of approvals necessary to approve the action; and (3) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt within the time period specified in the solicitation of (1) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (2) a number of approvals which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 9.9 Consent of Absentees. The transactions at any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum be present either in person or by proxy and if, either before or after the meeting, each of the members not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 9.10 Minutes, Presumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. Recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE 10. ADVISORY COMMITTEE

Within one (1) year after conveyance of legal or equitable title to the first Unit in the Condominium to a purchaser or within one hundred twenty (120) days after conveyance to purchasers of one-third (1/3) of the total number of Units that may be created, whichever first occurs, Developer shall cause to be established an Advisory Committee consisting of at least three (3) non-developer Co-Owners. The Committee shall be established and perpetuated in any manner Developer deems advisable, except that if more than fifty percent (50%) of the non-developer Co-Owners petition the Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be held. The purpose of the Advisory Committee shall be to facilitate communications between the Board of Directors and the non-developer Co-Owners and to aid the transition of control of the Association from Developer to non-developer Co-Owners. The Advisory Committee shall cease to exist automatically when the non-developer Co-Owners have the voting strength to elect a majority of the Board of Directors of the Association. Developer may remove and replace at its discretion at any time any member of the Advisory Committee who has not been elected by the Co-Owners.

ARTICLE 11. BOARD OF DIRECTORS

Section 11.1 Number and Qualification of Directors. The Board of Directors shall be comprised of three (3) members all of whom must be members of the Association or officers, partners, trustees, employees or agents of members of the Association. Directors shall serve without compensation.

Section 11.2 Election of Directors.

11.2.1 First Board of Directors. The first Board of Directors shall be composed of three (3) persons and such first Board of Directors or its successors as selected by Developer shall manage the affairs of the Association until the appointment of the first non-developer Co-Owners to the Board. Thereafter, elections for non-developer Co-Owner Directors shall be held as provided in

subsections 11.2.2 and 11.2.3 below. The Directors shall hold office until their successors are elected and hold their first meeting.

11.2.2 Appointment of Non-developer Co-Owners to Board Prior to First Annual Meeting. Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-developer Co-Owners of twenty-five percent (25%) of the Units that may be created, one (1) of the three (3) Directors shall be selected by non-developer Co-Owners. When the required percentage level of conveyance has been reached, Developer shall notify the non-developer Co-Owners and request that they hold a meeting and elect the required Director. Upon certification to Developer by the Co-Owners of the Director so elected, Developer shall then immediately appoint such Director to the Board to serve until the First Annual Meeting unless such Director is removed pursuant to Section 11.7 of this Article or such Director resigns or becomes incapacitated.

11.2.3 Election of Directors At and After First Annual Meeting.

11.2.3.1 Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-developer Co-Owners of seventy-five percent (75%) of the Units that may be created, and before conveyance of ninety percent (90%) of such Units, the non-developer Co-Owners shall elect all Directors on the Board except that Developer shall have the right to designate at least one (1) Director as long as the Units that remain to be created and sold equal at least ten percent (10%) of all Units that may be created in the Project. Whenever the seventy-five percent (75%) conveyance level is achieved, a meeting of Co-Owners shall be promptly convened to effectuate this provision, even if the First Annual Meeting has already occurred.

11.2.3.2 Regardless of the percentage of Units which have been conveyed, upon the expiration of fifty-four (54) months after the first conveyance of legal or equitable title to a non-developer Co-Owner of a Unit in the Project, the non-developer Co-Owners have the right to elect a number of members of the Board of Directors equal to the percentage of Units they own, and Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by Developer. This election may increase, but shall not reduce, the minimum election and designation rights otherwise established in subsection 11.2.3.1. Application of this subsection does not require a change in the size of the Board of Directors.

11.2.3.3 If the calculation of the percentage of members of the Board of Directors that the non-developer Co-Owners have the right to elect under subsection 11.2.3.2, or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-developer Co-Owners under subsection 11.2.2 results in a right of non-developer Co-Owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-developer Co-Owners have the right to elect. After application of this formula, Developer shall have the right to elect the remaining members of the Board of

Directors. Application of this subsection shall not eliminate the right of Developer to designate one (1) member as provided in subsection 11.2.3.1.

11.2.3.4 At the First Annual Meeting two (2) Directors shall be elected for a term of two (2) years and one (1) Director shall be elected for a term of one (1) year. At such meeting all nominees shall stand for election as one (1) slate and the two (2) persons receiving the highest number of votes shall be elected for a term of two (2) years and the one (1) person receiving the next highest number of votes shall be elected for a term of one (1) year. After the First Annual Meeting, the term of office (except for one (1) of the Directors elected at the First Annual Meeting for a one year term) of each Director shall be two (2) years. At each annual meeting held after the first, either one (1) or two (2) Directors shall be elected depending upon the number of Directors whose terms expire. The Directors shall hold office until their successors have been elected and hold their first meeting.

11.2.3.5 Once the Co-Owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-Owners to elect Directors and conduct other business shall be held in accordance with the provisions of Article 9, Section 9.3 above.

11.2.3.6 Status of Units Conveyed to Residential Builders. For purposes of calculating the timing of events described in Article 10 above and this Section 11.2, the conveyance by the Developer of a Unit to a Residential Builder, whether or not the Residential Builder is affiliated with the Developer as defined by the Act, shall not be considered a sale to a non-Developer Co-Owner until such time as the Residential Builder conveys the Unit with a completed Residence on it or until the Unit contains a completed and occupied Residence.

Section 11.3 Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the Co-Owners.

Section 11.4 Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

11.4.1 To manage and administer the affairs of and to maintain the Condominium Project and the Common Elements thereof.

11.4.2 To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.

11.4.3 To carry insurance and collect and allocate the proceeds thereof.

11.4.4 To rebuild improvements to the Common Elements after casualty (subject to the provisions of the Condominium Documents).

11.4.5 To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium Project.

11.4.6 To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and easements rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.

11.4.7 To borrow money and issue evidences of indebtedness in furtherance of any or all of the purposes of the Association; and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of seventy-five percent (75%) of all of the members of the Association.

11.4.8 To make rules and regulations in accordance with these Bylaws.

11.4.9 To establish such committees as the Board of Directors deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

11.4.10 To enforce the provisions of the Condominium Documents.

Section 11.5 Management Agent. The Board of Directors may employ for the Association a professional management agent (which may include Developer or any person or entity related thereto) at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Sections 11.3 and 11.4 of this Article, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by Developer, in which the maximum term is greater than three (3) years or which is not terminable by the Association upon ninety (90) days' written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

Section 11.6 Vacancies. Vacancies in the Board of Directors which occur after the Transitional Control Date caused by any reason other than the removal of a Director by a vote of the members of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum, except that Developer shall be solely entitled to fill the vacancy of any Director whom Developer is permitted in the first instance to designate. Each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association. Vacancies among non-developer Co-Owner elected Directors which occur prior to the Transitional Control Date may be filled only through election by non-developer Co-Owners and shall be filled in the manner specified in Section 11.2.2 of this Article.

Section 11.7 Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the Directors may be removed with or without cause by the affirmative vote of more than fifty percent (50%) of all the Co-Owners, not just of those present, and a successor may then and there be elected to fill any vacancy thus created. The quorum requirement for the purpose of filling such vacancy shall be the normal thirty-five percent (35%) requirement set forth in Article 8, Section 8.4. Any Director whose removal has been proposed by the Co-Owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the Directors selected by it at any time or from time to time in its sole discretion. Likewise, any Director selected by the non-developer Co-Owners to serve before the First Annual Meeting may be removed before the First Annual Meeting in the same manner set forth in this paragraph for removal of Directors generally.

Section 11.8 First Meeting. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board of Directors shall be present.

Section 11.9 Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally, by mail, telephone or facsimile at least ten (10) days prior to the date named for such meeting.

Section 11.10 Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, given personally, by mail, telephone or facsimile which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of two (2) Directors.

Section 11.11 Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be deemed a waiver of notice by the Director of the time and place thereof. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 11.12 Quorum. At all meetings of the Board of Directors a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, less than a quorum is present, the majority of those present may adjourn the meeting to a subsequent time upon twenty-four (24) hours' prior written notice delivered to all Directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for purposes of determining a quorum.

Section 11.13 First Board of Directors. The actions of the first Board of Directors of the Association or any successors thereto selected or elected before the Transitional Control Date shall be binding upon the Association so long as such actions are within the scope of the powers and duties which may be exercised generally by the Board of Directors as provided in the Condominium Documents.

Section 11.14 Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds, insuring against theft, dishonesty, and other standard coverage of fidelity bonds. The premiums on such bonds shall be expenses of administration.

Section 11.15 Remote Communication and Electronic Transmission.

11.15.1 **Participation of Directors by Conference Telephone or Remote Communication.** A Director may participate in a meeting of the Directors by conference telephone or other means of remote communication by which all persons participating in the meeting may communicate with each other. Participation in a meeting pursuant to this section constitutes presence in person at the meeting.

11.15.2 **Notices by Electronic Transmission.** In addition to any other permissible methods of providing notice of meetings, notice may also be given by electronic transmission, as defined below. Notice by electronic transmission will be deemed given when electronically transmitted to the person entitled to notice in a manner authorized by the person.

11.15.3 **Use of Electronic Transmission.** As used in these Bylaws, “written” or “writing” will include communications by electronic transmission, including but not limited to fax and email. Notices of meetings, waivers of notice of meetings, proxies, written consents and ballots may be transmitted by electronic transmission. When a notice or communication is transmitted electronically, the notice or communication is deemed to be given when electronically transmitted to the person entitled to the notice or communication in a manner authorized by the person. A Co-owner or Director will be deemed to have consented to the use of email upon providing the Association with a valid email address.

11.15.4 **Definition of Electronic Transmission.** As used in these Bylaws, electronic transmission refers to any form of communication that does not directly involve the physical transmission of paper, creates a record that may be retained and retrieved by the recipient and may be directly reproduced in paper form by the recipient through an automated process.

**ARTICLE 12.
OFFICERS**

Section 12.1 Officers. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Secretary and a Treasurer. The Directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two (2) offices except that of President may be held by one person.

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12.1.1 **President.** The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the association and of the Board of Directors and shall have all the general powers and duties which are usually vested in the office of the President of an association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time as the President may in the President's discretion deem appropriate to assist in the conduct of the affairs of the Association.

12.1.2 **Secretary.** The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; the Secretary shall have charge of the corporate seal, if any, and of such books and papers as the Board of Directors may direct; and the Secretary shall, in general, perform all duties incident to the office of the Secretary.

12.1.3 **Treasurer.** The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 12.2 Election. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

Section 12.3 Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and such officer's successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 12.4 Duties. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

Section 12.5 Remote Communication and Electronic Transmission.

12.5.1 **Participation of Officers by Conference Telephone or Remote Communication.** An officer may participate in a meeting of the officers by conference telephone or other means of remote communication by which all persons participating in the meeting may communicate with each other. Participation in a meeting pursuant to this section constitutes presence in person at the meeting.

12.5.2 **Notices by Electronic Transmission.** In addition to any other permissible methods of providing notice of meetings, notice may also be given by electronic transmission, as defined below. Notice by electronic transmission will be deemed given when electronically transmitted to the person entitled to notice in a manner authorized by the person.

12.5.3 **Use of Electronic Transmission.** As used in these Bylaws, "written" or "writing" will include communications by electronic transmission, including but not limited to fax and email. Notices of meetings, waivers of notice of meetings, proxies, written consents and ballots may be

transmitted by electronic transmission. When a notice or communication is transmitted electronically, the notice or communication is deemed to be given when electronically transmitted to the person entitled to the notice or communication in a manner authorized by the person. A Co-owner or officer will be deemed to have consented to the use of email upon providing the Association with a valid email address.

12.5.4 Definition of Electronic Transmission. As used in these Bylaws, electronic transmission refers to any form of communication that does not directly involve the physical transmission of paper, creates a record that may be retained and retrieved by the recipient and may be directly reproduced in paper form by the recipient through an automated process.

ARTICLE 13.

SEAL

The Association may (but need not) have a seal. If the Board of Directors determines that the Association shall have a seal then it shall have inscribed thereon the name of the Association, the words “corporate seal,” and “Michigan.”

ARTICLE 14.

FINANCE

Section 14.1 Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-Owners. Such accounts and all other Association records shall be open for inspection by the Co-Owners and their mortgagees during reasonable working hours. The Association shall prepare and distribute to each Co-Owner at least once a year a financial statement, the contents of which shall be defined by the Association. To the extent the Association has assets in excess of \$20,000.00, the Association shall on an annual basis have its books, records, and financial statement independently audited or reviewed by a certified public accountant as defined in Section 720 of the occupational code, 1980 PA 299, MCL 339.720. The audit or review shall be performed in accordance with the statements on auditing standards or the statements on standards for accounting and review services, respectively, of the American Institute of Certified Public Accountants. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of such annual audited financial statement within ninety (90) days following the end of the Association’s fiscal year upon request therefor. The costs of any such audit and any accounting expenses shall be expenses of administration. The Association may opt out of the requirements for an annual audit or review by a majority vote of the Unit Owners.

Section 14.2 Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Directors. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

Section 14.3 Bank. Funds of the Association shall be initially deposited in such bank or savings association as may be designated by the Directors and shall be withdrawn only upon the

check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest-bearing obligations of the United States Government.

ARTICLE 15.
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon such Director or officer in connection with any proceeding to which the Director or officer may be a party or in which the Director or officer may become involved by reason of being or having been a Director or officer of the Association, whether or not such office is held at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the Director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Co-Owners thereof. Further, the Board of Directors is authorized to carry officers' and Directors' liability insurance covering acts of the officers and Directors of the Association in such amounts as it shall deem appropriate.

ARTICLE 16.
AMENDMENTS

These Bylaws may be amended by the Association or by the Developer in the manner provided in the Master Deed, [subject to Township approval](#). Any amendment to these Bylaws shall become effective upon recording in the office of the register of deeds in the county in which the Condominium is located. A copy of each amendment to these Bylaws shall be made available to every member of the Association after adoption; provided, however, that any amendment adopted in accordance with this Article shall be binding upon all persons who have an interest in the Condominium irrespective of whether such persons actually receive a copy of the amendment. These Bylaws may not be amended in any manner to eliminate or conflict with any mandatory provision of the Act or any applicable law or provision of the Master Deed; nor may they be amended to materially reduce or eliminate the rights of any first mortgagees without the consent of the mortgagees affected.

ARTICLE 17.
COMPLIANCE

The Association of Co-Owners and all present or future Co-Owners, tenants, or any other persons acquiring an interest in or using the facilities of the Project in any manner are subject to

and shall comply with the Act, as amended, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium Premises shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Act, the Act shall govern.

ARTICLE 18.
DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE 19.
REMEDIES FOR DEFAULT

Any default by a Co-Owner shall entitle the Association or another Co-Owner or Co-Owners to the following relief:

Section 19.1 Legal Action. Failure to comply with any of the terms or provisions of the Condominium Documents shall be grounds for relief, which may include, without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association or, if appropriate, by an aggrieved Co-Owner or Co-Owners.

Section 19.2 Recovery of Costs. In any proceeding arising because of an alleged default by any Co-Owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Co-Owner be entitled to recover such attorneys' fees.

Section 19.3 Removal and Abatement. The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the Common Elements, Limited or General, or into any Unit and the improvements thereon, where reasonably necessary, and summarily remove and abate, at the expense of the Co-Owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents. The Association shall have no liability to any Co-Owner arising out of the exercise of its removal and abatement power authorized herein.

Section 19.4 Assessment of Fines. The violation of any of the provisions of the Condominium Documents by any Co-Owner shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Association and notice thereof given to all Co-Owners in the same manner as prescribed in Article 9, Section 9.5 of these Bylaws. Thereafter, fines may be assessed only upon notice to the offending Co-Owners as prescribed in said Article 9, Section 9.5, and an opportunity for such Co-Owner to appear before the Board no less than seven (7) days from the date of the notice and offer evidence in defense of the alleged violation. All fines duly assessed may be collected in the same manner as provided in Article 2 of these Bylaws. No fine shall be levied for the first violation. No fine shall exceed Twenty-Five Dollars (\$25.00) for the second

violation, Fifty Dollars (\$50.00) for the third violation or One Hundred Dollars (\$100.00) for any subsequent violation.

Section 19.5 Collection. The fines levied pursuant to Section 19.4 above shall be assessed against the Co-Owner and shall be due and payable together with the regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Co-Owner to all liabilities set forth in the Condominium Documents.

Section 19.6 Developer Exempt from Fines. The Association shall not be entitled to assess fines against the Developer during the Construction and Sales Period for any alleged violations of the Condominium Documents but shall be rely solely to its other legal remedies for redress of such alleged violations.

Section 19.7 Non-Waiver of Right. The failure of the association or of any Co-Owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such Co-Owner to enforce such right, provision, covenant or condition in the future.

Section 19.8 Cumulative Rights, Remedies and Privileges. All rights, remedies and privileges granted to the Association or any Co-Owner or Co-Owners pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 19.9 Enforcement of Provisions of Condominium Documents. A Co-Owner may maintain an action against the Association and its officers and Directors to compel such persons to enforce the terms and provisions of the Condominium Documents. A Co-Owner may maintain an action against any other Co-Owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE 20.

RIGHTS RESERVED TO DEVELOPER

Any or all of the rights and powers granted or reserved to Developer in the Condominium Documents or by law, including the right and power to approve or disapprove any act, use, or proposed action or any other matter or thing, may be assigned by it to ~~a successor Developer or any other entity or~~ to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such powers and rights and such assignee or transferee shall thereupon have the same rights and powers as herein given and reserved to Developer. Any rights and powers reserved or retained by Developer or its successors shall expire and terminate, if not sooner assigned to the Association, at the conclusion of the Construction and Sales Period as defined in Article 3 of the Master Deed. The immediately preceding sentence dealing with the expiration and termination of certain rights and powers granted or reserved to Developer is intended to apply, insofar as Developer is concerned, only to Developer's rights to improve and

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control the administration of the Condominium and shall not under any circumstances be construed to apply to or cause the termination and expiration of any real property rights granted or reserved to Developer or its successors and assigns in the Master Deed or elsewhere (including, but not limited to, access easements, utility easements and all other easements created and reserved in such documents which shall be governed only in accordance with the terms of their creation or reservation and not hereby).

ARTICLE 21.
SEVERABILITY

In the event that any of the terms, provisions or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such Condominium Documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.



Agenda Item Summary

To: Board of Trustees
From: Tammy Girling, Planning & Zoning Director
Meeting Date: September 6, 2022
Memo Date: August 26, 2022
Subject: PC-22-31, 1112-1128 S. Lapeer Rd. Rezone Request

☐ Consent ☒ Pending

REQUEST

Board action on PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

REASON

The Planning Commission, at their August 17, 2022 meeting, passed a motion to recommend approval of PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, and 1132 S. Lapeer Rd. (parcel 09-14-201-005) from Restricted Business (RB) to General Business (GB).

PROCESS

The Orion Township Board of Trustees deliberates on PC-2022-31 and approves or denies the first reading. If the first reading is approved, the Clerk advertises for the second reading and possible adoption of the map amendment on 10/3/2022.

RECOMMENDATION (MOTION)

September 6, 2022

IF MOTION TO APPROVE FIRST READING

Motion to declare that the Orion Township Board of Trustees held and approved the first reading on September 6, 2022, for PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

OR

IF MOTION TO DENY FIRST READING

Motion to declare the first reading was held and denied September 6, 2022, for PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB) for the following reasons (insert reasons for denial).



Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

October 3, 2022

IF MOTION TO APPROVE SECOND READING:

Motion to declare that the Orion Township Board of Trustees held and approved the second reading on October 3, 2022, for PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB), for the reasons given in the recommendation of approval by the Planning Commission on August 17, 2022.

* Motion maker to insert any additional reasons

OR

IF MOTION TO DENY SECOND READING

Motion to declare that the Orion Township Board of Trustees held and denied the second reading on October 3, 2022, for PC-2022-31, 1112-1128 S. Lapeer Rd. Rezone, a request to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB) for the following reasons:

* Motion maker to list reasons

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-22-31, 1112-1128 LAPEER ROAD REZONE
REQUEST FROM RESTRICTED BUSINESS (RB) TO GENERAL BUSINESS (GB)
PUBLIC HEARING – WEDNESDAY, AUGUST 17, 2022**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, August 17, 2022, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Don Walker, PC Rep to ZBA
Don Gross, Vice Chairman
Kim Urbanowski, BOT Rep to PC
Scott Reynolds, Chairman

Derek Brackon, Commissioner
Joe St. Henry, Secretary
Jessica Gingell, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

None.

CONSULTANTS PRESENT:

Rod Arroyo, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Steve Perlman	Pete Alshab
Jason Emerine	Darren Naimi
Gary August	Jim Whittenberg
Tom Martelle	

PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

Chairman Reynolds asked if the petitioner was present and if they could please state their name and address for the record.

Mr. Gary August an attorney for the applicant in this matter which is KN West LLC. He added that Darren Naimi the principal of that LLC is sitting in the audience and can answer any questions.

Mr. August stated that this is a rezoning request for a small strip of property that is on Lapeer Rd. south of Clarkston. It is adjacent to another small strip of property that his client has a contract to purchase as well. The one just south of the subject property which is 1140 Lapeer is zoned General Business (GB). The subject property is zoned Restricted Business (RB) and they are seeking a rezoning of the Restricted Business (RB) property to a General Business (GB) classification. The long-term goal is to combine in future development those two properties into a larger more useful and better applicable use than what is currently there. Under the Future Land Use Plan, the property that is the subject property is under a general commercial classification as is the property just south of that. They are seeking to make a switch from Restricted Business (RB) to General Business (GB) so that those properties can be better utilized together.

Mr. August said that the Planner expressed some issues as to a General Business (GB) classification for a property of that small size. That is why they wanted to call to them that they have the contract in place to purchase the property to the south and anticipate that those would be combined. Obviously, the jurisdiction would have site plan approval of how that would be done, and they could address any of the issues that the Planner has at that time.

Mr. August believed that the Future Land Use plan no longer has a Restricted Business (RB) classification so this would be consistent with that Future Land Use plan.

Chairman Reynolds said he would open it up to the public. They will further deliberate on this topic under new business 7B where they will read their professional reviewer's letters into the record, at this point it is just the public hearing process.

Chairman Reynolds asked if there was anyone from the public that would like to make any questions or comments. There was not.

Chairman Reynolds noted that there were no citizen letters.

Chairman Reynolds asked if any of the Planning Commissioners would like to make any general comments or questions? There was not.

Chairman Reynolds closed the public hearing at 7:09 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion

Planning Commission Approval Date

that were spoken to this evening. The applicant didn't have any issue addressing but would like those to be a part of the motion if he would be willing to amend.

Planning & Zoning Director Girling asked if it needed to come back with those conditions or can it be administratively approved by consultants?

Vice-Chairman Gross amended his motion, Commissioner Walker re-supported to include the issues of the Planners review letter be addressed and that this can be administratively approved by consultants.

Roll call vote was as follows: Gross, yes; St. Henry, yes; Urbanowski, yes; Brackon, yes; Gingell, yes; Walker, yes; Reynolds, yes. **Motion carried 7-0.**

B. PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

Chairman Reynolds asked if the applicant had anything to add? If not, he will send it over to their professional consultants for their review. Mr. August said if there are any questions. He did want to stress that the consultant's one issue was the lot size. He wanted to again stress that they had a closing scheduled for Friday for the piece south of this and if they get the rezoning approval today then they will proceed with that closing so those pieces can be combined to better reflect the General Business (GB) classification in the Future Land Use plan.

Chairman Reynolds said he will now turn it over to Giffels Webster for their review of the rezone request. He asked the members of the public that this is a recommendation, and a rezone request also involves the Board of Trustees.

Planner Pietsch read through his review date stamped August 4, 2022.

Chairman Reynolds said it does exceed their minimum requirements for lot size, so it doesn't, in his perspective, go against their ordinance. It is consistent with the adjacent uses and seemed compatible not only with adjacent uses but also with the Master Plan.

Commissioner Brackon asked what was the parcel to the south? Commissioner Reynolds replied it was Glendale Auto. The parcel is occupied by an existing strip mall and then there is a small portion that essentially has the other retail development to the south. Vice-Chairman Gross asked if the sports bar was to the north? Chairman Reynolds replied no, the sports bar is to the south of it. Secretary St. Henry said it was adjacent to the Road Commission yard.

Moved by Secretary St. Henry, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Board of Trustees to approve PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer (parcel 09-14-201-005) from Restricted Business (RB) to General Business (GB). This recommendation to approve is based on the following findings of facts: that this plan meets the objectives of the Master Plan in regard to further developing a commercial business zone in the area; that the existing uses of the property within the general area of the property in question are consistent with what is being proposed; the suitability of the property in question to the uses permitted, under the existing zoning classifications are met; in regard to this specific plan and the applicant's timetable for purchasing two pieces of property and combining them into an adjacent new development fits with their overall Master Plan objectives for that area; when the site plan is submitted it meets the Planners request to make sure that the setback requirements are followed.

Roll call vote was as follows: Walker, yes; Brackon, yes; St. Henry, yes; Gross, yes;

Urbanowski, yes; Gingell, yes; Reynolds, yes. **Motion carried 7-0**

8. UNFINISHED BUSINESS

None.

9. PUBLIC COMMENTS

None.

10. COMMUNICATIONS

None.

11. PLANNERS REPORTS

A. The Future of Transportation Article from Giffels Webster

Planner Arroyo stated that this highlights electric vehicles and some of the changes that may be impacting their communities, as they know they are growing. One of the interesting questions deals with recharging; there is some new federal legislation that is going to provide some incentives for purchasing electric vehicles. The question is do they have the infrastructure to charge them properly? One of the things that are kind of the big picture is the potential to recharge them from the roadway itself through induction technology. There are some pilot projects that are going to be put in place. At the same time, a complex problem never has an easy solution, and a solution includes multiple levels of charging opportunities, so certainly providing for that. The ordinance provides for it. Some communities have gotten more aggressive in terms of actually requiring that a certain percentage of parking spaces have charging stations or at a minimum charging infrastructure. The thought is, being that putting a conduit under a parking lot before it is built is a lot cheaper than going in and later tearing the parking lot up to put the conduit in. These are all things to keep monitoring and considering. Also, considering if there would be other incentives such as if they were to have carpool lanes would you allow for people who have electric vehicle charging to use those even though they don't have more than one person in the car. There are all kinds of interesting things that government can do from a programming and policy perspective to impact how certain resources are being used in their community. It all goes to the whole concept of you want to have a goal of being greener and having opportunities for people and encourage people to use certain technologies. A lot of times when they are at the beginning of those technologies being introduced, they need to have incentives to encourage those. Right now, electric vehicles cost a lot more money so that is why they are seeing some incentives at the governmental level to purchase those. You happen to be a community that approved an electric vehicle assembly plant and a battery plant. He thought for several reasons let's keep monitoring it and see how they might react to those changes and prepare for those changes that are happening.

Chairman Reynolds asked if Planner Arroyo has seen ordinances starting to change to either require, suggest, or provide the opportunity of public benefit by providing a charging station specifically? He thought that was something soon on the horizon. Planner Arroyo replied if they thought that was important to them as a community, they could specifically call that out as a type of thing they are looking for a community benefit.

Vice-Chairman Gross said it wasn't too long ago that they started requiring handicap parking for required purposes.

Secretary St. Henry asked if there were any regulations or requirements coming from other government entities beyond the Township to install EV charging units? He added that virtually every development now, they are seeing them, and he was sure other communities were seeing them. He asked if there was something else motivating developers besides that it just seems to



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: (248) 391-0304 ext. 5000

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Orion Township
Planning & Zoning

Case # PC-22-31

Meeting Date: - 8/17/2022

Charter Township of Orion Planning Commission Rezoning Application

30.04, Amendments to the Zoning Ordinance: Map amendments may be initiated by any governmental body or any persons having a freehold interest in the subject property, or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest entitled to exclusive possession or which is specifically enforceable.

Project Name: 1112-1128 Lapeer

Applicant	Name: <u>KN West, LLC</u>
	Address: <u>29500 Telegraph Road #250</u> City: <u>Southfield</u> State: <u>MI</u> Zip: <u>48034</u>
	Phone: <u>248-884-4444</u> Cell: _____ Fax: _____
	Email: <u>marvin@karanalaw.com</u>
*Property Owner(s)	Name: <u>Nicholas D. Madeline</u>
	Address: <u>1785 Jason Circle</u> City: <u>Rochester Hills</u> State: <u>MI</u> Zip: <u>48306</u>
	Phone: _____ Cell: <u>(248) 789-2124</u> Fax: _____
	Email: <u>ndminc@sbcglobal.net</u>
* If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided.	
Plan Preparer Firm/Person	Name: <u>MBA Architects</u>
	Address: <u>30150 Telegraph Road #150</u> City: <u>Bingham Farms</u> State: <u>MI</u> Zip: <u>48025</u>
	Phone: <u>258-258-5155</u> Cell: _____ Fax: _____
	Email: <u>BOG48@aol.com</u>
Project Contact Person	Name: <u>Gary August</u>
	Address: <u>29201 Telegraph, #510</u> City: <u>Southfield</u> State: <u>MI</u> Zip: <u>48034</u>
	Phone: <u>248-833-6225</u> Cell: <u>248-515-5119</u> Fax: _____
	Email: <u>gaugust@august-law.com</u>

Property Description	Sidwell Number(s): <u>0-09-14-201-005</u>
	Location or Address of Property: <u>1112, 1116, 1120, 1124, 1128 South Lapeer Road</u>
	Side of Street: <u>West</u> Nearest Intersection: <u>Clarkston</u>
	Acreage: <u>.908</u> Current Use of Property: <u>mixed commercial uses</u>
	Frontage (in feet): <u>132</u> Depth (in feet): <u>300</u>
Requested Rezoning	Subject Property Zoning: <u>RB</u> Adjacent Zoning: <u>N. OP S. GB E. GB W. OP</u>
	Is the complete legal description printed on the site plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no please attach to the application)
	Requested Zoning Classification: <u>GB</u>
	Existing Use of Property: <u>mixed commercial</u> Proposed Use of Property: <u>commercial</u>
	Explain why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership: <u>see attached</u>
	Explain why the existing zoning classification is no longer appropriate: <u>see attached</u>
Requested Rezoning	Explain why the proposed rezoning will not be detrimental to surrounding properties: <u>see attached</u>

Required Signage

Pursuant to Zoning Ordinance 78, Section 30.04(H), a sign indicating the requested rezone shall be installed on the parcel(s) no less than 15 days prior to the scheduled public Hearing. Please check one:

- ☐ I will install the sign(s) as required (see below for specifications).
☒ I would like to lease signage from the Township (including installation)
(please complete attached Sign Request Form).

I/We, the undersigned, do hereby submit this application for Rezoning, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance No. 78, Section 30.04 and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.

Signature of Applicant:

(must be original ink signature)

[Signature]

Date:

7-18-2022

Print Name:

Darren Naimi as Member of KN West LLC

I, the property owner, hereby give permission to the applicant listed above to act as my agent in submitting applications, correspondence and to represent me at all meetings. I also grant permission to the Planning Commission members to visit the property, without prior notification, as is deemed necessary.

Signature of Owner*:

(must be original ink signature)

[Signature]

Date:

07/15/2022

Print Name:

NICHOLAS D. MADELINE

*If the deed of ownership does not show an individual, ie a corporation, partnership, etc., documentation must be provided showing the individual signing this application has signing rights for the entity.

As per Ordinance 78, Section 30.04(H), a sign shall be installed 15 days prior to the required public hearing. Please see the Ordinance for additional specifications.

The sign shall have the following wording:

ZONING CHANGE PROPOSED

For more information call:
Charter Township of Orion
Planning and Zoning Department
248-391-0304 ext. 5002

- (min 8" high letters)
- (min 3" high letters)
- (min 4" high letters)
- (min 4" high letters)
- (min 4" high letters)

*Please note, the Township does offer the ability to rent the required signage (see attached form). Please contact the Planning and Zoning Department with any questions.



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5002

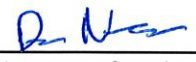
Project Name 1112-1128 Lapeer

PC# _____ Parcel#(s) 0-09-14-201-005

Please select an option below:

☒ **Permission to Post on Web Site**

By signing below as applicant and on behalf of my consultants, we agree to allow the plans for the above-named project, in which approval is being sought by the Planning Commission and/or Township Board, to be posted on the Township website.


Signature of Applicant

7-18-22
Date

Darren Naimi on behalf of KN West, LLC
Printed Name of Applicant

☐ **Do not want Posted on Web Site**

PROPOSED:

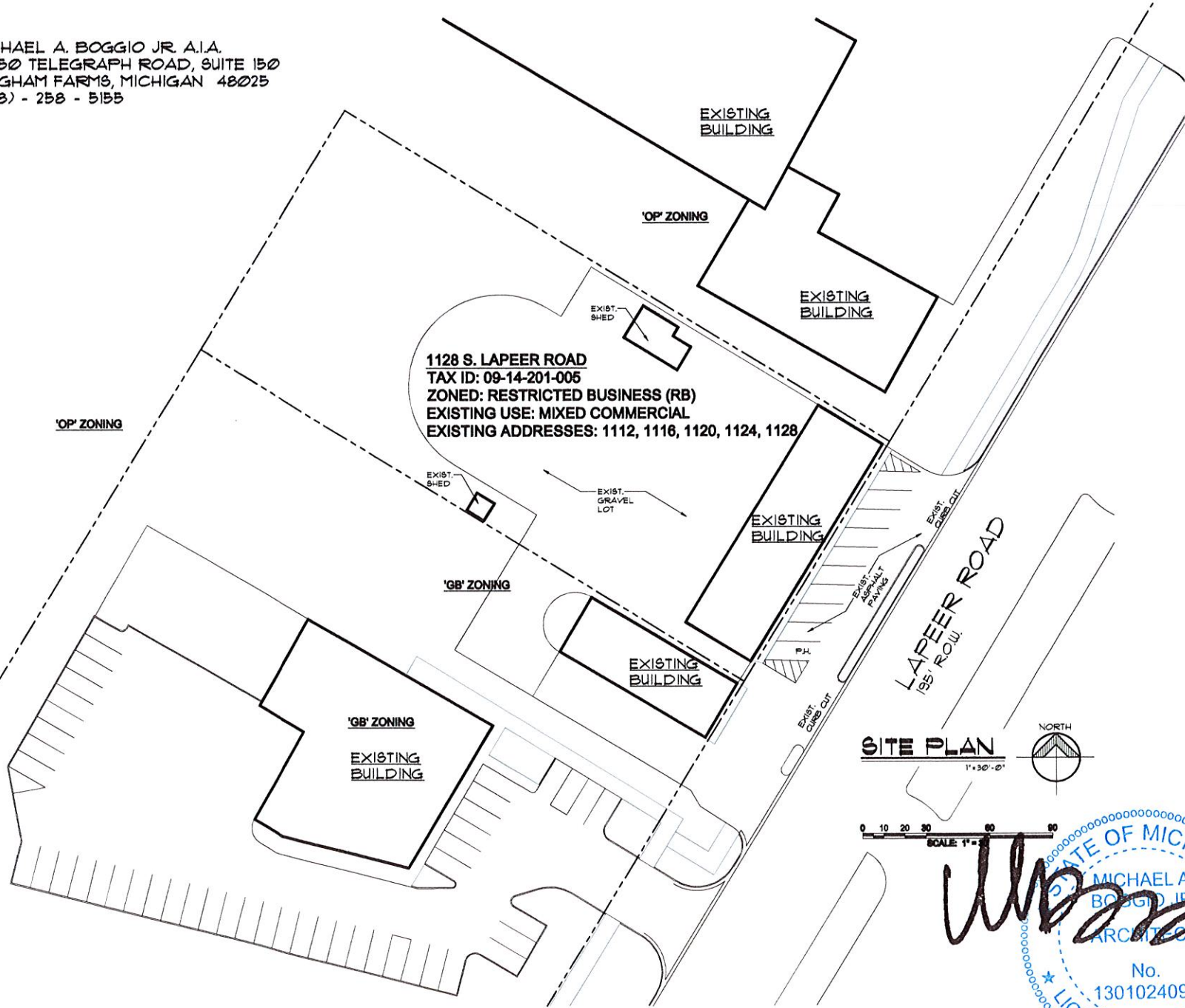
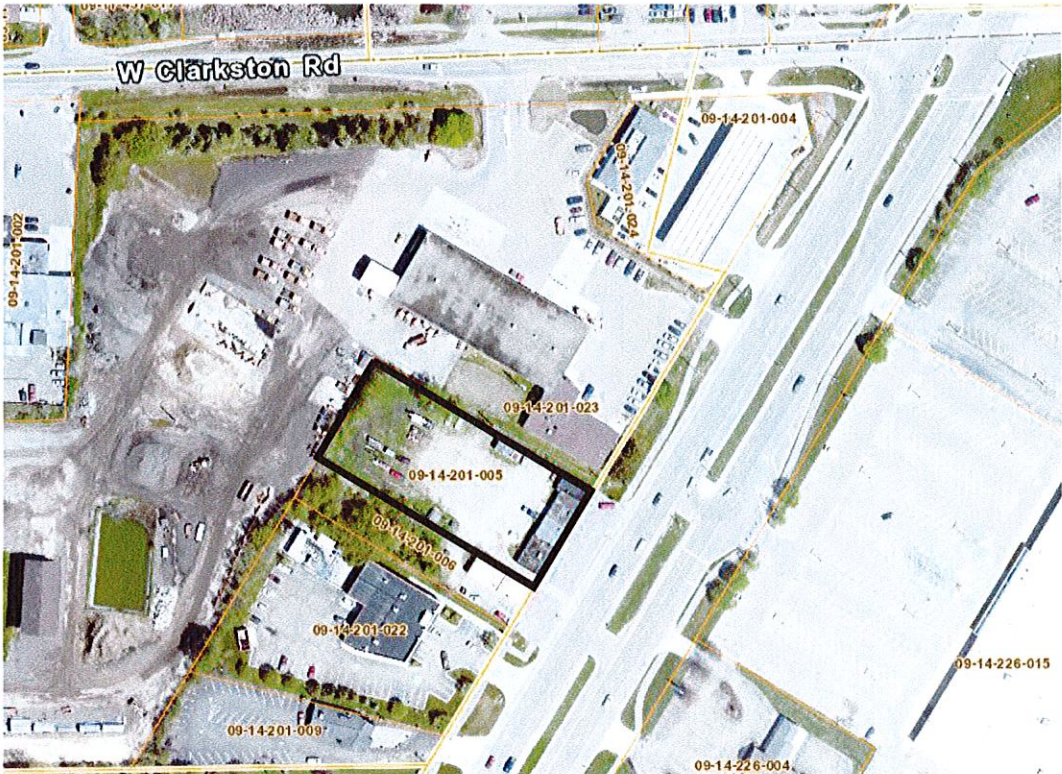
REZONING

1112-1128 S. LAPEER RD.
LAKE ORION (ORION TOWNSHIP), MICHIGAN 48360

APPLICANT:
KN WEST LLC
29500 TELEGRAPH ROAD
SUITE 250
SOUTHFIELD, MI 48034
(248) - 884 - 4444
MARVIN@KARANALAW.COM

ARCHITECT:
MBA ARCHITECTS
MICHAEL A. BOGGIO JR. A.I.A.
30150 TELEGRAPH ROAD, SUITE 150
BINGHAM FARMS, MICHIGAN 48025
(248) - 258 - 5155

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LEGAL DESCRIPTION OF PROPERTY

Situated in: Township of Orion Oakland County, Michigan

Section 14, Supervisor's Plat no. 13, Lot 14, except that part deeded to Board of County Road Commissioners of the County of Oakland, State of Michigan, a Public Body Corporate described as: beginning at the NW corner of said Lot No. 14; thence southeasterly along the north line of said Lot 14, a dist. of 415.24 ft; thence southwesterly to a point in the south line of said Lot No. 14, said point lying southeasterly 344.38 ft. from the SW corner of said Lot No. 14; thence northwesterly, along the south line of said Lot No. 14, a dist. of 344.38 ft to the SW corner of said Lot No. 14; thence northerly, along the west line of said Lot No. 14, a distance of 149.29 ft. to the POB.

Supervisor's Plat No. 13, a Subdivision of part of the N. 1/2 of Section 14, T.4N., R.10E., Township of Orion, Oakland County, Michigan. Plat recorded in Liber 68, Page 35, Oakland County Records.

MBA
ARCHITECTS

MICHAEL A. BOGGIO ASSOCIATES

30150 Telegraph Rd.
Suite 150
Bingham Farms, MI 48025
2482585155
BOGGIOARCHITECTS@COMCAST.NET

PROPOSED:

REZONING

1112-1128 S LAPEER RD
LAKE ORION, MI

Sheet Title:
PLOT PLAN

Issued For:
07-18-22

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Sheet No. **SP-1**

MICHAEL A. BOGGIO JR. A.I.A.
ARCHITECT
No. 1301024098
LICENSED ARCHITECT

ATTACHMENT TO REZONING APPLICATION

1112-1128 LAPEER ROAD, LAKE ORION

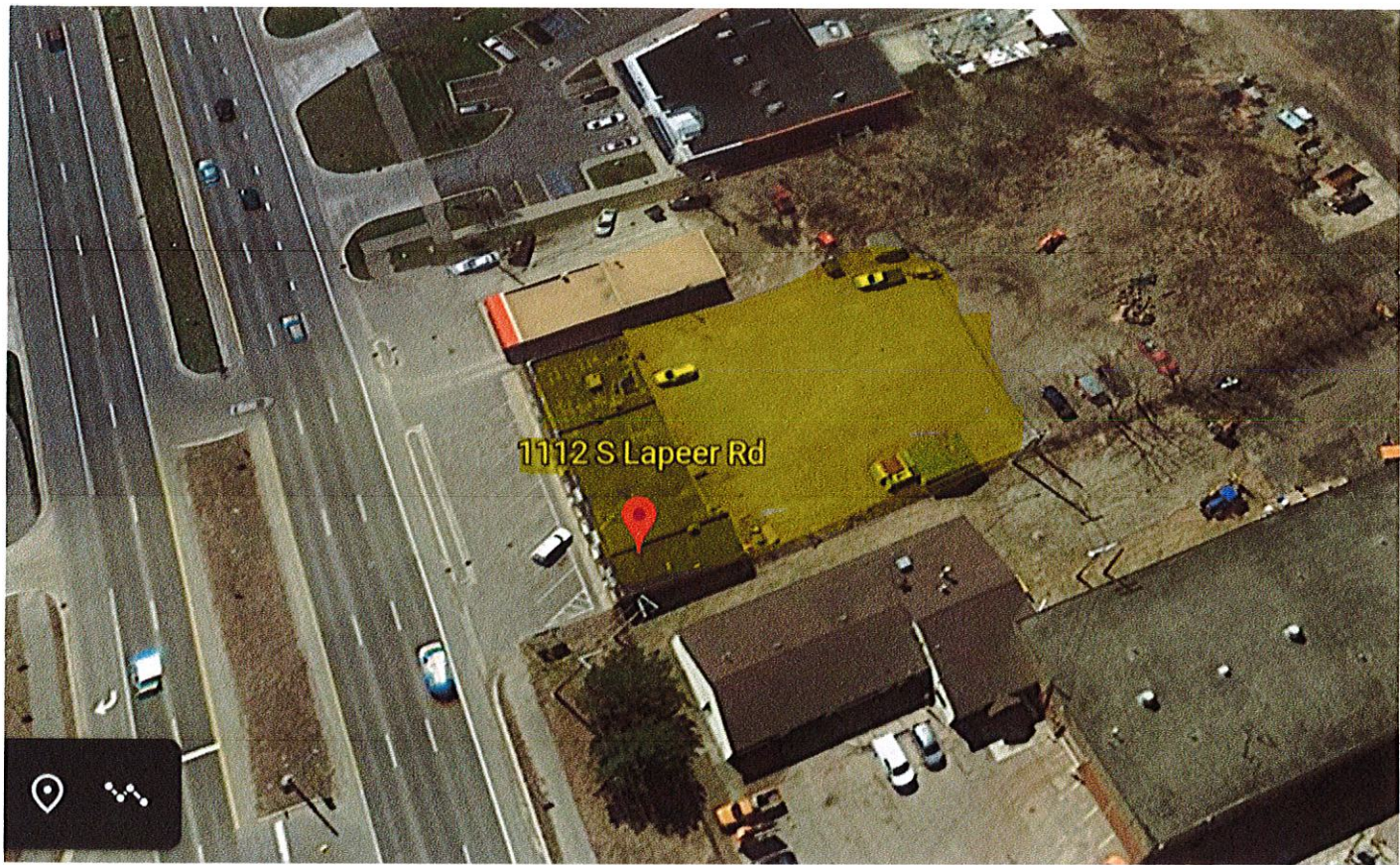
SIDWELL NUMBER: 0-09-14-201-005

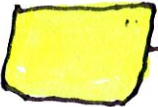
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Planning & Zoning

Explain why the rezoning is necessary for the preservation and enjoyment of the right of usage commonly associated with property ownership: The site lies on the west side of Lapeer Road just south of Clarkston Road. The Applicant recently executed a land contract to purchase the site and seeks to have the property rezoned from Restricted Business (RB) to General Business (GB) so it can be effectively redeveloped in a manner more consistent with the surrounding property and the Township's Future Land Use Plan which has the subject property and the surrounding properties under a "General Commercial" use. The current use of the property is a dilapidated strip center with insufficient parking and driving space between the building and Lapeer Road, thus necessitating parking in the unpaved rear of the building with visitors of the property then having to walk around to the front of the building to access the front of the building. The enjoyment and right of usage can best be achieved if this property is fully redeveloped to include new building(s), updated parking areas, drives, landscaping and updated storm sewer system. If the property is going to be redeveloped, it should be done consistent with the Township's Future Land Use Map which calls for General Commercial with no distinction for Restricted Business.

Explain why the existing zoning classification is no longer appropriate: The Restricted Business classification is outdated and no longer appropriate for the site as development of the area warrants a General Business classification for the property as seen in the Township's Future Land Use Map designation for General Commercial. The property directly across Lapeer Road from the subject property is being developed as a Meijer's, and the properties at the corner of Lapeer Road and Clarkston Road are General Business. Making this property consistent with the zoning of the surrounding properties and the Township's Future Land Use Map would further a more appropriate development which would increase not only the aesthetics of the property, but its taxable value as well.

Explain why the proposed rezoning will not be detrimental to surrounding properties: Lapeer Road M-24 is a major thoroughfare and has the traffic carrying capacity to support General Business uses without causing congestion of the roadway. The utility infrastructure can accommodate the requirements of the uses allowed in the General Business zoning classification. The proposed rezoning will make the property consistent with the Township's Future Land Use Map and eliminate the existing patchwork, mixed spot type zoning currently found at this location – which appears to be a goal of the Future Land Use Map. This will improve the aesthetics of the area, which would benefit all surrounding property owners – including the property immediately south of the property which the Applicant has an option to purchase.



 Highlighted Property 1112-1128 South Lapeer.

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Planning & Zoning

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Planning & Zoning

Subject property front

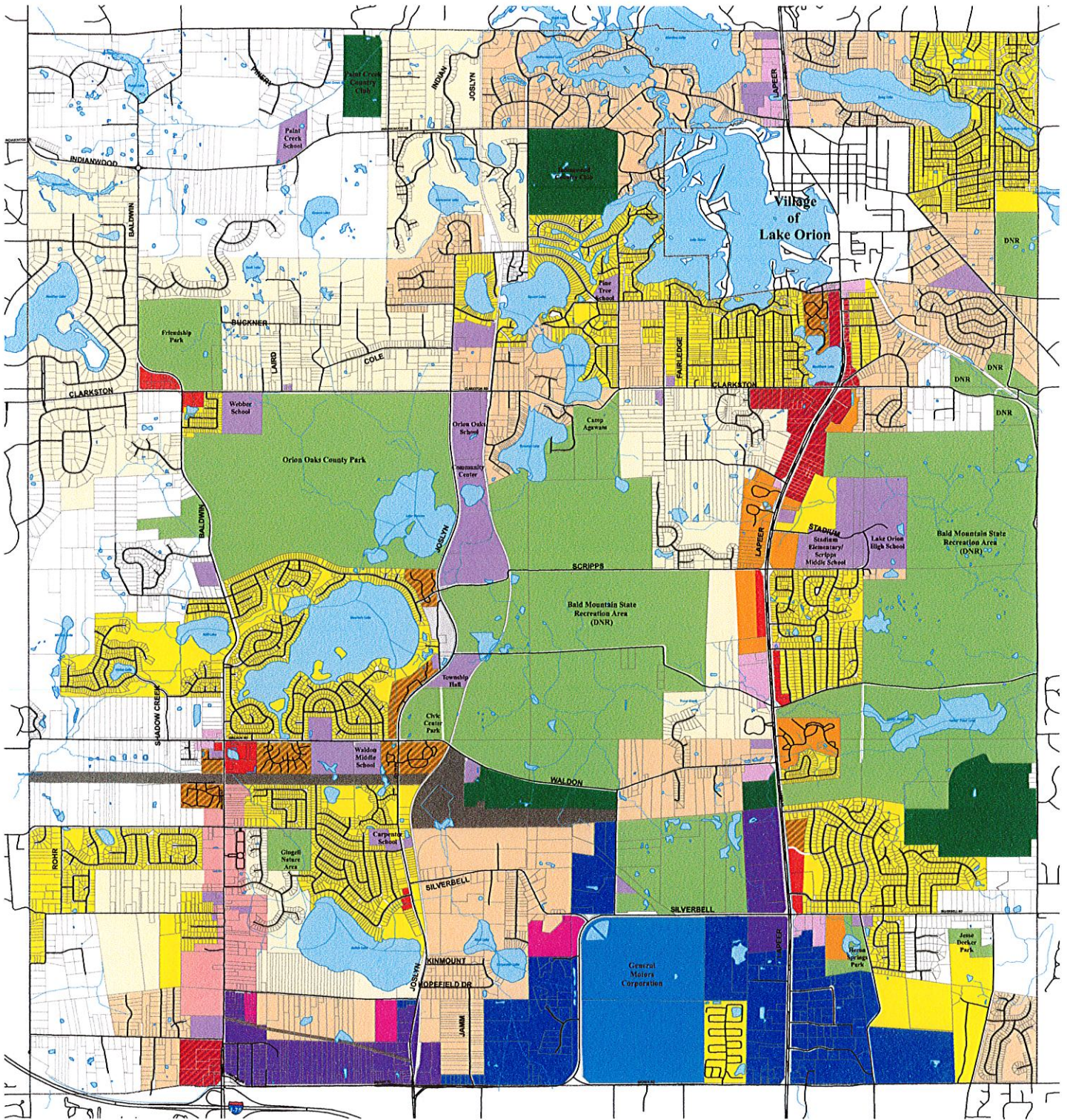
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Planning & Zoning

Subject Property rear



Current RB zoning for subject property

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FUTURE LAND USE

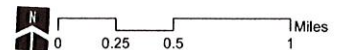
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Oakland County, Michigan

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Planning & Zoning

260



March 31, 2016
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



Single Family Low Density

Single Family Medium Low Density

Single Family Medium Density

Single Family Medium High Density

Multiple Family Low Density

Multiple Family Medium Density

General Office

Office Research

Neighborhood Commercial

General Commercial

Village Center

Industrial/Commercial/Residential Mixed Use

Research/Light Industrial

Heavy Industrial

Institutional

Private Recreation

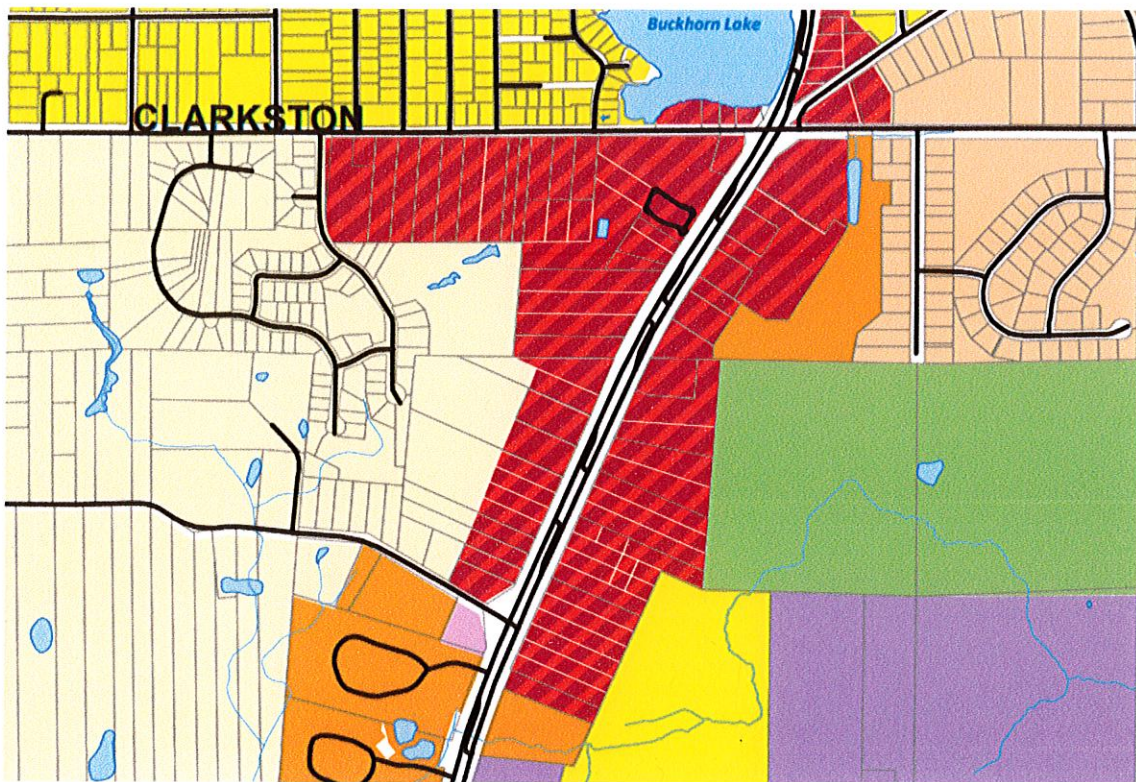
Recreation

Special Purpose

Utility Owned

Water

Applicable classification



FUTURE Land use map
Subject property General Commercial

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Orion Township
Planning & Zoning

REZONING

APPLICANT:

KN WEST LLC
29500 TELEGRAPH ROAD
SUITE 250
SOUTHFIELD, MI 48034
(248) - 884 - 4444
MARVIN@KARANALAW.COM

ARCHITECT:

MRA
ARCHITECTS

MICHAEL A. BOGGIO JR. A.I.A.
30150 TELEGRAPH ROAD, SUITE 150
BINGHAM FARMS, MICHIGAN 48025
(248) - 258 - 5155

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MIRA
ARCHITECTS

**MICHAEL A.
BOGGIO
ASSOCIATES**

30150 Telegraph Rd.
Suite 150
Bingham Farms, MI 48025
248.258.5155
BOGGIOARCHITECTS@COMCAST

PROPOSED:

REZONING

1112-1128 S LAPEER RD
LAKE ORION, MI

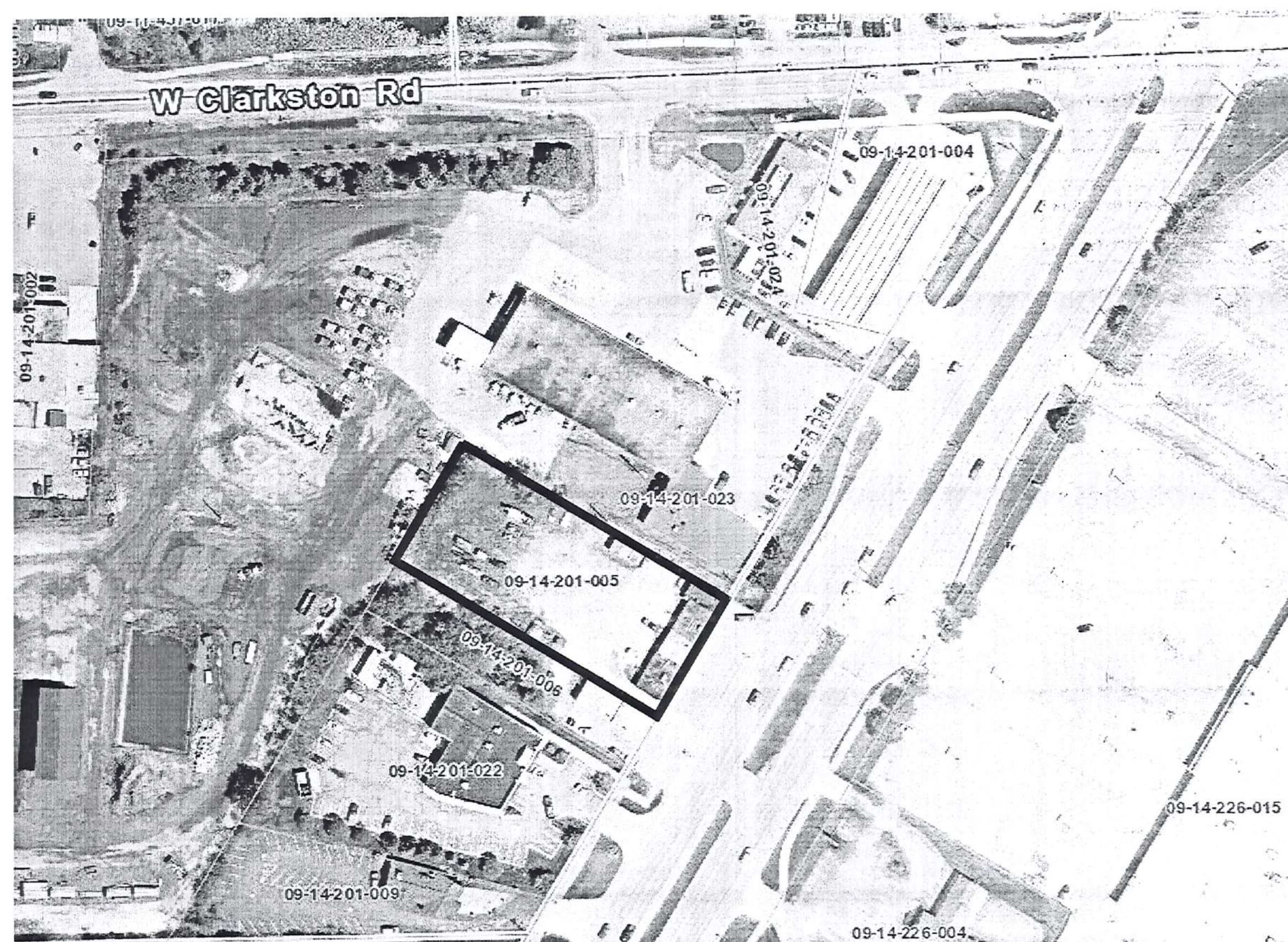
Sheet Title:
PLOT PLAN

Issued For:

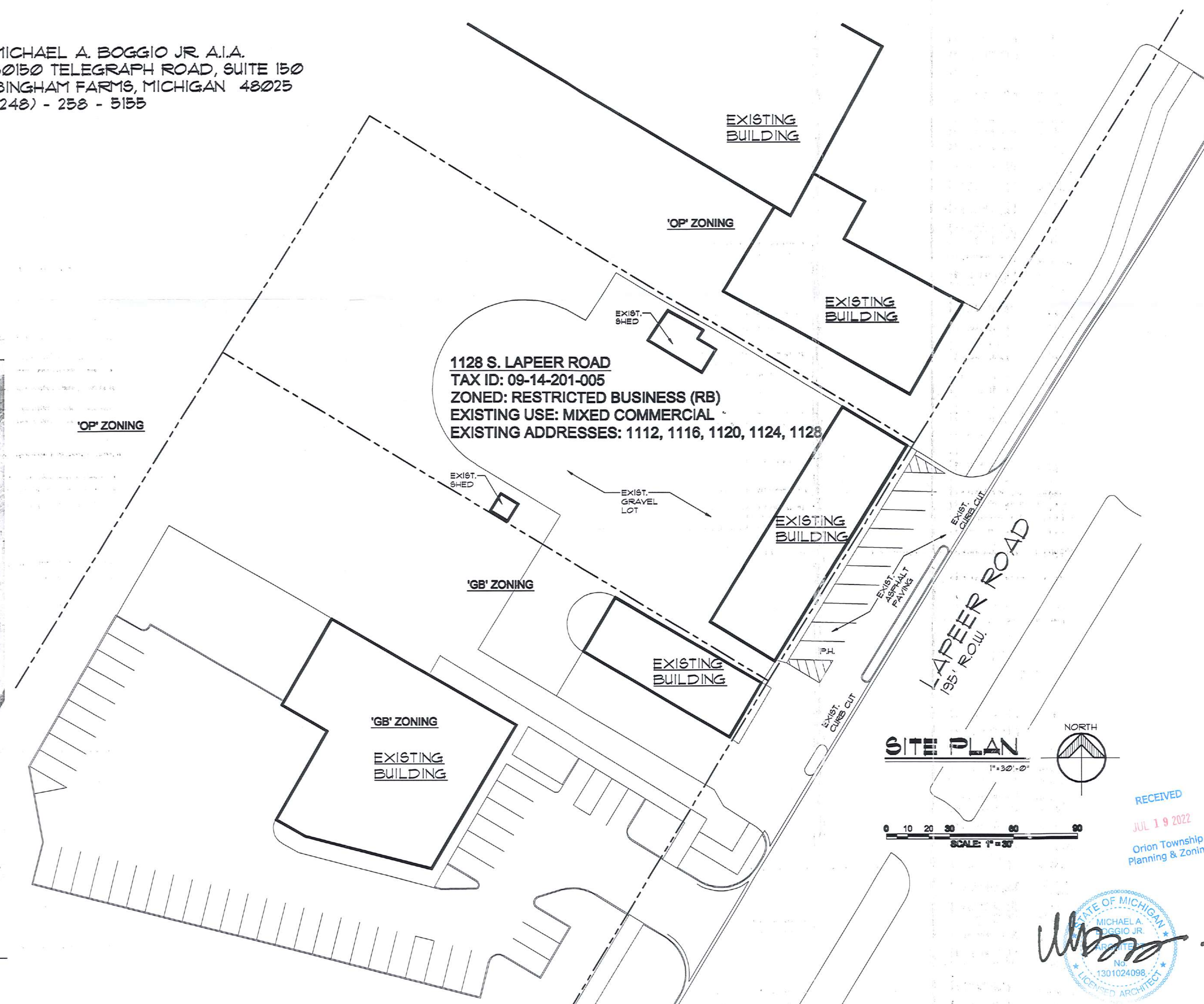
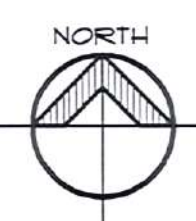
07-18-22

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Sheet No. _____

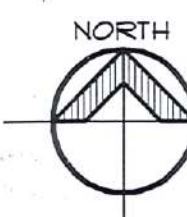


AERIAL IMAGE



SITE PLAN

1" 30



0 10 20 30 60

SCALE: 1"=30'

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11/11 19 2025

Orion Township
Planning & Zoning

August 3, 2022

Planning Commission
Orion Township
2525 Joslyn Road
Lake Orion, MI, 48360

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AUG 4 2022

Orion Township
Planning & Zoning

Rezoning Review

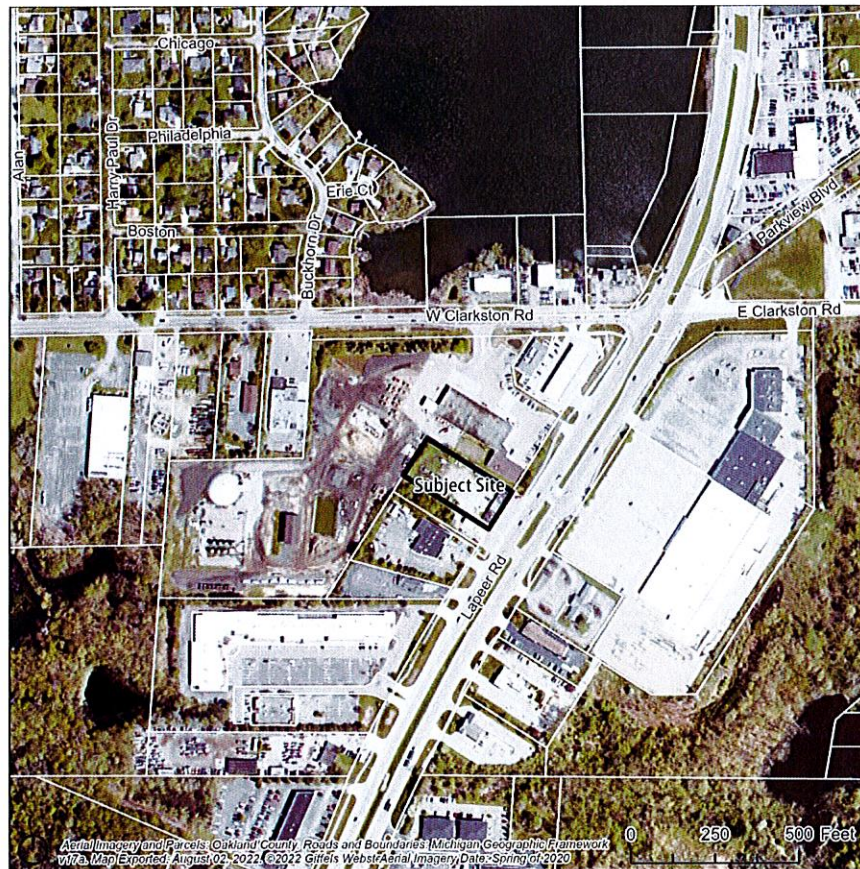
Request: from RB (Restricted Business) to GB (General Business)

Case Number: PC-2022-70
Address: 1112-1128 S. Lapeer Road
Parcel ID: 09-14-201-005
Area: 0.908 acres
Applicant: KN West, LLC

Plan Date: 7/19/2022
Zoning: RB -Restricted Business
Proposed: GB -General Business
Reviewer: Eric Pietsch
Rod Arroyo, AICP

Dear Planning Commission Members:

We have completed a review of the request for rezoning referenced above and a summary of our findings is below. Items in **bold** require specific action. Items in *italics* can be addressed administratively. A summary of the requested Planning Commission action is provided on the next page.

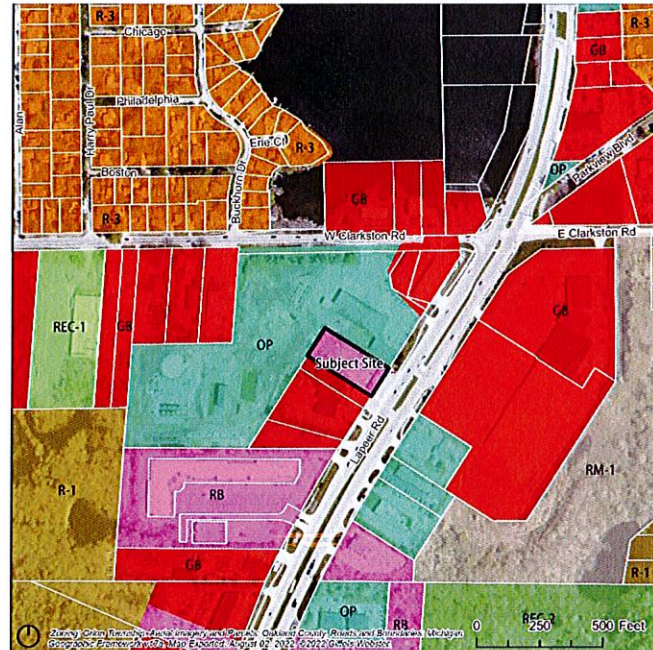


SUMMARY OF FINDINGS

Existing Conditions

- Site.** The 0.908-acre site is located on the west side of Lapeer Road, south of Clarkston Road. The site is currently zoned RB - Restricted Business and consists of 5 commercial tenant spaces abutting the Lapeer Road right-of-way. The tenant spaces utilize angled parking spaces located within the right-of-way in the front of the facility and an antiquated, underutilized parking area in the rear of the property.
- Adjacent Zoning & Land Uses.**
 - North: OP – County facility (RCOC)
 - West: OP – County facility (RCOC)
 - South: GB – Auto supply
 - East: GB/OP – Shopping center/financial

Zoning Map

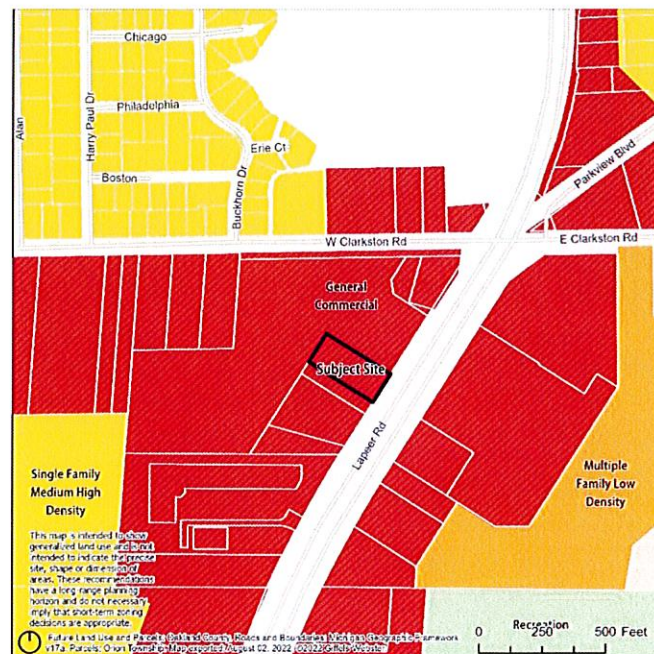


Master Plan

The Future Land Use Map designates the site as General Commercial. Per the Master Plan, this use is planned along the Baldwin and Lapeer Road corridors and is intended for commercial uses that supply a larger and more diversified number of goods than those in the Neighborhood Commercial classification, which is more characteristic of the existing Restricted Business (RB) zone. The intended character of these areas is comparable to those permitted within the General Business (GB) zoning districts which includes a wide range of regional commercial uses such as large-format retail, supermarkets and drugstores, discount stores, department stores, along with facilities such as automobile dealers, other vehicle related services, and commercial recreation.

The General Business (GB) District is intended to have the necessary restrictions to limit businesses' impact upon the community. This

Future Land Use Map



includes safe and efficient traffic flow, adequate parking, and attractive landscaping. The GB District is further intended to have direct access onto an existing or proposed thoroughfare, but only where optimum egress and regress can be provided.

30.04 Amendments to the Zoning Ordinance.

Sec. B.3. Application for Amendment – Additional Information Requirements. The Planning Commission or Building Department may require additional items of information which are pertinent to the analysis of a zoning map amendment. This information includes the following:

- a. Listing of known easements, including utility easements, drainage easements, etc.
- b. Information regarding existing sanitary systems and/or septic systems and adequacy or feasibility of service.
- c. Information regarding existing water mains, well sites, and adequacy or feasibility of service.
- d. The location of regulated wetlands or floodplains.
- e. A Traffic Impact Study (see 27.14.C.2)

Sec. D.4. Findings of Fact and Recommendation of the Planning Commission. Following the public hearing, the Planning Commission shall transmit a summary of comments received at the public hearing and the proposed Ordinance amendments, including any maps and recommendations, make written findings of fact and transmit same, together with its recommendation, to the Township Board. The Township Board may hold additional hearings if the Township Board considers it necessary, or if requested.

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make findings based on the evidence presented to it with respect to the following matters:

- a. The objectives of the Township's Master Plan.
- b. Existing uses of property within the general area of the property in question.
- c. The zoning classification of property within the general area of the property in question.
- d. The suitability of the property in question to the uses permitted under the existing zoning classification.
- e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

14.03 General Business District – Required Conditions. Compared to surrounding parcel sizes, the subject site is relatively small; however, at approximately 39,552 square feet, it exceeds the minimum size of 12,000 square feet required by the GB District. If the property is to be redeveloped, the applicant shall be aware of size constraints related to setbacks, off-street parking, landscaping/buffering widths, existence of easements, access (including emergency and delivery vehicles) and turning radius limitations, and all other requirements of Section 14.03, including limitations for outdoor storage (see table below).

	GB
Front Yard Setback	30 ft.
Rear Yard Setback	30 ft.
Side Yard Setback	20 ft. on each side
Minimum Lot Area	12,000 sq. ft.
Maximum Lot Coverage	30%
Maximum Heights of All Structures	25 ft.
Minimum Clear Space Around Structures	20 ft.

Respectfully,
Giffels Webster



Rodney L. Arroyo, AICP
Partner



Eric Pietsch
Senior Planner



Agenda Item Summary

To: Board of Trustees
From: Chris Barnett, Township Supervisor
Meeting Date: September 6, 2022
Memo Date: August 31, 2022
Subject: Orion Community Foundation

☐ Consent ☒ Pending

REQUEST

It is requested that the Board consider a non-profit to provide benefits exclusively to the Orion Township community.

REASON

With the permitting of retail facilities under Ordinance 154, applicants provided a community benefit by voluntarily offering a financial donation to a Charitable Organizations servicing the Orion Township Community. To ensure the benefits are provided exclusively to the Orion Township Community, it is recommended a 501(c)(3) independent of the Township be identified as an acceptable organization for the financial contributions. The intent would be to ensure Orion Township residents receive the community benefits created under Ordinance 154. The proposed Charitable Organization (501(c)3) would be referred to as the Orion Community Foundation. In addition to the four permitted retail facilities under Ordinance 154, the Orion Community Foundation would also be able to receive donations from other individuals or organizations for the purposes of providing community benefit to Orion Township residents.

Other area communities that have a community foundation include the City of Auburn Hills, the City of Pontiac, and the Greater Rochester Area.

PROCESS

The Township Attorney has provided an opinion attached to this memo which outlines the process to establish the non-profit 501(c)(3) Orion Community Foundation.

RECOMMENDATION (MOTION)

As appropriate following discussion.

OAKLAND COUNTY SHERIFF'S OFFICE



Orion Township Substation

Weekly "Calls for Service" Summary

Time period: 8-08-2022 to 8-14-2022

Calls for service: 304
Felony arrests: 3
Misdemeanor arrests: 3
Accidents: 14

22-174931 8/08/2022 12:50AM F/A Domestic Assault – Arrest

Deputies were dispatched to the 700 block of Vernita Dr on the report of a domestic assault. A 34-year-old Redford resident stated he was at the residence drinking with friends, when he made a comment about the female stealing his friend's puppy. At this point the female 32-year-old resident became extremely upset and started yelling, she suddenly threw a bottle at him striking him in the face. The victim stated that after being struck by the bottle, the female turned to her boyfriend a 34-year-old resident and threw her phone at him, missing the boyfriend and hitting the wall. The female then ran up to the boyfriend punching him in the face, she then grabbed a bottle hitting him in the head. Deputies interviewed all parties and based on the information gathered the suspect was placed under arrest for 2 counts of Felonious Assault and Domestic Assault; she was transported to Oakland County Jail.

22-175238 **8/08/2022** **12:19PM** **Larceny from Vehicle**

Deputies responded to the 3000 block of Montclair Dr. for a Larceny report. A 61-year-old resident stated that her vehicles were parked in her driveway on 8/7/22. When she returned to her vehicles on 8/8/2022 she noticed that her purse and her wallet were missing. Suspects unknown. No damage to the vehicle. All information was collected and turned over to detectives.

22-176307 **8/09/2022** **4:05PM** **Larceny from Vehicle**

Deputies received a walk-in complaint at the Orion Substation for a larceny complaint. A 56-year-old Clarkston resident stated that his vehicle was parked in his driveway at the 4000 block of Fairfield Dr. on 8/7/22. When he returned to his vehicle on 8/8/2022 he noticed that unknown suspects took the cash that was in his glovebox. Suspects unknown. No damage to the vehicle. All information was collected and turned over to detectives.

22-177185 **8/10/2022** **3:31 PM** **Domestic Assault**

Deputies were dispatched to the GM Plant (455 Giddings Road) for a Domestic Assault report. A 40-year-old male, resident of Oxford Township and employee of the Plant, was getting a ride to work from his fiancé. Prior to getting dropped off at work, a verbal argument between the victim's fiancé and ex-husband took place in the 240 block of Cygnet Circle in Oxford Township. The ex-husband, a 32-year-old male, resident of Waterford, followed the couple to the GM Plant. The ex-husband then blocked the fiancé's vehicle with his, exited, and punched the victim (passenger) in the face and fled the scene. Deputies attempted to arrest the suspect but were unable to locate him. Charges have been sent to the Oakland County Prosecutors Office for review.

22-177653 **8/11/2022** **1:37 AM** **Homicide**

A 48-year-old man was arrested early today in connection with the fatal assault of a male co-worker at the GM Assembly plant in Orion Township. The suspect, whose hometown was not immediately known, was taken into custody without incident. He is being housed in the Oakland County Jail. Sheriff's Detectives expect to present the case to prosecutors for possible homicide charges on Friday.

Deputies were dispatched to the plant at 455 Giddings Road in Orion Township at 1:37 a.m. today on the report of an injured person. When they arrived, they found the victim unconscious and bleeding. Deputies and Orion Township FD performed CPR on the man but could not revive him. He was pronounced dead at the scene. The suspect was found standing in a dock area of the plant, not far from where the victim's body was found. The item used in the slaying was

recovered. The incident and possible motive remain under investigation. ***Please reference the Sheriff's Official Statement for further information***

22-177185 8/13/2022 3:11 AM Domestic Assault

Deputies were dispatched to the 1500 block of Pleasant View for a Domestic Assault. The victim, a 35-year-old male, stated that his 26-year-old girlfriend punched him in the face. Deputies observed injuries to the male and arrested the female for Domestic Assault. The suspect was taken to the Oakland County Jail pending the issuance of criminal charges.

22-179302 08/13/2022 3:11AM Operating Under the Influence – Arrest

Deputies observed a vehicle heading westbound on Brown Rd, as the vehicle approached a red light at Baldwin and Brown the vehicle had no taillights and stopped suddenly. Deputies conducted a traffic stop and contacted the responsible driver, a 24-year-old Auburn Hills resident. It was determined that the driver was under the influence of alcohol. Deputies requested a PBT with the results being .231. The male was subsequently taken to a local hospital for a blood draw and then to the Oakland County Jail where he will be released in the morning. Criminal charges will be pending lab results.

22-180111 08/14/2022 6:44AM Domestic Assault Arrest

Deputies responded to the 100 block of Casemer in Orion Township for a domestic assault. A 21-year-old resident reported she was involved in an argument with her boyfriend when they started pushing each other. Deputies interviewed both parties, based on statements made by both parties, and observations of the deputies, the 19-year-old Orion Township man was placed under arrest and lodged at the Oakland County jail for domestic assault.

Everyone with information or crime tips regarding these incidents are encouraged to contact the Orion Township Sheriff's Office Substation at 248 393-0090 for tips, or our Dispatch Center at 248 858-4911 for crimes in-progress. Tipsters can remain anonymous.

OAKLAND COUNTY SHERIFF'S OFFICE



Orion Township Substation

Weekly "Calls for Service" Summary

Time period: 8-08-2022 to 8-14-2022

Calls for service: 304
Felony arrests: 3
Misdemeanor arrests: 3
Accidents: 14

22-174931 8/08/2022 12:50AM F/A Domestic Assault – Arrest

Deputies were dispatched to the 700 block of Vernita Dr on the report of a domestic assault. A 34-year-old Redford resident stated he was at the residence drinking with friends, when he made a comment about the female stealing his friend's puppy. At this point the female 32-year-old resident became extremely upset and started yelling, she suddenly threw a bottle at him striking him in the face. The victim stated that after being struck by the bottle, the female turned to her boyfriend a 34-year-old resident and threw her phone at him, missing the boyfriend and hitting the wall. The female then ran up to the boyfriend punching him in the face, she then grabbed a bottle hitting him in the head. Deputies interviewed all parties and based on the information gathered the suspect was placed under arrest for 2 counts of Felonious Assault and Domestic Assault; she was transported to Oakland County Jail.

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22-176307 **8/09/2022** **4:05PM** **Larceny from Vehicle**

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22-177185 **8/10/2022** **3:31 PM** **Domestic Assault**

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22-177185 8/13/2022 3:11 AM Domestic Assault

Deputies were dispatched to the 1500 block of Pleasant View for a Domestic Assault. The victim, a 35-year-old male, stated that his 26-year-old girlfriend punched him in the face. Deputies observed injuries to the male and arrested the female for Domestic Assault. The suspect was taken to the Oakland County Jail pending the issuance of criminal charges.

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22-180111 08/14/2022 6:44AM Domestic Assault Arrest

Deputies responded to the 100 block of Casemer in Orion Township for a domestic assault. A 21-year-old resident reported she was involved in an argument with her boyfriend when they started pushing each other. Deputies interviewed both parties, based on statements made by both parties, and observations of the deputies, the 19-year-old Orion Township man was placed under arrest and lodged at the Oakland County jail for domestic assault.

Everyone with information or crime tips regarding these incidents are encouraged to contact the Orion Township Sheriff's Office Substation at 248 393-0090 for tips, or our Dispatch Center at 248 858-4911 for crimes in-progress. Tipsters can remain anonymous.

OAKLAND COUNTY SHERIFF'S OFFICE



Orion Township Substation

Weekly "Calls for Service" Summary

Time period: 8-15-2022 to 8-21-2022

Calls for service: 388
Felony arrests: 2
Misdemeanor arrests: 3
Accidents: 11

22-180111 08/14/2022 6:44AM Domestic Assault Arrest

Deputies responded to the 100 block of Casemer in Orion Township for a domestic assault. A 21-year-old resident reported she was involved in an argument with her boyfriend when they started pushing each other. Deputies interviewed both parties, based on statements made by both parties, and observations of the deputies, the 19-year-old Orion Township man was placed under arrest and lodged at the Oakland County jail for domestic assault.

UPDATE: The Oakland County Prosecutor's Office declined to authorize a complaint for Domestic Violence. The subject was released from the Oakland County Jail.

22-181104 8/15/2022 3:31PM Larceny from Vehicle

Deputies received a walk-in complaint at the Orion Twp Substation reference a Larceny report. A 46-year-old resident stated that her vehicle was parked in her driveway located at the 3000 block of High Pointe Ridge Rd on 8/13/22. When she returned to her vehicle on 8/14/2022,

she noticed that her purse and her wallet were missing. Suspects unknown. No damage to the vehicle. All information was collected and turned over to detectives.

22-181145 8/15/2022 4:20PM Retail Fraud -Arrest

Deputies were dispatched to Kohls (4872 S Baldwin Road) for a retail fraud in progress. Kohl's loss prevention notified Deputies that known shop lifters were in the store concealing merchandise and removing the security tags. Deputies located the suspects (35-year-old female resident of Sault Saint Marie and 23-year-old female resident of Saginaw outside of the store with the stolen goods. Deputies recovered the merchandise. Both females were transported to Oakland County Jail without incident. Deputies submitted a warrant to the Oakland County Prosecutor for Retail Fraud 1st degree.

UPDATE: The Oakland County Prosecutor's Office authorized a complaint against both subjects for Retail Fraud-First Degree and Theft Detection Device - Deactivation/Removal. The warrant was sworn to at the 52-3rd District Court in front of Magistrate Balian. One subject was released on personal bond and the other was given a \$15,000 10 % C/S Bond.

22-184304 08/19/2022 12:28AM Domestic Assault Arrest

Deputies responded to the 600 block of N. Conklin Dr for a domestic assault. A 35-year-old resident reported she was involved in an argument with her husband when he struck her in the face. Deputies interviewed both parties, based on statements made by both parties, and the visible injuries observed by deputies, the 40-year-old Orion Township man was placed under arrest and lodged at the Oakland County jail for domestic assault.

UPDATE: The Oakland County Prosecutor's Office declined to authorize a complaint for Domestic Violence. The subject was released from the Oakland County Jail.

22-184664 8/19/2022 12:06 PM Mental Health Call

Deputies responded to the 800 block of Markdale Street for a 45-year-old male who had attempted to take his own life by intentionally crashing his vehicle. Deputies assisted the Orion Township Fire Department who transported the male to a local hospital for a psychological evaluation.

22-185046 8/19/2022 22:34 PM Swatting Call

Deputies responded to the 10 block of Hummingbird Drive on the report of a shooting. The complainant advised that his father had shot his mother, his sister was a hostage, and his father had planted bombs in the mobile home. Upon arrival, deputies conducted a welfare check on the residence's occupants. Deputies determined that the incident was unfounded. This address has had numerous similar past incidents.

22-185781 8/20/2022 7:54 PM Retail Fraud 1st Degree

Deputies were dispatched to Dunham's Sports (1279 S Lapeer Road) for a retail fraud report. Deputies met with the manager who stated 2 suspects entered the store and grabbed a shopping cart. The subjects selected a minibike and placed it into the shopping cart. The subjects proceeded past all points of purchase and exited the store. The suspects loaded the minibike into a dark blue ram pickup truck. All information was collected and turned over to detectives. Investigation continues.

22-186299 8/21/2022 3:01PM Retail Fraud 2nd Degree

Deputies were dispatched to Dunham's Sports (1279 S Lapeer Road) for a retail fraud report. Deputies met with the manager who stated a female entered the store and grabbed a shopping cart. The subjects selected an electric bike placed it into the shopping cart. The suspect proceeded past all points of purchase and exited the store. The suspect loaded the electric bike into a Jeep. All information was collected and turned over to detectives. Investigation continues.

Everyone with information or crime tips regarding these incidents are encouraged to contact the Orion Township Sheriff's Office Substation at 248 393-0090 for tips, or our Dispatch Center at 248 858-4911 for crimes in-progress. Tipsters can remain anonymous.

OAKLAND COUNTY SHERIFF'S OFFICE



Orion Township Substation

Weekly "Calls for Service" Summary

Time period: 8-22-2022 to 8-28-2022

Calls for service: 391
Felony arrests: 0
Misdemeanor arrests: 2
Accidents: 16

22-186885 8/22/2022 12:01PM Larceny from Vehicle

Deputies responded to the 3000 block of Baldwin Rd for a Larceny complaint. A 55-year-old Clarkston resident stated that he parked his company truck on 8/5/2022. When he returned to his vehicle on 8/22/2022 he noticed that the catalytic converter was cut off. Suspects unknown. All information was collected and turned over to auto theft detectives. Investigation continues.

22-188915 8/24/2022 8:17PM Domestic Assault – Arrest

Deputies were dispatched to the 3000 block of Mill Lake Rd for a Domestic Assault report. The victim a 42-year-old female of Orion Township received a text from her boyfriend a 46-year-old resident stating he was going to kill her dog. When she returned home they argued, he then made a motion towards the dog in a threatening manner, then he punched the victim in the

face. Deputies interviewed all parties based on the information gathered the suspect was placed under arrest for Domestic Assault and transported to Oakland County Jail.

UPDATE: The Oakland County Prosecutor's Office declined to authorize a complaint for Domestic Violence. The subject was released from custody.

22-188444 8/24/2022 9:46AM Larceny of Auto Parts

Deputies responded to 339 Clarkston Rd (Plumbing by the Gas Guys) for a Larceny complaint. The owner of the business reported that a company truck used for plowing snow was parked in the back at the end of winter 2022. When he went to move the vehicle on 8/24/2022 he noticed that the catalytic converter was cut off. Suspects unknown. All information was collected and turned over to auto theft detectives. Investigation continues.

22-192185 8/28/2022 8:04PM Assault and Battery

Deputies responded to 1172 S Lapeer Rd (Orion Sports Bar) for an assault complaint. A 43-year-old resident stated that she was working when three subjects entered the bar and ordered drinks. The victim stated that she noticed they had a dog with them. When she advised them that the dog was not allowed on the premises one of the subjects became extremely upset. The suspect, a 38-year-old resident of Leonard went behind the bar and pushed the victim causing her to fall to the ground. All three subjects suddenly left the bar. Victim refused medical attention. All information was collected and turned over to detectives.

22-191344 8/28/2022 5:14PM Retail Fraud

Deputies responded to 465 Brown Rd (Menards) for a retail fraud report. An employee stated that a male subject entered the store and proceeded to aisle 195, selected three items and placed them into a shopping cart. The suspect then proceeded to return counter in an attempt to return the selected items. When asked for the receipt the subject stated that it must be in his vehicle. The suspect grabbed the items passing all points of purchase making no attempt to pay for the items and left the store. All information was collected and turned over to detectives. Investigation continues.

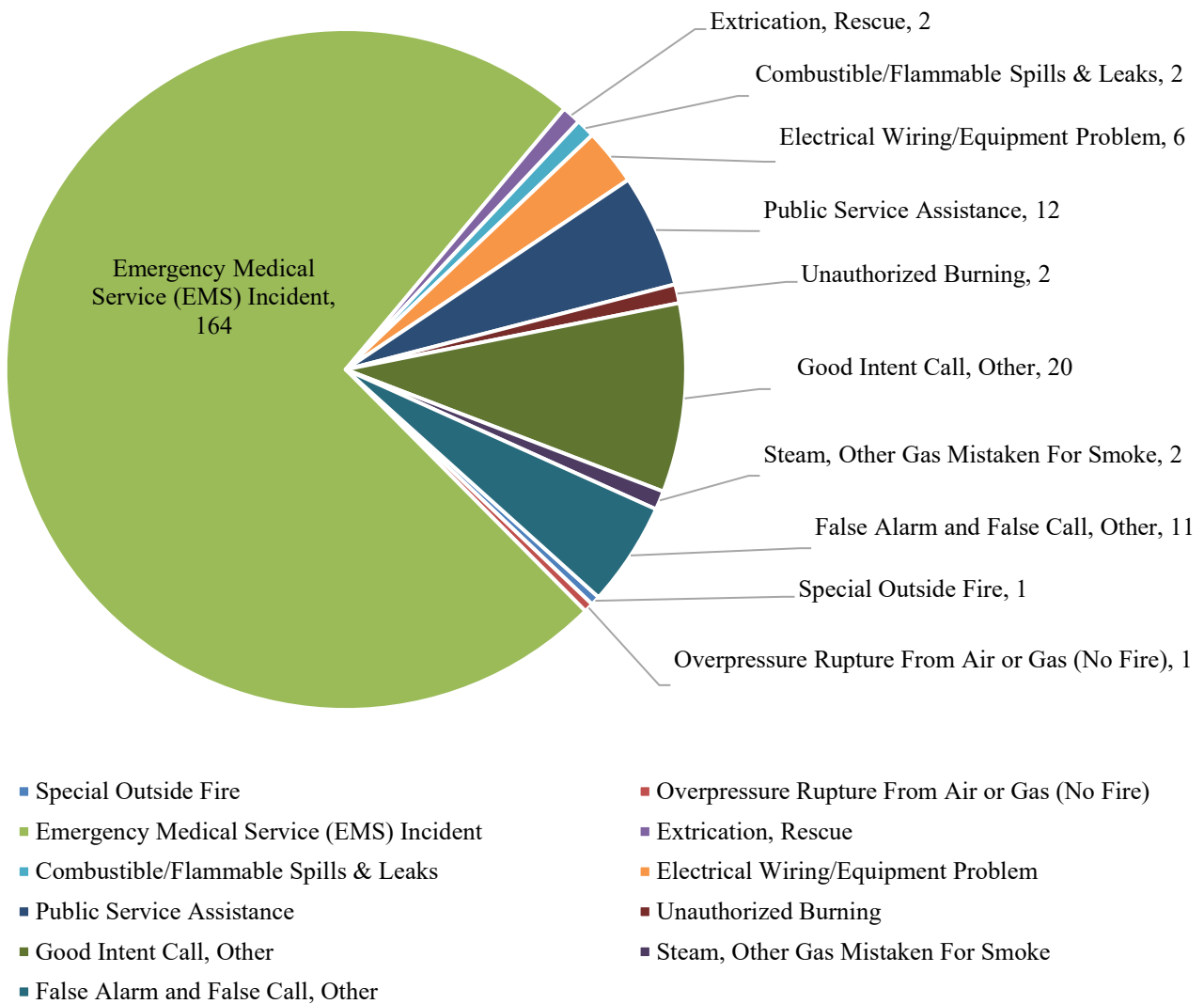
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Orion Township Fire Department Interoffice Memorandum

Date: September 1, 2022
 To: Orion Township Board of Trustees
 Subject: Fire Department Bi-Monthly Board Report (August 10th- August 31st)

Incident Breakdown
 August 10, 2022 - August 31, 2022
 Total Call Volume: 223



- Calls Year to Date: 2369
- Calls August 10th – August 31st: 223
- Transports Year to Date: 1244
- Mutual Aid Given: 1
- Mutual Aid Received: 0



Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

Agenda Item Summary

To: Board of Trustees
From: Tandem Graves, Accounting Controller
Meeting Date: August 31, 2022
Memo Date: September 6, 2022
Subject: Financial Statements

☐ Consent ☐ Pending

REQUEST

Following please find the attached Balance Sheet, Income Statements and Manual Journal Entry Reports.

RECOMMENDATION (MOTION)

Board action would be to receive and file the Financial Statements and Manual Journal Entry Reports..

Fund 100 POOLED CASH FUND

GL Number	Description	Balance
*** Assets ***		
100-000-001.000	CHECKING - POOLED CASH - CHASE BAN	4,612,021.29
100-000-001.025	CHECKING - FSA - CHASE BANK	20,861.46
100-000-003.004	SAVINGS - W/S COLLECTIONS - OXFORD	9,053.55
100-000-003.710	SAVINGS - INDIANWOOD LK BOARD - CH	215,787.83
100-000-017.005	INVESTMENTS-GEN-OAK COUNTY POOLED	13,731,404.19
100-000-017.006	INVESTMENTS-W/S-OAKLAND COUNTY	5,831,332.95
100-000-017.010	INVESTMENTS-GEN- HUNTINGTON BANK F	15,077,007.19
100-000-017.014	INVESTMENT-W/S-HUNTINGTON BANK	11,170,341.47
Total Assets		50,667,809.93
*** Liabilities ***		
100-000-214.101	DUE TO GENERAL FUND	12,274,466.89
100-000-214.206	DUE TO FIRE FUND	3,520,273.85
100-000-214.207	DUE TO SHERIFF FUND	5,300,780.86
100-000-214.208	DUE TO PARK & RECREATION FUND	3,393,641.94
100-000-214.220	DUE TO TOMMY'S LAKE FUND	52,981.27
100-000-214.230	DUE TO ELKHORN LAKE FUND	25,144.96
100-000-214.232	DUE TO LONG LAKE WATER QUALITY FUN	4,010.85
100-000-214.240	DUE TO LAKE ORION CANALS FUND	5,758.18
100-000-214.241	DUE TO LAKE ORION WATER FUND	14,711.62
100-000-214.247	DUE TO CIA FUND	71,040.12
100-000-214.249	DUE TO BUILDING DEPT FUND	3,158,075.02
100-000-214.250	DUE TO SQUARE LAKE LEVEL FUND	49,901.47
100-000-214.251	DUE TO SQUARE LAKE ALGAE FUND	41,993.91
100-000-214.252	DUE TO SQ LK PUMP FUND	52,028.74
100-000-214.254	DUE TO BUNNY RUN FUND	142.55
100-000-214.255	DUE TO MILL LAKE GARDENS CHLORIDE	5,516.79
100-000-214.261	DUE TO MILL LAKE FUND	2,718.60
100-000-214.264	DUE TO GOLFVIEW FUND	2,914.89
100-000-214.265	DUE TO SUNSET HILLS FUND	3,782.42
100-000-214.266	DUE TO HOLLIDAY FUND	1,488.69
100-000-214.274	DUE TO BUNNY RUN ROAD FUND	5,950.31
100-000-214.370	DUE TO MUNICIPAL BLDG DEBT FUND	154,365.47
100-000-214.401	DUE TO GEN CAPITAL IMPROVEMENT FUN	172,574.86
100-000-214.402	DUE TO SAFETY PATHS FUND	757,959.10
100-000-214.417	DUE TO HOST FEE FUND	1,529,668.12
100-000-214.470	DUE TO MUNICIPAL BUILDING FUND	654,018.84
100-000-214.592	DUE TO WATER/SEWER FUND	19,320,856.75
100-000-214.596	DUE TO GARBAGE/RUBBISH COLLECTION	(127,764.97)
100-000-214.701	DUE TO GENERAL TRUST & AGENCY FUNI	3,020.00
100-000-214.710	DUE TO INDIANWOOD LK BOARD FUND	215,787.83
Total Liabilities		50,667,809.93
*** Fund Balance ***		
Total Fund Balance		0.00
Beginning Fund Balance		0.00
Net of Revenues VS Expenditures		0.00
Ending Fund Balance		0.00
Total Liabilities And Fund Balance		50,667,809.93

Fund 101 GENERAL FUND

GL Number	Description	Balance
*** Assets ***		
101-000-001.006	CD - CONTRACTOR PERF GUAR DEPOSITS	6,018.05
101-000-004.000	CASH OVER OR SHORT	(0.15)
101-000-004.703	CASH OVER OR SHORT	(1.69)
101-000-010.000	EQUITY IN POOLED CASH AND INVESTME	12,274,466.89
101-000-018.000	PETTY CASH	400.00
101-000-018.001	PETTY CASH - DRAWER #1	150.00
101-000-018.002	PETTY CASH - DRAWER #2	150.00
101-000-040.000	ACCOUNTS RECEIVABLE	25,000.00
101-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	1,829.69
101-000-040.003	TAX RECEIVABLE - CURRENT LEVY	37,190.00
101-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	62,985.00
101-000-040.010	TAX RECEIVABLE - DELQ PPT - DDA	2,031.67
101-000-056.000	INTEREST RECEIVABLE-ACCRUED	16,689.17
101-000-059.000	ASSETS HELD AT SELF-INSURANCE-MRMM	181,740.56
101-000-084.247	DUE FROM CIA FUND	85,355.25
101-000-084.703	DUE FROM TAX FUND	435.98
101-000-123.000	PREPAID EXPENSES	38,268.79
101-000-123.001	PREPAID EXPENSES - POSTAGE	(1,382.93)
101-000-196.268	SPECIAL ASSMT RECEIVABLE - LONG LA	11,703.17
101-000-196.269	SPECIAL ASSMT RECEIVABLE - INDIAN	1,488.57
101-000-196.273	SPECIAL ASSMT RECEIVABLE - CENTRAI	165,752.54
Total Assets		12,910,270.56
*** Liabilities ***		
101-000-202.002	ACCOUNTS PAYABLE	(4,813.97)
101-000-214.271	DUE TO LIBRARY FUND	7,818.25
101-000-224.000	DUE TO DDA	1,527.93
101-000-224.004	DUE TO NOTA	231.02
101-000-228.000	DUE TO STATE OF MICHIGAN - PAYROLI	21,770.77
101-000-231.002	DUE TO PEHP	8,505.00
101-000-231.003	DUE TO LIFE & ACCIDENT INSURANCE	1,171.08
101-000-231.004	DUE TO UNION DUES	1,971.00
101-000-231.006	DUE TO FLEXIBLE SPENDING ACCOUNT	4,223.08
101-000-231.008	DUE TO FIREFIGHTERS WELFARE ACCOUN	54.00
101-000-231.009	DUE TO EMPLOYEE WELFARE ACCOUNT	6,603.47
101-000-231.014	DUE TO EMPLOYEE - HEALTH ALLOWNC C	44,833.71
101-000-231.018	DUE TO HEALTH INSURANCE RIDERS	679.20
101-000-231.019	DUE TO LIFELOCK	130.42
101-000-231.020	DUE TO LEGAL SHIELD	140.80
101-000-231.021	DUE TO HEALTH INSURANCE	63,620.74
101-000-231.022	DUE TO DENTAL/VISION	24,720.10
101-000-232.001	DUE TO EMPLOYEE - PARAMEDIC STIPEN	78,646.84
101-000-276.000	MICHIGAN TAX TRIBUNAL PAYABLE	8,600.00
101-000-283.000	DEPOSIT - CONTRACTOR'S - P/Z	3,941,966.50
101-000-283.001	DEPOSITS - CONTRACTOR - RESTRICTED	15,713.16
101-000-283.002	BONDS - SOIL EROSION P/Z	631,136.15
101-000-284.004	ESCROW - PLANNING & ENGINEERING	724,524.70
101-000-339.001	DEFERRED REVENUE - WELLS FARGO BUY	24,320.60
101-000-339.002	DEFERRED REVENUE LT SAD	178,944.28
101-000-339.003	DEFERRED REVENUE - UNEARNED - CELI	37,200.00
101-000-339.004	DEFERRED REVENUE - GRANTS (NON-FEI	25,000.00
101-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	2,325.31
Total Liabilities		5,851,564.14
*** Fund Balance ***		
101-000-385.001	FUND BALANCE - COMMUNITY IMPRV PLA	164,750.00
101-000-390.000	FUND BALANCE - UNASSIGNED	3,116,151.22
101-000-390.002	FUND BALANCE - NONSPENDABLE PREPAI	36,885.86
101-000-393.000	FUND BALANCE - RESTRICTED SAD RECE	178,937.66
Total Fund Balance		3,496,724.74

Fund 101 GENERAL FUND

GL Number	Description	Balance
	Beginning Fund Balance	3,496,724.74
	Net of Revenues VS Expenditures	3,561,981.68
	Fund Balance Adjustments	0.00
	Ending Fund Balance	7,058,706.42
	Total Liabilities And Fund Balance	12,910,270.56

Fund 206 FIRE FUND

GL Number	Description	Balance
*** Assets ***		
206-000-010.000	EQUITY IN POOLED CASH AND INVESTME	3,520,273.85
206-000-018.206	PETTY CASH - FIRE DEPT	200.00
206-000-040.000	ACCOUNTS RECEIVABLE	(1,112.00)
206-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	5,731.25
206-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	4,672.24
206-000-056.000	INTEREST RECEIVABLE-ACCRUED	7,208.11
206-000-123.000	PREPAID EXPENSES	638,593.93
Total Assets		4,175,567.38
*** Liabilities ***		
206-000-202.002	ACCOUNTS PAYABLE	(55.29)
206-000-276.000	MICHIGAN TAX TRIBUNAL PAYABLE	27,500.00
206-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	6,958.28
Total Liabilities		34,402.99
*** Fund Balance ***		
206-000-385.001	FUND BALANCE - COMMUNITY IMPRV PI	132,995.44
206-000-390.002	FUND BALANCE - NONSPENDABLE PREPAI	638,593.93
206-000-393.000	FUND BALANCE - RESTRICTED	1,257,194.40
Total Fund Balance		2,028,783.77
Beginning Fund Balance		2,028,783.77
Net of Revenues VS Expenditures		2,112,380.62
Ending Fund Balance		4,141,164.39
Total Liabilities And Fund Balance		4,175,567.38

Fund 207 SHERIFF FUND

GL Number	Description	Balance
*** Assets ***		
207-000-010.000	EQUITY IN POOLED CASH AND INVESTME	5,300,780.86
207-000-018.207	PETTY CASH - POLICE	100.00
207-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	6,886.54
207-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	3,213.00
207-000-056.000	INTEREST RECEIVABLE-ACCRUED	9,666.15
Total Assets		5,320,646.55
*** Liabilities ***		
207-000-276.000	MICHIGAN TAX TRIBUNAL PAYABLE	32,000.00
207-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	8,318.91
Total Liabilities		40,318.91
*** Fund Balance ***		
207-000-392.000	FUND BALANCE - RESTRICTED-LIQUOR I	59,356.09
207-000-393.000	FUND BALANCE - RESTRICTED	906,292.11
Total Fund Balance		965,648.20
Beginning Fund Balance		965,648.20
Net of Revenues VS Expenditures		4,314,679.44
Ending Fund Balance		5,280,327.64
Total Liabilities And Fund Balance		5,320,646.55

Fund 208 PARKS/RECREATION FUND

GL Number	Description	Balance
*** Assets ***		
208-000-010.000	EQUITY IN POOLED CASH AND INVESTME	3,393,641.94
208-000-018.672	PETTY CASH - PARKS REC	100.00
208-000-018.751	CASH DRAWER - PARKS REC	200.00
208-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	1,095.70
208-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	7,500.00
208-000-056.000	INTEREST RECEIVABLE-ACCRUED	3,571.77
208-000-123.000	PREPAID EXPENSES	10,161.46
Total Assets		3,416,270.87
*** Liabilities ***		
208-000-202.001	RETAINAGE PAYABLE	18,308.20
208-000-202.002	ACCOUNTS PAYABLE	1.29
208-000-276.000	MICHIGAN TAX TRIBUNAL PAYABLE	9,500.00
208-000-291.000	DEPOSIT - PARK RENTAL	11,320.70
208-000-299.006	DUE TO ORION.EVENTS	14,875.00
208-000-299.010	DEPOSIT - LEAGUE FORFEIT FEES	1,360.00
208-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	1,497.04
Total Liabilities		56,862.23
*** Fund Balance ***		
208-000-385.001	FUND BALANCE - COMMUNITY IMPRV PI	2,136,541.71
208-000-390.000	FUND BALANCE-UNASSIGNED	(166,108.16)
208-000-390.002	FUND BALANCE - NONSPENDABLE PREPAI	10,161.46
208-000-390.004	FUND BALANCE - MIRACLE LEAGUE MAIN	17,748.24
208-000-390.005	FUND BALANCE - CONTRACTS	166,108.16
208-000-393.000	FUND BALANCE - RESTRICTED	879,919.90
Total Fund Balance		3,044,371.31
Beginning Fund Balance		3,044,371.31
Net of Revenues VS Expenditures		315,037.33
Ending Fund Balance		3,359,408.64
Total Liabilities And Fund Balance		3,416,270.87

Fund 247 CORRIDOR IMPROVEMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-010.000	EQUITY IN POOLED CASH AND INVESTME	71,040.12
247-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	94.55
247-000-056.000	INTEREST RECEIVABLE-ACCRUED	605.75
Total Assets		71,740.42
*** Liabilities ***		
247-000-202.001	RETAINAGE PAYABLE	22,858.14
247-000-214.101	DUE TO GENERAL FUND	85,355.25
247-000-300.247	NOTE PAYABLE BY CIA	6,937,000.00
247-000-339.000	DEFERRED REVENUE - TAXES - CURRENT	(3,182.16)
247-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	2,978.28
Total Liabilities		7,045,009.51
*** Fund Balance ***		
247-000-390.000	FUND BALANCE-UNASSIGNED	(6,636,298.49)
Total Fund Balance		(6,636,298.49)
Beginning Fund Balance		(6,636,298.49)
Net of Revenues VS Expenditures		(336,970.60)
Ending Fund Balance		(6,973,269.09)
Total Liabilities And Fund Balance		71,740.42

Fund 249 BUILDING DEPARTMENT FUND

GL Number	Description	Balance
*** Assets ***		
249-000-010.000	EQUITY IN POOLED CASH AND INVESTME	3,158,075.02
249-000-056.000	INTEREST RECEIVABLE-ACCRUED	4,343.51
249-000-123.000	PREPAID EXPENSES	208.00
Total Assets		3,162,626.53
*** Liabilities ***		
249-000-283.005	BONDS -TEMPORARY COO - BUILDING DE	29,360.00
249-000-283.006	BONDS -BUILDING - HISTORIC - BLDG	78,177.78
249-000-284.005	BONDS - RESIDENTIAL SOIL EROSION -	76,190.00
249-000-290.000	BONDS - HOMEOWNER BONDS-BUILINDG I	4,400.00
249-000-290.001	BONDS - BUILDING - BUILDING DEPT	81,450.00
Total Liabilities		269,577.78
*** Fund Balance ***		
249-000-390.000	FUND BALANCE - UNASSIGNED	2,160,515.25
249-000-390.002	FUND BALANCE - NONSPENDABLE PREPAI	208.00
Total Fund Balance		2,160,723.25
Beginning Fund Balance		2,160,723.25
Net of Revenues VS Expenditures		732,325.50
Fund Balance Adjustments		0.00
Ending Fund Balance		2,893,048.75
Total Liabilities And Fund Balance		3,162,626.53

Fund 370 MUNICIPAL BUILDING DEBT FUND

GL Number	Description	Balance
*** Assets ***		
370-000-010.000	EQUITY IN POOLED CASH AND INVESTM	154,365.47
Total Assets		154,365.47
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
370-000-390.000	FUND BALANCE-UNASSIGNED	926,502.97
Total Fund Balance		926,502.97
Beginning Fund Balance		926,502.97
Net of Revenues VS Expenditures		(772,137.50)
Ending Fund Balance		154,365.47
Total Liabilities And Fund Balance		154,365.47

Fund 401 GENERAL CAPITAL IMPROVEMENT

GL Number	Description	Balance
*** Assets ***		
401-000-010.000	EQUITY IN POOLED CASH AND INVESTME	172,574.86
401-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	2,428.57
401-000-042.000	ACCOUNTS RECEIVABLE - VETERANS MEM	239,468.40
401-000-042.001	ACCOUNTS RECEIVABLE - VETERANS MEM	(239,468.40)
401-000-056.000	INTEREST RECEIVABLE-ACCRUED	528.90
Total Assets		175,532.33
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
401-000-390.003	FUND BALANCE - COMMITTED	358,557.64
Total Fund Balance		358,557.64
Beginning Fund Balance		358,557.64
Net of Revenues VS Expenditures		(183,025.31)
Ending Fund Balance		175,532.33
Total Liabilities And Fund Balance		175,532.33

Fund 402 SAFETY PATH

GL Number	Description	Balance
*** Assets ***		
402-000-010.000	EQUITY IN POOLED CASH AND INVESTME	757,959.10
402-000-040.002	TAX RECEIVABLE - DELQ PERSONAL PF	499.51
402-000-056.000	INTEREST RECEIVABLE-ACCRUED	1,116.92
Total Assets		759,575.53
*** Liabilities ***		
402-000-276.000	MICHIGAN TAX TRIBUNAL PAYABLE	2,400.00
402-000-360.001	DEFERRED REVENUE - DELINQUENT PPT	591.48
Total Liabilities		2,991.48
*** Fund Balance ***		
402-000-390.001	FUND BALANCE-RESTRICTED	404,638.22
Total Fund Balance		404,638.22
Beginning Fund Balance		404,638.22
Net of Revenues VS Expenditures		351,945.83
Ending Fund Balance		756,584.05
Total Liabilities And Fund Balance		759,575.53

Fund 417 HOST FEE

GL Number	Description	Balance
*** Assets ***		
417-000-010.000	EQUITY IN POOLED CASH AND INVESTME	1,529,668.12
417-000-056.000	INTEREST RECEIVABLE-ACCRUED	1,746.77
Total Assets		1,531,414.89
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
417-000-390.000	FUND BALANCE-UNASSIGNED	1,135,877.62
Total Fund Balance		1,135,877.62
Beginning Fund Balance		1,135,877.62
Net of Revenues VS Expenditures		395,537.27
Ending Fund Balance		1,531,414.89
Total Liabilities And Fund Balance		1,531,414.89

Fund 470 MUNICIPAL BUILDING FUND

GL Number	Description	Balance
*** Assets ***		
470-000-010.000	EQUITY IN POOLED CASH AND INVESTME	654,018.84
470-000-017.007	OAK CTY INVMT FOR MUNI COMPLEX	3,075.90
Total Assets		657,094.74
*** Liabilities ***		
470-000-202.001	RETAINAGE PAYABLE	54,438.23
470-000-202.002	ACCOUNTS PAYABLE	29,148.91
Total Liabilities		83,587.14
*** Fund Balance ***		
470-000-390.000	FUND BALANCE-UNASSIGNED	(318,963.60)
470-000-390.004	FUND BALANCE - ASSIGNED	318,963.60
470-000-393.000	FUND BALANCE - RESTRICTED	1,877,928.31
Total Fund Balance		1,877,928.31
Beginning Fund Balance		1,877,928.31
Net of Revenues VS Expenditures		(1,304,420.71)
Ending Fund Balance		573,507.60
Total Liabilities And Fund Balance		657,094.74

Fund 592 WATER & SEWER

GL Number	Description	Balance
*** Assets ***		
592-000-004.000	CASH OVER OR SHORT	(1.05)
592-000-010.000	EQUITY IN POOLED CASH AND INVESTME	19,320,856.75
592-000-040.000	ACCOUNTS RECEIVABLE	1,175,702.35
592-000-040.004	ACCOUNTS RECEIVABLE - INVOICED MR	20,537.94
592-000-056.000	INTEREST RECEIVABLE-ACCRUED	46,825.24
592-000-123.000	PREPAID EXPENSES	6,867.00
592-000-130.000	LAND	355,893.13
592-000-132.000	LAND IMPROVEMENTS - DEPRECIATING	197,854.50
592-000-133.000	ACCUMULATED DEPREC - LAND IMPROVEM	(155,836.50)
592-000-136.000	BUILDINGS, ADDITIONS & IMPROVEMENT	5,067,350.50
592-000-137.000	ACCUMULATED DEPREC - BUILDINGS,ADI	(847,186.04)
592-000-142.000	VEHICLES	925,562.63
592-000-143.000	ACCUMULATED DEPREC - VEHICLES	(722,404.10)
592-000-144.000	EQUIPMENT	1,066,011.65
592-000-145.000	ACCUMULATED DEPREC - EQUIPMENT	(769,966.28)
592-000-148.000	WATER SYSTEM	58,835,506.15
592-000-149.000	ACCUMULATED DEPREC - WATER SYSTEM	(26,773,719.15)
592-000-150.000	SEWER SYSTEM	51,919,385.88
592-000-151.000	ACCUMULATED DEPREC - SEWER SYSTEM	(29,618,750.45)
592-000-158.000	CONSTRUCTION IN PROGRESS	4,598,332.49
592-000-164.000	RESTRICTED ASSETS AT OAK CTY	1,879,374.96
592-000-197.000	LONG TERM DEBT - SEWER	90,551.48
592-000-197.001	LONG TERM DEBT - OTHER	4,826.00
592-000-197.002	LONG TERM DEBT - WATER	114,544.19
592-000-197.247	LONG TERM DEBT - CIA	6,498,549.70
592-000-198.000	LONG TERM DEBT - INTEREST - SEWER	(47,716.81)
592-000-198.001	LONG TERM DEBT - INTEREST - WATER	(60,649.13)
Total Assets		93,128,303.03
*** Liabilities ***		
592-000-202.001	RETAINAGE PAYABLE	11,000.00
592-000-256.000	ACCRUED INTEREST PAYABLE	18,175.17
592-000-282.000	POOL & HYDRANT BONDS	13,100.00
592-000-283.004	BONDS - CONTRACTOR - WATER/SEWER	135,000.00
592-000-284.002	ESCROW - WATER/SEWER	3,000.00
592-000-284.003	ROW PERMITS	(160.00)
592-000-300.000	BONDS PAYABLE-SRF - US BANK	311,919.00
592-000-300.001	BONDS PAYABLE - OMIDD 2010A	466,969.34
592-000-300.002	BONDS PAYABLE - OMIDD 2010B	162,178.60
592-000-300.003	BONDS PAYABLE - OMID 2013A SEG 3	2,190,292.04
592-000-339.003	DEFERRED REVENUE - UNEARNED	16,121.32
Total Liabilities		3,327,595.47
*** Fund Balance ***		
592-000-391.000	NET INVESTMENT IN CAPITAL ASSETS	60,685,408.00
592-000-395.000	RETAINED EARNINGS-RESTRICTED CAP F	1,585,120.83
592-000-395.003	RETAINED EARNINGS - UNRESTRICTED	25,894,031.11
592-000-395.004	RETAINED EARNINGS-RESTR COMM IMPRV	293,945.82
Total Fund Balance		88,458,505.76
Beginning Fund Balance		88,458,505.76
Net of Revenues VS Expenditures		1,342,201.80
Fund Balance Adjustments		0.00
Ending Fund Balance		89,800,707.56
Total Liabilities And Fund Balance		93,128,303.03

Fund 596 GARBAGE/RUBBISH COLLECTION FUND

GL Number	Description	Balance
*** Assets ***		
596-000-010.000	EQUITY IN POOLED CASH AND INVESTME	(127,764.97)
596-000-123.000	PREPAID EXPENSES	2,769.66
Total Assets		(124,995.31)
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
596-000-390.000	REATAINED EARNINGS - UNASSIGNED	79,247.79
Total Fund Balance		79,247.79
Beginning Fund Balance		79,247.79
Net of Revenues VS Expenditures		(204,243.10)
Ending Fund Balance		(124,995.31)
Total Liabilities And Fund Balance		(124,995.31)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
 PERIOD ENDING 08/31/2022
 % Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	SPECIAL ASSESSMENT REVENUE - SAD PAYOFF	62,237.00	54,393.94	7,843.06	87.40	0.00
101-000-403.000	CURRENT PROPERTY TAXES	1,697,287.00	1,684,540.97	12,746.03	99.25	0.00
101-000-403.001	LOCAL COMM STABILIZATION - PPT SHARE	0.00	13,751.56	(13,751.56)	100.00	0.00
101-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	0.00	9,525.06	(9,525.06)	100.00	0.00
101-000-437.000	INDUSTRIAL FACILITY TAX (IFT)	2,500.00	0.00	2,500.00	0.00	0.00
101-000-439.000	MARIHUANA EXCISE TAX	25,000.00	0.00	25,000.00	0.00	0.00
101-000-440.000	PENALTY - TRANSFER AFFIDAVIT	26,000.00	37,190.00	(11,190.00)	143.04	0.00
101-000-445.000	PENALTIES AND INTEREST ON TAXES	13,000.00	10,031.28	2,968.72	77.16	0.00
101-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	(915.64)	915.64	100.00	0.00
101-000-460.001	APPLICATION FEE - LIQUOR LICENSE	0.00	2,000.00	(2,000.00)	100.00	0.00
101-000-479.000	APPLICATION FEE - MARIHUANA	0.00	60,000.00	(60,000.00)	100.00	0.00
101-000-479.001	LICENSE - MARIHUANA ANNUAL FEE	350,000.00	80,750.00	269,250.00	23.07	0.00
101-000-480.000	TRAILER TAX	1,000.00	1,352.00	(352.00)	135.20	0.00
101-000-487.000	ADMINISTRATIVE FEE- P & Z	55,000.00	41,630.00	13,370.00	75.69	0.00
101-000-488.000	PERMITS - RECREATIONAL VEHICLE	0.00	300.00	(300.00)	100.00	0.00
101-000-510.000	FEDERAL GRANT - CDBG	17,000.00	16,844.00	156.00	99.08	0.00
101-000-511.000	CONTRIBUTION FROM UNITS - TRI-PARTY	140,000.00	100,000.00	40,000.00	71.43	0.00
101-000-528.000	FEDERAL GRANTS - GENERAL GOVERNMENT	0.00	1,924,520.34	(1,924,520.34)	100.00	0.00
101-000-574.000	STATE GRANTS - STATE REVENUE SHARING	3,118,086.00	2,273,991.00	844,095.00	72.93	0.00
101-000-605.000	ORDINANCE FINES & COSTS	500.00	283.80	216.20	56.76	0.00
101-000-607.000	CHARGES FOR SERVICES	5,000.00	6,457.78	(1,457.78)	129.16	0.00
101-000-609.000	CHARGES FOR TAX COLLECTION SERVICES	110,000.00	127,870.31	(17,870.31)	116.25	0.00
101-000-614.000	ADMINISTRATIVE FEE INCOME	233,971.00	199,980.80	33,990.20	85.47	0.00
101-000-620.001	USE FEE - MIDWEST RECYCLING	5,000.00	3,859.74	1,140.26	77.19	0.00
101-000-626.000	PC REVIEW FEES-ENGINEERING	200,000.00	226,317.68	(26,317.68)	113.16	0.00
101-000-626.001	PC REVIEW FEES - PLANNERS	50,000.00	69,221.21	(19,221.21)	138.44	0.00
101-000-626.002	PC REVIEW FEES - LEGAL	2,000.00	2,387.50	(387.50)	119.38	0.00
101-000-633.000	CHARGES FOR SERVICES - BUILDING DEMO	40,000.00	0.00	40,000.00	0.00	0.00
101-000-664.000	INTEREST EARNED	50,000.00	45,249.99	4,750.01	90.50	0.00
101-000-664.001	INTEREST-TAXES	0.00	22.89	(22.89)	100.00	0.00
101-000-664.268	INTEREST - LONG LAKE WOOD SAD	500.00	1,804.90	(1,304.90)	360.98	0.00
101-000-664.269	INTEREST - INDIAN RIDGE SAD	400.00	256.57	143.43	64.14	0.00
101-000-664.273	INTEREST - CENTRAL DRIVE	8,860.00	9,629.16	(769.16)	108.68	0.00
101-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(121,360.73)	121,360.73	100.00	0.00
101-000-668.000	RENTS - INTERNAL TO GENERAL FUND	484,117.00	322,744.72	161,372.28	66.67	0.00
101-000-668.001	RENTS - EXTERNAL - TOWER	44,235.00	9,600.00	34,635.00	21.70	0.00
101-000-668.002	RENTS-EXTERNAL-VET MEM	0.00	25,737.25	(25,737.25)	100.00	0.00
101-000-673.000	GAIN/LOSS ON SALE OF ASSETS	0.00	21,102.00	(21,102.00)	100.00	0.00
101-000-674.000	PRIVATE CONTRIBUTIONS AND DONATIONS	1,000.00	0.00	1,000.00	0.00	0.00
101-000-674.102	SPECIAL EVENTS-VETERAN'S MEMORIAL 5K	0.00	2,355.63	(2,355.63)	100.00	0.00
101-000-676.401	CONTRIBUTION FROM GCI FUND	120,000.00	0.00	120,000.00	0.00	0.00
101-000-676.417	CONTRIBUTION FROM HOST FEE FUND	86,103.00	0.00	86,103.00	0.00	0.00
101-000-677.000	PRIVATE GRANTS	25,000.00	0.00	25,000.00	0.00	0.00
101-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	7,500.00	11,174.60	(3,674.60)	148.99	0.00
101-000-694.000	MISC INCOME	5,000.00	5,072.94	(72.94)	101.46	0.00
101-000-694.001	ADMINISTRATIVE FEE - SPECIAL ASSMT SETUP	1,000.00	805.40	194.60	80.54	0.00
101-000-694.005	COMMUNITYWIDE PROGRAM - WEST NILE	5,793.00	5,793.00	0.00	100.00	0.00
101-000-694.010	COMMUNITYWIDE PROGRAM - NO HAZ	25,000.00	33.68	24,966.32	0.13	0.00
101-000-694.248	MISC-GENERAL ACTIVITIES	0.00	51.12	(51.12)	100.00	0.00
101-000-694.253	MISC-TREASURER DEPT	0.00	359.47	(359.47)	100.00	0.00
101-000-694.262	MISC-ELECTION DEPT	27,000.00	0.00	27,000.00	0.00	0.00
101-000-695.022	PRIVATE CONTRIBUTION - ORION LIVING ADS	79,000.00	48,751.14	30,248.86	61.71	0.00
Total Dept 000		7,124,089.00	7,335,467.06	(211,378.06)	102.97	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
PERIOD ENDING 08/31/2022
% Fiscal Year Completed: 66.58

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		YTD BALANCE				
GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	08/31/2022 NORMAL (ABNORMAL)	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
Fund 101 - GENERAL FUND						
Revenues						
TOTAL REVENUES		7,124,089.00	7,335,467.06	(211,378.06)	102.97	0.00
Expenditures						
Dept 101 - BOARD OF TRUSTEES						
101-101-703.000	NONSUPERVISORY SALARIES	8,080.00	4,000.00	4,080.00	49.50	0.00
101-101-705.000	PER DIEM FEES	24,892.00	11,800.00	13,092.00	47.40	0.00
101-101-715.000	SOC SEC/MED	2,200.00	1,386.57	813.43	63.03	0.00
101-101-717.000	LIFE INSURANCE	200.00	145.20	54.80	72.60	0.00
101-101-740.000	OPERATING SUPPLIES	500.00	14.00	486.00	2.80	0.00
101-101-807.000	DATA PROCESSING	445.00	259.00	186.00	58.20	0.00
101-101-851.000	TELEPHONE-DESK PHONES	500.00	77.01	422.99	15.40	0.00
101-101-861.000	MILEAGE	1,000.00	0.00	1,000.00	0.00	0.00
101-101-863.000	TRAVEL ALLOWANCE	2,200.00	1,295.88	904.12	58.90	0.00
101-101-956.000	DUES & MISC	4,500.00	3,577.04	922.96	79.49	0.00
101-101-957.000	EDUCATION & TRAINING	2,200.00	822.00	1,378.00	37.36	0.00
Total Dept 101 - BOARD OF TRUSTEES		46,717.00	23,376.70	23,340.30	50.04	0.00
Dept 171 - SUPERVISOR'S DEPARTMENT						
101-171-702.000	SUPERVISORY SALARIES	204,867.00	133,907.64	70,959.36	65.36	0.00
101-171-703.000	NONSUPERVISORY SALARIES	116,972.00	67,433.85	49,538.15	57.65	0.00
101-171-713.000	OVERTIME	5,898.00	2,058.38	3,839.62	34.90	0.00
101-171-715.000	SOC SEC/MED	27,346.00	17,434.33	9,911.67	63.75	0.00
101-171-716.000	HOSPITALIZATION INSURANCE	67,069.00	51,273.05	15,795.95	76.45	0.00
101-171-716.002	PEHP - RETIREE MEDICAL PLAN	5,040.00	3,360.00	1,680.00	66.67	0.00
101-171-716.004	FSA ADMIN FEES	100.00	73.50	26.50	73.50	0.00
101-171-717.000	LIFE INSURANCE	800.00	529.54	270.46	66.19	0.00
101-171-718.000	PENSION	45,900.00	28,119.52	17,780.48	61.26	0.00
101-171-719.000	DISABILITY INSURANCE	2,166.00	1,524.16	641.84	70.37	0.00
101-171-720.000	DEPUTY WAGES	3,535.00	2,311.32	1,223.68	65.38	0.00
101-171-723.000	LONGEVITY	5,900.00	5,845.08	54.92	99.07	0.00
101-171-724.000	DENTAL/VISION INSURANCE	7,344.00	4,684.40	2,659.60	63.79	0.00
101-171-727.000	OFFICE SUPPLIES	1,500.00	678.17	821.83	45.21	0.00
101-171-728.000	POSTAGE	1,200.00	707.97	492.03	59.00	0.00
101-171-730.000	PRINTED FORMS	300.00	30.00	270.00	10.00	0.00
101-171-732.000	COPIER LEASE/USAGE	3,000.00	0.00	3,000.00	0.00	0.00
101-171-740.000	OPERATING SUPPLIES	3,500.00	3,194.18	305.82	91.26	0.00
101-171-807.000	DATA PROCESSING	11,407.00	9,812.48	1,594.52	86.02	0.00
101-171-851.000	TELEPHONE-DESK PHONES	4,350.00	715.27	3,634.73	16.44	0.00
101-171-851.001	CELLULAR-PHONES/TABLETS	1,515.00	751.94	763.06	49.63	0.00
101-171-861.000	MILEAGE	3,500.00	1,022.54	2,477.46	29.22	0.00
101-171-863.000	TRAVEL ALLOWANCE	7,000.00	6,960.63	39.37	99.44	0.00
101-171-881.100	SPECIAL EVENTS-STATE OF THE TWP	1,200.00	1,167.14	32.86	97.26	0.00
101-171-881.101	SPECIAL EVENTS-KICKBALL TOURNAMENT	0.00	(946.00)	946.00	100.00	0.00
101-171-881.102	SPECIAL EVENTS-VETERAN'S MEMORIAL 5K	1,555.00	1,554.83	0.17	99.99	0.00
101-171-956.000	DUES & MISC	5,055.00	4,168.38	886.62	82.46	0.00
101-171-957.000	EDUCATION & TRAINING	6,110.00	5,818.32	291.68	95.23	0.00
Total Dept 171 - SUPERVISOR'S DEPARTMENT		544,129.00	354,190.62	189,938.38	65.09	0.00
Dept 212 - BUDGET DEPARTMENT						
101-212-702.000	SUPERVISORY SALARIES	85,000.00	55,576.91	29,423.09	65.38	0.00
101-212-715.000	SOC SEC/MED	6,800.00	4,635.01	2,164.99	68.16	0.00

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 (ABNORMAL)			
Fund 101 - GENERAL FUND						
Expenditures						
101-212-716.000	HOSPITALIZATION INSURANCE	19,921.00	15,821.33	4,099.67	79.42	0.00
101-212-716.002	PEHP - RETIREE MEDICAL PLAN	1,260.00	840.00	420.00	66.67	0.00
101-212-716.004	FSA ADMIN FEES	50.00	32.65	17.35	65.30	0.00
101-212-717.000	LIFE INSURANCE	212.00	133.13	78.87	62.80	0.00
101-212-718.000	PENSION	11,900.00	7,780.73	4,119.27	65.38	0.00
101-212-719.000	DISABILITY INSURANCE	800.00	500.88	299.12	62.61	0.00
101-212-724.000	DENTAL/VISION INSURANCE	1,836.00	1,171.10	664.90	63.79	0.00
101-212-727.000	OFFICE SUPPLIES	1,000.00	176.66	823.34	17.67	0.00
101-212-732.000	COPIER LEASE/USAGE	1,500.00	0.00	1,500.00	0.00	0.00
101-212-740.000	OPERATING SUPPLIES	3,000.00	1,484.36	1,515.64	49.48	0.00
101-212-807.000	DATA PROCESSING	4,350.00	4,092.16	257.84	94.07	0.00
101-212-851.000	TELEPHONE-DESK PHONES	750.00	140.31	609.69	18.71	0.00
101-212-851.001	CELLULAR-PHONES/TABLETS	750.00	250.64	499.36	33.42	0.00
101-212-861.000	MILEAGE	1,200.00	44.23	1,155.77	3.69	0.00
101-212-863.000	TRAVEL ALLOWANCE	1,500.00	0.00	1,500.00	0.00	0.00
101-212-956.000	DUES & MISC	950.00	129.76	820.24	13.66	0.00
101-212-957.000	EDUCATION & TRAINING	5,000.00	575.00	4,425.00	11.50	0.00
Total Dept 212 - BUDGET DEPARTMENT		147,779.00	93,384.86	54,394.14	63.19	0.00
Dept 215 - CLERK'S DEPARTMENT						
101-215-702.000	SUPERVISORY SALARIES	90,597.00	59,238.54	31,358.46	65.39	0.00
101-215-703.000	NONSUPERVISORY SALARIES	312,093.74	180,207.82	131,885.92	57.74	0.00
101-215-704.000	ACCRUED PAYOUTS	5,500.00	5,045.12	454.88	91.73	0.00
101-215-713.000	OVERTIME	18,419.97	11,475.14	6,944.83	62.30	0.00
101-215-715.000	SOC SEC/MED	35,795.26	20,554.41	15,240.85	57.42	0.00
101-215-716.000	HOSPITALIZATION INSURANCE	62,423.00	32,890.02	29,532.98	52.69	0.00
101-215-716.001	HEALTH ALLOWANCE	10,000.00	8,333.40	1,666.60	83.33	0.00
101-215-716.002	PEHP - RETIREE MEDICAL PLAN	7,560.00	2,940.00	4,620.00	38.89	0.00
101-215-716.004	FSA ADMIN FEES	250.00	150.95	99.05	60.38	0.00
101-215-717.000	LIFE INSURANCE	1,200.00	693.24	506.76	57.77	0.00
101-215-718.000	PENSION	56,372.32	29,618.39	26,753.93	52.54	0.00
101-215-719.000	DISABILITY INSURANCE	3,300.00	2,033.78	1,266.22	61.63	0.00
101-215-720.000	DEPUTY WAGES	3,535.00	2,311.32	1,223.68	65.38	0.00
101-215-724.000	DENTAL/VISION INSURANCE	11,016.00	6,557.60	4,458.40	59.53	0.00
101-215-727.000	OFFICE SUPPLIES	2,500.00	1,794.29	705.71	71.77	0.00
101-215-728.000	POSTAGE	2,000.00	412.61	1,587.39	20.63	0.00
101-215-730.000	PRINTED FORMS	1,500.00	65.00	1,435.00	4.33	0.00
101-215-740.000	OPERATING SUPPLIES	5,700.00	5,327.26	372.74	93.46	0.00
101-215-803.000	AUDIT FEES	56,790.00	75,340.00	(19,700.00)	134.69	1,150.00
101-215-806.000	CONTRACTUAL HELP	3,000.00	2,154.34	845.66	71.81	0.00
101-215-807.000	DATA PROCESSING	40,300.00	17,792.44	10,357.56	74.30	12,150.00
101-215-851.000	TELEPHONE-DESK PHONES	1,700.00	985.50	714.50	57.97	0.00
101-215-851.001	CELLULAR-PHONES/TABLETS	600.00	501.29	98.71	83.55	0.00
101-215-861.000	MILEAGE	1,000.00	100.16	899.84	10.02	0.00
101-215-863.000	TRAVEL ALLOWANCE	2,500.00	0.00	2,500.00	0.00	0.00
101-215-901.000	LEGAL NOTICE	26,000.00	14,894.83	11,105.17	57.29	0.00
101-215-956.000	DUES & MISC	4,750.00	4,617.71	132.29	97.21	0.00
101-215-957.000	EDUCATION & TRAINING	50,500.00	20,873.11	29,626.89	41.33	0.00
Total Dept 215 - CLERK'S DEPARTMENT		816,902.29	506,908.27	296,694.02	63.68	13,300.00
Dept 228 - INFORMATION TECHNOLOGY DEPARTMENT						
101-228-702.000	SUPERVISORY SALARIES	68,000.00	44,461.46	23,538.54	65.38	0.00

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			NORMAL	(ABNORMAL)			
Fund 101 - GENERAL FUND							
Expenditures							
101-228-704.000	ACCRUED PAYOUTS	800.00		768.27	31.73	96.03	0.00
101-228-715.000	SOC SEC/MED	5,440.00		3,797.03	1,642.97	69.80	0.00
101-228-716.000	HOSPITALIZATION INSURANCE	15,300.00		11,588.90	3,711.10	75.74	0.00
101-228-716.002	PEHP - RETIREE MEDICAL PLAN	1,260.00		840.00	420.00	66.67	0.00
101-228-716.004	FSA ADMIN FEES	100.00		20.35	79.65	20.35	0.00
101-228-717.000	LIFE INSURANCE	200.00		133.13	66.87	66.57	0.00
101-228-718.000	PENSION	9,520.00		6,332.11	3,187.89	66.51	0.00
101-228-719.000	DISABILITY INSURANCE	700.00		506.21	193.79	72.32	0.00
101-228-724.000	DENTAL/VISION INSURANCE	1,836.00		1,171.10	664.90	63.79	0.00
101-228-727.000	OFFICE SUPPLIES	300.00		110.69	189.31	36.90	0.00
101-228-732.000	COPIER LEASE/USAGE	2,640.00		0.00	2,640.00	0.00	0.00
101-228-740.000	OPERATING SUPPLIES	4,467.12		2,327.39	2,139.73	52.10	0.00
101-228-741.000	SMALL TOOLS	3,000.00		1,972.61	1,027.39	65.75	0.00
101-228-807.000	DATA PROCESSING	7,099.50		6,984.46	115.04	98.38	0.00
101-228-820.000	COMPUTER CONSULTANT	22,000.00		18,139.68	3,860.32	82.45	0.00
101-228-851.000	TELEPHONE-DESK PHONES	1,330.00		140.31	1,189.69	10.55	0.00
101-228-851.001	CELLULAR-PHONES/TABLETS	565.00		280.92	284.08	49.72	0.00
101-228-861.000	MILEAGE	1,000.00		28.08	971.92	2.81	0.00
101-228-863.000	TRAVEL ALLOWANCE	5,000.00		0.00	5,000.00	0.00	0.00
101-228-956.000	DUES & MISC	900.00		369.97	530.03	41.11	0.00
101-228-957.000	EDUCATION & TRAINING	2,000.00		0.00	2,000.00	0.00	0.00
101-228-977.000	CAPITAL OUTLAY-EQUIPMENT	6,000.00		5,520.09	479.91	92.00	0.00
Total Dept 228 - INFORMATION TECHNOLOGY DEPARTMENT		159,457.62		105,492.76	53,964.86	66.16	0.00
Dept 247 - BOARD OF REVIEW							
101-247-705.000	PER DIEM FEES	1,500.00		775.00	725.00	51.67	0.00
101-247-715.000	SOC SEC/MED	120.00		19.13	100.87	15.94	0.00
101-247-956.000	DUES & MISC	100.00		45.96	54.04	45.96	0.00
101-247-957.000	EDUCATION & TRAINING	100.00		0.00	100.00	0.00	0.00
Total Dept 247 - BOARD OF REVIEW		1,820.00		840.09	979.91	46.16	0.00
Dept 248 - GENERAL GOV'T ACTIVITIES							
101-248-722.000	WORKMEN'S COMP	20,000.00		3,406.18	16,593.82	17.03	0.00
101-248-728.000	POSTAGE	20,900.00		9,845.47	11,054.53	47.11	0.00
101-248-730.000	PRINTED FORMS	625.00		0.00	625.00	0.00	0.00
101-248-806.000	CONTRACTUAL HELP	153,500.00		61,365.28	39,134.72	74.51	53,000.00
101-248-807.000	DATA PROCESSING	19,798.00		9,516.71	10,281.29	48.07	0.00
101-248-807.001	WEB SITE/INTERNET	2,140.00		0.00	2,140.00	0.00	0.00
101-248-812.000	NEWSLETTER	70,500.00		35,817.90	34,682.10	50.81	0.00
101-248-902.000	ADVERTISING	3,075.00		1,179.60	1,895.40	38.36	0.00
101-248-917.000	IBNR INSURANCE DEDUCTIBLE	0.00		(3,000.00)	3,000.00	100.00	0.00
101-248-936.000	REPAIRS & MAINT-EQUIPMENT	0.00		(486.00)	486.00	100.00	0.00
101-248-956.000	DUES & MISC	21,000.00		19,312.80	1,687.20	91.97	0.00
101-248-957.000	EDUCATION & TRAINING	1,900.00		950.00	950.00	50.00	0.00
101-248-964.003	TAX TRIBUNALS	1,000.00		0.00	1,000.00	0.00	0.00
101-248-965.208	CONTRIBUTION TO PARK & RECREATION FUND	136,000.00		0.00	136,000.00	0.00	0.00
101-248-965.247	CONTRIBUTION TO CIA FUND	350,000.00		0.00	350,000.00	0.00	0.00
101-248-965.265	CONTRIB SSH & SSH1 RD MTCE FUND	1,759.85		1,759.85	0.00	100.00	0.00
101-248-965.370	CONTRIBUTION TO MUNICIPAL DEBT FUND	484,117.00		0.00	484,117.00	0.00	0.00
101-248-965.596	CONTRIBUTION TO GARBAGE/RUBBISH FUND FUN	11,750.00		0.00	11,750.00	0.00	0.00

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			NORMAL	(ABNORMAL)			
Fund 101 - GENERAL FUND							
Expenditures							
Total Dept 248 - GENERAL GOV'T ACTIVITIES		1,298,064.85		139,667.79	1,105,397.06	14.84	53,000.00
Dept 253 - TREASURER'S DEPARTMENT							
101-253-702.000	SUPERVISORY SALARIES	90,597.00		59,238.54	31,358.46	65.39	0.00
101-253-703.000	NONSUPERVISORY SALARIES	194,662.02		112,375.45	82,286.57	57.73	0.00
101-253-704.000	ACCRUED PAYOUTS	5,400.00		1,373.60	4,026.40	25.44	0.00
101-253-713.000	OVERTIME	16,463.00		467.14	15,995.86	2.84	0.00
101-253-715.000	SOC SEC/MED	26,781.88		15,063.38	11,718.50	56.24	0.00
101-253-716.000	HOSPITALIZATION INSURANCE	55,119.00		43,282.57	11,836.43	78.53	0.00
101-253-716.001	HEALTH ALLOWANCE	5,000.00		3,333.36	1,666.64	66.67	0.00
101-253-716.002	PEHP - RETIREE MEDICAL PLAN	5,040.00		3,360.00	1,680.00	66.67	0.00
101-253-716.004	FSA ADMIN FEES	50.00		36.75	13.25	73.50	0.00
101-253-717.000	LIFE INSURANCE	800.00		530.59	269.41	66.32	0.00
101-253-718.000	PENSION	45,671.55		24,192.78	21,478.77	52.97	0.00
101-253-719.000	DISABILITY INSURANCE	2,200.00		1,562.19	637.81	71.01	0.00
101-253-720.000	DEPUTY WAGES	3,535.00		2,311.32	1,223.68	65.38	0.00
101-253-723.000	LONGEVITY	27,170.03		7,179.85	19,990.18	26.43	0.00
101-253-724.000	DENTAL/VISION INSURANCE	7,344.00		4,684.40	2,659.60	63.79	0.00
101-253-727.000	OFFICE SUPPLIES	2,500.00		689.19	1,810.81	27.57	0.00
101-253-728.000	POSTAGE	16,000.00		8,286.73	7,713.27	51.79	0.00
101-253-730.000	PRINTED FORMS	9,500.00		4,306.89	5,193.11	45.34	0.00
101-253-732.000	COPIER LEASE/USAGE	3,700.00		0.00	3,700.00	0.00	0.00
101-253-740.000	OPERATING SUPPLIES	1,000.00		222.98	777.02	22.30	0.00
101-253-806.000	CONTRACTUAL HELP	10,500.00		6,298.15	4,201.85	59.98	0.00
101-253-807.000	DATA PROCESSING	8,700.00		3,540.91	5,159.09	40.70	0.00
101-253-851.000	TELEPHONE-DESK PHONES	1,000.00		497.94	502.06	49.79	0.00
101-253-861.000	MILEAGE	3,500.00		422.37	3,077.63	12.07	0.00
101-253-863.000	TRAVEL ALLOWANCE	3,000.00		725.72	2,274.28	24.19	0.00
101-253-936.000	REPAIRS & MAINT-EQUIPMENT	2,000.00		1,525.92	474.08	76.30	0.00
101-253-956.000	DUES & MISC	4,950.00		1,998.78	2,951.22	40.38	0.00
101-253-957.000	EDUCATION & TRAINING	7,000.00		4,382.25	2,617.75	62.60	0.00
101-253-958.000	BANK/CREDIT CARD FEES	19,000.00		3,318.75	15,681.25	17.47	0.00
Total Dept 253 - TREASURER'S DEPARTMENT		578,183.48		315,208.50	262,974.98	54.52	0.00
Dept 257 - ASSESSING DEPARTMENT							
101-257-703.000	NONSUPERVISORY SALARIES	30,209.17		724.50	29,484.67	2.40	0.00
101-257-713.000	OVERTIME	3,021.62		0.00	3,021.62	0.00	0.00
101-257-715.000	SOC SEC/MED	2,659.06		55.42	2,603.64	2.08	0.00
101-257-716.004	FSA ADMIN FEES	1.97		1.97	0.00	100.00	0.00
101-257-727.000	OFFICE SUPPLIES	100.00		0.00	100.00	0.00	0.00
101-257-728.000	POSTAGE	7,000.00		6,682.21	317.79	95.46	0.00
101-257-732.000	COPIER LEASE/USAGE	2,640.00		0.00	2,640.00	0.00	0.00
101-257-740.000	OPERATING SUPPLIES	1,500.00		314.59	1,185.41	20.97	0.00
101-257-806.000	CONTRACTUAL HELP	265,000.00		260,457.69	4,542.31	98.29	0.00
101-257-851.000	TELEPHONE-DESK PHONES	1,330.00		119.21	1,210.79	8.96	0.00
101-257-956.000	DUES & MISC	198.03		0.00	198.03	0.00	0.00
101-257-957.000	EDUCATION & TRAINING	100.00		0.00	100.00	0.00	0.00
Total Dept 257 - ASSESSING DEPARTMENT		313,759.85		268,355.59	45,404.26	85.53	0.00
Dept 262 - ELECTIONS DEPARTMENT							
101-262-703.000	NONSUPERVISORY SALARIES	30,000.00		11,150.85	18,849.15	37.17	0.00
101-262-705.000	PER DIEM FEES	60,000.00		26,108.00	33,892.00	43.51	0.00

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		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)			
Fund 101 - GENERAL FUND							
Expenditures							
101-262-713.000	OVERTIME	5,000.00		1,715.63	3,284.37	34.31	0.00
101-262-715.000	SOC SEC/MED	3,000.00		794.67	2,205.33	26.49	0.00
101-262-728.000	POSTAGE	35,000.00		12,714.16	22,285.84	36.33	0.00
101-262-730.000	PRINTED FORMS	16,000.00		3,019.94	12,980.06	18.87	0.00
101-262-740.000	OPERATING SUPPLIES	23,000.00		22,512.51	487.49	97.88	0.00
101-262-806.000	CONTRACTUAL HELP	20,000.00		9,507.50	10,492.50	47.54	0.00
101-262-861.000	MILEAGE	1,000.00		495.37	504.63	49.54	0.00
101-262-863.000	TRAVEL ALLOWANCE	1,000.00		0.00	1,000.00	0.00	0.00
101-262-901.000	LEGAL NOTICE	6,000.00		0.00	6,000.00	0.00	0.00
101-262-936.000	REPAIRS & MAINT-EQUIPMENT	5,000.00		0.00	5,000.00	0.00	0.00
101-262-941.000	RENT/UTILITIES TO GENERAL FUND	6,000.00		2,124.00	3,876.00	35.40	0.00
101-262-956.000	DUES & MISC	2,000.00		805.13	1,194.87	40.26	0.00
101-262-957.000	EDUCATION & TRAINING	2,500.00		1,050.99	1,449.01	42.04	0.00
Total Dept 262 - ELECTIONS DEPARTMENT		215,500.00		91,998.75	123,501.25	42.69	0.00
Dept 265 - FACILITIES & GROUNDS DEPARTMENT							
101-265-702.000	SUPERVISORY SALARIES	58,580.00		38,315.45	20,264.55	65.41	0.00
101-265-703.000	NONSUPERVISORY SALARIES	192,408.36		107,014.25	85,394.11	55.62	0.00
101-265-704.000	ACCRUED PAYOUTS	5,000.00		1,992.27	3,007.73	39.85	0.00
101-265-713.000	OVERTIME	7,241.64		988.54	6,253.10	13.65	0.00
101-265-715.000	SOC SEC/MED	22,019.00		12,140.07	9,878.93	55.13	0.00
101-265-716.000	HOSPITALIZATION INSURANCE	51,395.00		24,493.67	26,901.33	47.66	0.00
101-265-716.001	HEALTH ALLOWANCE	10,000.00		8,333.40	1,666.60	83.33	0.00
101-265-716.002	PEHP - RETIREE MEDICAL PLAN	6,300.00		3,360.00	2,940.00	53.33	0.00
101-265-717.000	LIFE INSURANCE	1,000.00		593.98	406.02	59.40	0.00
101-265-718.000	PENSION	37,832.50		19,603.92	18,228.58	51.82	0.00
101-265-719.000	DISABILITY INSURANCE	2,808.00		1,907.94	900.06	67.95	0.00
101-265-724.000	DENTAL/VISION INSURANCE	9,180.00		5,287.40	3,892.60	57.60	0.00
101-265-727.000	OFFICE SUPPLIES	500.00		149.60	350.40	29.92	0.00
101-265-728.000	POSTAGE	100.00		0.00	100.00	0.00	0.00
101-265-732.000	COPIER LEASE/USAGE	900.00		0.00	900.00	0.00	0.00
101-265-740.000	OPERATING SUPPLIES	17,550.00		1,484.73	16,065.27	8.46	0.00
101-265-741.000	SMALL TOOLS	8,400.00		6,378.53	2,021.47	75.93	0.00
101-265-775.000	MAINTENANCE SUPPLIES	500.00		167.99	332.01	33.60	0.00
101-265-807.000	DATA PROCESSING	250.00		161.50	88.50	64.60	0.00
101-265-851.000	TELEPHONE-DESK PHONES	400.00		123.17	276.83	30.79	0.00
101-265-851.001	CELLULAR-PHONES/TABLETS	1,300.00		1,253.25	46.75	96.40	0.00
101-265-861.000	MILEAGE	200.00		0.00	200.00	0.00	0.00
101-265-863.000	TRAVEL ALLOWANCE	1,750.00		0.00	1,750.00	0.00	0.00
101-265-935.000	REPAIRS & MAINT.-VEHICLES	500.00		144.23	355.77	28.85	0.00
101-265-940.000	EQUIPMENT RENTAL	800.00		0.00	800.00	0.00	0.00
101-265-956.000	DUES & MISC	14,289.00		1,890.48	12,398.52	13.23	0.00
101-265-957.000	EDUCATION & TRAINING	6,000.00		180.00	5,820.00	3.00	0.00
101-265-977.000	CAPITAL OUTLAY-EQUIPMENT	40,075.00		6,749.00	33,326.00	16.84	0.00
101-265-978.000	CAPITAL OUTLAY-VEHICLES	105,711.00		105,711.00	0.00	100.00	0.00
Total Dept 265 - FACILITIES & GROUNDS DEPARTMENT		602,989.50		348,424.37	254,565.13	57.78	0.00
Dept 266 - ATTORNEY DEPARTMENT							
101-266-802.000	ATTORNEY FEES	350,000.00		107,510.50	242,489.50	30.72	0.00
101-266-802.001	RETAINER/PROSECUTION FEES	60,000.00		47,110.00	12,890.00	78.52	0.00
101-266-802.002	LEGAL TAX TRIBUNALS	30,000.00		21,237.00	8,763.00	70.79	0.00
101-266-802.003	LEGAL - LABOR	30,000.00		13,437.00	16,563.00	44.79	0.00

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 266 - ATTORNEY DEPARTMENT		470,000.00	189,294.50	280,705.50	40.28	0.00
Dept 267 - TWP HALL-BLDG/GROUNDS DEPARTMENT						
101-267-727.000	OFFICE SUPPLIES	6,000.00	2,662.09	3,337.91	44.37	0.00
101-267-730.000	PRINTED FORMS	3,000.00	1,629.00	1,371.00	54.30	0.00
101-267-732.000	COPIER LEASE/USAGE	25,000.00	18,373.15	6,626.85	73.49	0.00
101-267-740.000	OPERATING SUPPLIES	2,000.00	1,428.65	571.35	71.43	0.00
101-267-775.000	MAINTENANCE SUPPLIES	8,000.00	8,454.93	(454.93)	105.69	0.00
101-267-806.000	CONTRACTUAL HELP	5,000.00	160.00	4,840.00	3.20	0.00
101-267-807.000	DATA PROCESSING	17,913.00	8,740.50	9,172.50	48.79	0.00
101-267-807.001	WEB SITE/INTERNET	11,920.00	7,223.91	4,696.09	60.60	0.00
101-267-851.000	TELEPHONE-DESK PHONES	10,000.00	5,480.64	4,519.36	54.81	0.00
101-267-910.000	PROPERTY INSURANCE	13,800.00	26,653.50	(12,853.50)	193.14	0.00
101-267-911.000	LIABILITY INSURANCE	36,900.00	15,186.50	21,713.50	41.16	0.00
101-267-913.000	ERRORS & OMISSION	24,900.00	25,279.00	(379.00)	101.52	0.00
101-267-914.000	AUTO INSURANCE	10,800.00	1,541.00	9,259.00	14.27	0.00
101-267-917.000	IBNR INSURANCE DEDUCTIBLE	50,000.00	0.00	50,000.00	0.00	0.00
101-267-920.000	ELECTRIC - TOWNSHIP HALL	42,000.00	30,166.87	11,833.13	71.83	0.00
101-267-921.000	NATURAL GAS - TOWNSHIP HALL	21,000.00	25,704.68	(4,704.68)	122.40	0.00
101-267-922.000	WATER - TOWNSHIP HALL	6,500.00	1,614.43	4,885.57	24.84	0.00
101-267-923.000	SEWER - TOWNSHIP HALL	100.00	31.92	68.08	31.92	0.00
101-267-930.000	REPAIRS & MAINT - TOWNSHIP HALL	16,160.00	15,847.21	312.79	98.06	0.00
101-267-930.001	CUSTODIAL SERVICES	15,321.00	8,937.46	6,383.54	58.33	0.00
101-267-934.000	GROUNDS MAINT - TOWNSHIP HALL	15,000.00	9,857.55	5,142.45	65.72	0.00
101-267-936.000	REPAIRS & MAINT-EQUIPMENT - TWP HALL	8,927.65	4,699.26	4,228.39	52.64	0.00
101-267-956.003	EMPLOYEE CONSUMER GOODS	0.00	1,425.27	(1,425.27)	100.00	0.00
101-267-956.004	COFFEE & WATER SERVICE	6,120.00	5,563.31	556.69	90.90	0.00
Total Dept 267 - TWP HALL-BLDG/GROUNDS DEPARTMENT		356,361.65	226,660.83	129,700.82	63.60	0.00
Dept 270 - HUMAN RESOURCES DEPARTMENT						
101-270-702.000	SUPERVISORY SALARIES	80,000.00	52,307.64	27,692.36	65.38	0.00
101-270-715.000	SOC SEC/MED	6,400.00	3,953.04	2,446.96	61.77	0.00
101-270-716.001	HEALTH ALLOWANCE	5,000.00	3,333.36	1,666.64	66.67	0.00
101-270-716.002	PEHP - RETIREE MEDICAL PLAN	1,260.00	840.00	420.00	66.67	0.00
101-270-716.004	FSA ADMIN FEES	200.00	36.90	163.10	18.45	0.00
101-270-717.000	LIFE INSURANCE	200.00	133.13	66.87	66.57	0.00
101-270-718.000	PENSION	11,200.00	7,323.09	3,876.91	65.38	0.00
101-270-719.000	DISABILITY INSURANCE	752.00	500.88	251.12	66.61	0.00
101-270-724.000	DENTAL/VISION INSURANCE	1,836.00	1,171.10	664.90	63.79	0.00
101-270-727.000	OFFICE SUPPLIES	500.00	16.99	483.01	3.40	0.00
101-270-740.000	OPERATING SUPPLIES	4,891.37	4,164.44	726.93	85.14	0.00
101-270-806.000	CONTRACTUAL HELP	6,000.00	1,460.00	4,540.00	24.33	0.00
101-270-807.000	DATA PROCESSING	7,400.00	4,737.96	2,662.04	64.03	0.00
101-270-851.000	TELEPHONE-DESK PHONES	600.00	140.31	459.69	23.39	0.00
101-270-851.001	CELLULAR-PHONES/TABLETS	500.00	250.64	249.36	50.13	0.00
101-270-861.000	MILEAGE	500.00	0.00	500.00	0.00	0.00
101-270-956.000	DUES & MISC	12,222.00	62.95	12,159.05	0.52	0.00
101-270-956.001	EMPLOYEE DEVELOPMENT	28,300.00	12,164.65	16,135.35	42.98	0.00
101-270-957.000	EDUCATION & TRAINING	5,000.00	65.00	4,935.00	1.30	0.00
Total Dept 270 - HUMAN RESOURCES DEPARTMENT		172,761.37	92,662.08	80,099.29	53.64	0.00

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GL NUMBER	DESCRIPTION	2022		YTD BALANCE	UNENCUMBERED	% BDGT	ENCUMBERED
		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)	BALANCE	USED	YEAR-TO-DATE
Fund 101 - GENERAL FUND							
Expenditures							
Dept 400 - ORDINANCE ENFORCEMENT DEPARTMENT							
101-400-703.000	NONSUPERVISORY SALARIES	93,064.39		59,494.35	33,570.04	63.93	0.00
101-400-713.000	OVERTIME	2,311.24		103.39	2,207.85	4.47	0.00
101-400-715.000	SOC SEC/MED	8,590.29		4,563.72	4,026.57	53.13	0.00
101-400-716.000	HOSPITALIZATION INSURANCE	9,961.00		4,497.77	5,463.23	45.15	0.00
101-400-716.001	HEALTH ALLOWANCE	5,000.00		3,333.36	1,666.64	66.67	0.00
101-400-716.002	PEHP - RETIREE MEDICAL PLAN	1,890.00		1,260.00	630.00	66.67	0.00
101-400-717.000	LIFE INSURANCE	300.00		133.31	166.69	44.44	0.00
101-400-718.000	PENSION	14,332.51		7,917.24	6,415.27	55.24	0.00
101-400-719.000	DISABILITY INSURANCE	997.00		714.93	282.07	71.71	0.00
101-400-724.000	DENTAL/VISION INSURANCE	2,754.00		1,756.65	997.35	63.79	0.00
101-400-727.000	OFFICE SUPPLIES	100.00		0.00	100.00	0.00	0.00
101-400-740.000	OPERATING SUPPLIES	400.00		0.00	400.00	0.00	0.00
101-400-778.000	BUILDING DEMOLITION	37,500.00		0.00	37,500.00	0.00	0.00
101-400-802.000	ATTORNEY FEES	2,500.00		1,326.00	1,174.00	53.04	0.00
101-400-802.004	LEGAL-DEMOLITION/CONDEMNATION	4,500.00		4,083.66	416.34	90.75	0.00
101-400-807.000	DATA PROCESSING	500.00		67.50	432.50	13.50	0.00
101-400-851.000	TELEPHONE-DESK PHONES	1,100.00		119.21	980.79	10.84	0.00
101-400-851.001	CELLULAR-PHONES/TABLETS	1,200.00		936.17	263.83	78.01	0.00
101-400-861.000	MILEAGE	500.00		0.00	500.00	0.00	0.00
101-400-863.000	TRAVEL ALLOWANCE	500.00		0.00	500.00	0.00	0.00
101-400-935.000	REPAIRS & MAINT.-VEHICLES	1,000.00		313.49	686.51	31.35	0.00
101-400-935.001	AUTO LEASING	13,000.00		4,518.93	8,481.07	34.76	0.00
101-400-956.000	DUES & MISC	3,900.00		3,760.00	140.00	96.41	0.00
101-400-957.000	EDUCATION & TRAINING	1,000.00		258.50	741.50	25.85	0.00
Total Dept 400 - ORDINANCE ENFORCEMENT DEPARTMENT		206,900.43		99,158.18	107,742.25	47.93	0.00
Dept 446 - STREETS DEPARTMENT							
101-446-806.000	CONTRACTUAL HELP	8,250.00		6,647.25	1,602.75	80.57	0.00
101-446-902.000	ADVERTISING	3,325.00		0.00	3,325.00	0.00	0.00
101-446-920.901	ELECTRIC - INDIANWOOD ROUNDABOUT	600.00		0.00	600.00	0.00	0.00
101-446-920.902	ELECTRIC - BALDWIN/WALDON ROUNDABOUT	1,200.00		0.00	1,200.00	0.00	0.00
101-446-920.903	ELECTRIC - BALDWIN/MAYBEE ROUNDABOUT	1,200.00		382.59	817.41	31.88	0.00
101-446-920.904	ELECTRIC - BALDWIN FOUNTAIN	10,000.00		1,162.54	8,837.46	11.63	0.00
101-446-920.905	ELECTRIC - BALDWIN/GREGORY ROUNDABOUT	1,200.00		485.44	714.56	40.45	0.00
101-446-920.906	ELECTRIC - BALDWIN/JUDAH ROUNDABOUT 4404	1,200.00		233.73	966.27	19.48	0.00
101-446-920.907	ELECTRIC-BALDWIN/JUDAH ROUNDABOUT 4408	4,000.00		352.99	3,647.01	8.82	0.00
101-446-920.908	ELECTRIC - BALDWIN/JUDAH ROUNDABOUT 4410	500.00		165.58	334.42	33.12	0.00
101-446-920.909	BALDWIN STREETLIGHTS	18,000.00		9,251.25	8,748.75	51.40	0.00
101-446-922.902	WATER - BALDWIN/WALDON ROUNDABOUT	3,600.00		382.66	3,217.34	10.63	0.00
101-446-922.903	WATER - BALDWIN/MAYBEE ROUNDABOUT	6,000.00		783.37	5,216.63	13.06	0.00
101-446-922.904	WATER - BALDWIN FOUNTAIN	7,200.00		1,032.46	6,167.54	14.34	0.00
101-446-922.905	WATER - BALDWIN/GREGORY ROUNDABOUT	3,600.00		252.70	3,347.30	7.02	0.00
101-446-922.906	WATER - BALDWIN/JUDAH ROUNDABOUT	300.00		64.98	235.02	21.66	0.00
101-446-922.909	WATER-BALDWIN/MORGAN IRRIGATION	7,000.00		786.98	6,213.02	11.24	0.00
101-446-922.910	WATER - DRAGON PARK	200.00		14.44	185.56	7.22	0.00
101-446-924.000	STREET LIGHTS	31,000.00		26,858.86	4,141.14	86.64	0.00
101-446-934.000	GROUNDS MAINTENANCE	147,750.00		66,095.28	35,189.22	76.18	46,465.50
101-446-937.001	TRI PARTY ROADS	280,000.00		150,000.00	130,000.00	53.57	0.00
101-446-938.001	REPAIRS-ROADS	20,000.00		0.00	20,000.00	0.00	0.00
101-446-938.002	CHLORIDE	64,624.39		32,312.20	0.00	100.00	32,312.19
101-446-974.000	CAPITAL OUTLAY- GROUNDS	90,000.00		5,474.64	(6,472.39)	107.19	90,997.75

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 (ABNORMAL) NORMAL			
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 446 - STREETS DEPARTMENT		710,749.39	302,739.94	238,234.01	66.48	169,775.44
Dept 721 - PLANNING & ZONING						
101-721-702.000	SUPERVISORY SALARIES	89,000.00	58,192.36	30,807.64	65.38	0.00
101-721-703.000	NONSUPERVISORY SALARIES	154,919.83	84,312.44	70,607.39	54.42	0.00
101-721-713.000	OVERTIME	14,491.88	245.86	14,246.02	1.70	0.00
101-721-715.000	SOC SEC/MED	20,753.66	12,401.67	8,351.99	59.76	0.00
101-721-716.000	HOSPITALIZATION INSURANCE	57,780.00	38,501.13	19,278.87	66.63	0.00
101-721-716.002	PEHP - RETIREE MEDICAL PLAN	5,040.00	2,520.00	2,520.00	50.00	0.00
101-721-717.000	LIFE INSURANCE	800.00	384.80	415.20	48.10	0.00
101-721-718.000	PENSION	36,317.90	18,082.38	18,235.52	49.79	0.00
101-721-719.000	DISABILITY INSURANCE	2,500.00	1,375.79	1,124.21	55.03	0.00
101-721-724.000	DENTAL/VISION INSURANCE	7,344.00	3,513.30	3,830.70	47.84	0.00
101-721-727.000	OFFICE SUPPLIES	1,000.00	152.50	847.50	15.25	0.00
101-721-728.000	POSTAGE	3,000.00	1,418.22	1,581.78	47.27	0.00
101-721-730.000	PRINTED FORMS	500.00	0.00	500.00	0.00	0.00
101-721-732.000	COPIER LEASE/USAGE	3,500.00	0.00	3,500.00	0.00	0.00
101-721-740.000	OPERATING SUPPLIES	265.30	0.00	265.30	0.00	0.00
101-721-804.000	PLANNING CONSULTANT	78,200.00	65,239.65	12,960.35	83.43	0.00
101-721-806.000	CONTRACTUAL HELP	24,599.00	5,714.00	18,885.00	23.23	0.00
101-721-807.000	DATA PROCESSING	11,191.00	3,627.67	7,563.33	32.42	0.00
101-721-810.001	ENGINEERING CONSULTANT	200,000.00	167,048.37	32,951.63	83.52	0.00
101-721-810.002	ENGINEERING LEGAL REVIEW	4,000.00	0.00	4,000.00	0.00	0.00
101-721-851.000	TELEPHONE-DESK PHONES	2,980.00	497.94	2,482.06	16.71	0.00
101-721-851.001	CELLULAR-PHONES/TABLETS	1,954.00	1,242.23	711.77	63.57	0.00
101-721-861.000	MILEAGE	200.00	12.87	187.13	6.44	0.00
101-721-863.000	TRAVEL ALLOWANCE	460.00	0.00	460.00	0.00	0.00
101-721-956.000	DUES & MISC	1,319.70	847.64	472.06	64.23	0.00
101-721-957.000	EDUCATION & TRAINING	2,980.00	35.00	2,945.00	1.17	0.00
Total Dept 721 - PLANNING & ZONING		725,096.27	465,365.82	259,730.45	64.18	0.00
Dept 722 - ZONING BOARD OF APPEALS						
101-722-705.000	PER DIEM FEES-ZBA	12,120.00	5,475.00	6,645.00	45.17	0.00
101-722-715.000	SOC SEC/MED 8%-ZBA	970.00	390.16	579.84	40.22	0.00
101-722-861.000	MILEAGE-ZBA	700.00	0.00	700.00	0.00	0.00
101-722-863.000	TRAVEL ALLOWANCE-ZBA	1,840.00	0.00	1,840.00	0.00	0.00
101-722-957.000	EDUCATION & TRAINING-ZBA	900.00	0.00	900.00	0.00	0.00
Total Dept 722 - ZONING BOARD OF APPEALS		16,530.00	5,865.16	10,664.84	35.48	0.00
Dept 723 - PLANNING COMMISSION						
101-723-705.000	PER DIEM FEES-PLANNING COMMISSION	21,900.00	10,840.00	11,060.00	49.50	0.00
101-723-715.000	SOC SEC/MED 8%-PLANNING COMMISSION	1,752.00	733.65	1,018.35	41.88	0.00
101-723-861.000	MILEAGE-PLANNING COMMISSION	1,200.00	0.00	1,200.00	0.00	0.00
101-723-863.000	TRAVEL ALLOWANCE-PLANNING COMMISSION	3,220.00	0.00	3,220.00	0.00	0.00
101-723-957.000	EDUCATION & TRAINING-PLANNING COMMISSION	2,625.00	350.00	2,275.00	13.33	0.00
Total Dept 723 - PLANNING COMMISSION		30,697.00	11,923.65	18,773.35	38.84	0.00
Dept 747 - COMMUNITY ACTION PROGRAMS						
101-747-806.000	CONTRACTUAL HELP-STORMWATER	9,400.00	5,597.25	3,802.75	59.55	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
PERIOD ENDING 08/31/2022
% Fiscal Year Completed: 66.58

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 101 - GENERAL FUND						
Expenditures						
101-747-808.000	NOTA PAYMENT	65,000.00	0.00	65,000.00	0.00	0.00
101-747-861.001	HOMEBOUND MILEAGE	6,000.00	1,894.33	4,105.67	31.57	0.00
101-747-959.000	EDUCATION & MEMBERSHIP FEES	6,860.00	5,180.00	1,680.00	75.51	0.00
101-747-962.000	DRAIN @ LARGE	10,000.00	6,847.80	3,152.20	68.48	0.00
101-747-964.004	CLEAN SWEEP	1,000.00	165.00	835.00	16.50	0.00
101-747-964.005	WEST NILE VIRUS	5,793.00	5,793.00	0.00	100.00	0.00
101-747-964.009	INVASIVE SPECIES	5,500.00	153.00	5,347.00	2.78	0.00
101-747-964.010	HAZARDOUS WASTE DAY	93,000.00	0.00	93,000.00	0.00	0.00
101-747-969.002	YOUTH ASSISTANCE/NOCC	45,000.00	45,000.00	0.00	100.00	0.00
101-747-969.008	LAKE ORION SCHOOL CROSSING GUARDS	5,050.00	5,048.04	1.96	99.96	0.00
101-747-969.022	WELFARE SERVICES - MEALS ON WHEELS	6,500.00	3,500.00	3,000.00	53.85	0.00
101-747-969.024	NOTA - OPERATIONAL EXPENSE	23,000.00	16,844.00	6,156.00	73.23	0.00
101-747-976.002	STORMWATER DRAINS	35,969.50	35,944.50	25.00	99.93	0.00
Total Dept 747 - COMMUNITY ACTION PROGRAMS		318,072.50	131,966.92	186,105.58	41.49	0.00
TOTAL EXPENDITURES		7,732,471.20	3,773,485.38	3,722,910.38	51.85	236,075.44
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		7,124,089.00	7,335,467.06	(211,378.06)	102.97	0.00
TOTAL EXPENDITURES		7,732,471.20	3,773,485.38	3,722,910.38	51.85	236,075.44
NET OF REVENUES & EXPENDITURES		(608,382.20)	3,561,981.68	(3,934,288.44)	546.68	(236,075.44)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
PERIOD ENDING 08/31/2022
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 206 - FIRE FUND						
Revenues						
Dept 000						
206-000-403.000	CURRENT PROPERTY TAXES	5,781,042.00	5,737,308.64	43,733.36	99.24	0.00
206-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	0.00	32,442.15	(32,442.15)	100.00	0.00
206-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	350.79	(350.79)	100.00	0.00
206-000-482.000	FIRE PREVENTION MISC	1,500.00	120.00	1,380.00	8.00	0.00
206-000-485.000	FIRE ALARM & SUPPRESSION PERMIT FEES	0.00	7,625.00	(7,625.00)	100.00	0.00
206-000-505.000	FEDERAL GRANT - PUBLIC SAFETY	129,835.20	3,160.81	126,674.39	2.43	0.00
206-000-634.001	ORD 162 INSPECTIONS (FOOD TRUCK)	0.00	5,300.00	(5,300.00)	100.00	0.00
206-000-634.002	ORD 154 INSPECTIONS (MARIHUANA)	0.00	4,250.00	(4,250.00)	100.00	0.00
206-000-638.000	AMBULANCE TRANSPORT FEE	624,000.00	472,480.84	151,519.16	75.72	0.00
206-000-660.000	ORDINANCE FINES & COSTS - FIRE	1,500.00	1,350.00	150.00	90.00	0.00
206-000-664.000	INTEREST EARNED	40,000.00	21,292.92	18,707.08	53.23	0.00
206-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(56,148.26)	56,148.26	100.00	0.00
206-000-673.000	GAIN/LOSS ON SALE OF ASSETS	0.00	90,000.00	(90,000.00)	100.00	0.00
206-000-677.000	PRIVATE GRANTS	0.00	1,400.00	(1,400.00)	100.00	0.00
206-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	15,000.00	13,760.74	1,239.26	91.74	0.00
206-000-690.000	INSURANCE RECOVERY - MMRMA CLAIMS	0.00	5,739.63	(5,739.63)	100.00	0.00
206-000-693.002	REIMBURSEMENT- COST RECOVERY	2,000.00	4,384.95	(2,384.95)	219.25	0.00
206-000-694.000	MISC INCOME	1,000.00	1,207.00	(207.00)	120.70	0.00
Total Dept 000		6,595,877.20	6,346,025.21	249,851.99	96.21	0.00
TOTAL REVENUES		6,595,877.20	6,346,025.21	249,851.99	96.21	0.00
Expenditures						
Dept 336 - FIRE DEPARTMENT						
206-336-702.000	SUPERVISORY SALARIES	197,000.00	68,653.82	128,346.18	34.85	0.00
206-336-703.000	NONSUPERVISORY SALARIES	2,147,684.00	1,243,125.82	904,558.18	57.88	0.00
206-336-703.001	PARAMEDIC STIPEND	162,500.00	86,198.99	76,301.01	53.05	0.00
206-336-703.002	FIRE HOLIDAY PAY	62,576.00	2,847.76	59,728.24	4.55	0.00
206-336-704.000	ACCRUED PAYOUTS	20,000.00	19,744.46	255.54	98.72	0.00
206-336-706.005	EMERGENCY/MITIGATION RESPONSE	5,000.00	0.00	5,000.00	0.00	0.00
206-336-707.000	PT TIME FIREFIGHTER COMPENSATION	60,000.00	40,677.94	19,322.06	67.80	0.00
206-336-708.000	FIRE DISPATCH	100,589.00	34,941.18	65,647.82	34.74	0.00
206-336-713.000	OVERTIME	258,922.00	169,707.56	89,214.44	65.54	0.00
206-336-713.001	OVERTIME-FLSA	147,925.00	73,349.88	74,575.12	49.59	0.00
206-336-715.000	SOC SEC/MED	239,329.00	132,833.60	106,495.40	55.50	0.00
206-336-716.000	HOSPITALIZATION INSURANCE	681,334.00	449,551.95	231,782.05	65.98	0.00
206-336-716.001	HEALTH ALLOWANCE (OPT OUT)	5,500.00	5,416.71	83.29	98.49	0.00
206-336-716.002	PEHP - RETIREE MEDICAL PLAN	49,140.00	27,510.00	21,630.00	55.98	0.00
206-336-716.004	FSA ADMIN FEES	600.00	494.15	105.85	82.36	0.00
206-336-717.000	LIFE INSURANCE	7,800.00	3,896.87	3,903.13	49.96	0.00
206-336-718.000	PENSION	352,406.00	184,081.13	168,324.87	52.24	0.00
206-336-718.001	PENSION-PART TIME	18,500.00	4,067.79	14,432.21	21.99	0.00
206-336-719.000	DISABILITY INSURANCE	25,267.00	12,147.72	13,119.28	48.08	0.00
206-336-722.000	WORKMEN'S COMP	106,800.00	26,568.31	80,231.69	24.88	0.00
206-336-724.000	DENTAL/VISION INSURANCE	71,700.00	42,693.10	29,006.90	59.54	0.00
206-336-727.000	OFFICE SUPPLIES	3,500.00	1,058.94	2,441.06	30.26	0.00
206-336-728.000	POSTAGE	100.00	53.52	46.48	53.52	0.00
206-336-732.000	COPIER LEASE/USAGE	3,500.00	3,001.56	498.44	85.76	0.00
206-336-740.000	OPERATING SUPPLIES	21,197.96	9,185.98	12,011.98	43.33	0.00
206-336-740.005	EMERG/MITIGATION RESP SUPPLIE	1,575.00	575.00	1,000.00	36.51	0.00
206-336-741.000	SMALL TOOLS	5,000.00	970.95	4,029.05	19.42	0.00
206-336-742.000	PROTECTIVE CLOTHING	47,100.00	13,382.79	33,717.21	28.41	0.00

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022		YTD BALANCE	UNENCUMBERED	% BDGT	ENCUMBERED
		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)			
Fund 206 - FIRE FUND							
Expenditures							
206-336-743.000	MEDICAL SUPPLIES	51,755.00		26,719.73	25,035.27	51.63	0.00
206-336-743.001	EMS OPERATING SUPPLIES	2,000.00		1,637.50	362.50	81.88	0.00
206-336-775.000	MAINTENANCE SUPPLIES	8,000.00		5,508.68	2,491.32	68.86	0.00
206-336-802.000	ATTORNEY FEES	40,000.00		31,966.50	8,033.50	79.92	0.00
206-336-803.000	AUDIT FEES	3,000.00		2,710.00	290.00	90.33	0.00
206-336-806.000	CONTRACTUAL HELP	57,700.00		33,509.84	24,190.16	58.08	0.00
206-336-807.000	DATA PROCESSING	35,083.00		6,638.31	28,444.69	18.92	0.00
206-336-807.001	WEB SITE/INTERNET	8,000.00		3,676.96	4,323.04	45.96	0.00
206-336-820.000	COMPUTER CONSULTANT	5,700.00		5,540.40	159.60	97.20	0.00
206-336-821.000	FIRE PREVENTION SUPPLIES	6,000.00		1,330.58	4,669.42	22.18	0.00
206-336-851.000	TELEPHONE-DESK PHONES	3,900.00		2,069.56	1,830.44	53.07	0.00
206-336-851.001	CELLULAR-PHONES/TABLETS	10,200.00		3,776.60	6,423.40	37.03	0.00
206-336-861.000	MILEAGE	1,000.00		0.00	1,000.00	0.00	0.00
206-336-863.000	TRAVEL ALLOWANCE	5,000.00		2,069.10	2,930.90	41.38	0.00
206-336-865.000	GASOLINE & OIL	60,000.00		34,534.09	25,465.91	57.56	0.00
206-336-910.000	PROPERTY INSURANCE	20,500.00		17,677.50	2,822.50	86.23	0.00
206-336-911.000	LIABILITY INSURANCE	6,500.00		6,031.50	468.50	92.79	0.00
206-336-913.000	ERRORS & OMISSION	12,000.00		10,117.00	1,883.00	84.31	0.00
206-336-914.000	AUTO INSURANCE	48,000.00		46,443.00	1,557.00	96.76	0.00
206-336-916.000	HEALTH & ACCIDENT INSURANCE	20,000.00		18,068.00	1,932.00	90.34	0.00
206-336-920.001	ELECTRIC-STATION 1	5,500.00		2,194.87	3,305.13	39.91	0.00
206-336-920.002	ELECTRIC-STATION 2	5,500.00		2,689.19	2,810.81	48.89	0.00
206-336-920.003	ELECTRIC-STATION 3	5,500.00		3,245.71	2,254.29	59.01	0.00
206-336-920.004	ELECTRIC-STATION 4	5,500.00		2,409.21	3,090.79	43.80	0.00
206-336-921.001	NATURAL GAS-STATION 1	3,000.00		2,729.06	270.94	90.97	0.00
206-336-921.002	NATURAL GAS-STATION 2	5,000.00		3,298.32	1,701.68	65.97	0.00
206-336-921.003	NATURAL GAS-STATION 3	6,000.00		3,783.04	2,216.96	63.05	0.00
206-336-921.004	NATURAL GAS-STATION 4	5,000.00		3,134.85	1,865.15	62.70	0.00
206-336-922.001	WATER-STATION 1	3,000.00		372.24	2,627.76	12.41	0.00
206-336-922.002	WATER-STATION 2	3,000.00		300.39	2,699.61	10.01	0.00
206-336-922.003	WATER-STATION 3	3,000.00		654.17	2,345.83	21.81	0.00
206-336-922.004	WATER-STATION 4	3,000.00		282.34	2,717.66	9.41	0.00
206-336-923.001	SEWER-STATION 1	800.00		434.86	365.14	54.36	0.00
206-336-923.002	SEWER-STATION 2	600.00		63.21	536.79	10.54	0.00
206-336-923.003	SEWER-STATION 3	600.00		63.21	536.79	10.54	0.00
206-336-923.004	SEWER-STATION 4	600.00		63.21	536.79	10.54	0.00
206-336-930.000	REPAIRS & MAINT.-BLDG	55,000.00		14,989.01	40,010.99	27.25	0.00
206-336-935.000	REPAIRS & MAINT.-VEHICLES	97,200.00		45,615.68	51,584.32	46.93	0.00
206-336-936.000	REPAIRS & MAINT-EQUIPMENT	11,500.00		4,267.56	7,232.44	37.11	0.00
206-336-937.000	HYDRANT MAINTEN	42,000.00		0.00	42,000.00	0.00	0.00
206-336-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	49,143.00		32,762.00	16,381.00	66.67	0.00
206-336-956.000	DUES & MISC	17,900.00		5,641.79	12,258.21	31.52	0.00
206-336-956.002	PHYSICAL & FITNESS EXAM	74,040.43		31,330.00	42,710.43	42.31	0.00
206-336-956.004	COFFEE & WATER SERVICE	4,000.00		1,930.00	2,070.00	48.25	0.00
206-336-957.000	EDUCATION & TRAINING	32,019.00		16,644.79	15,374.21	51.98	0.00
206-336-964.003	TAX TRIBUNALS	1,000.00		0.00	1,000.00	0.00	0.00
206-336-975.000	CAPITAL OUTLAY-BLDGS	173,922.93		32,922.93	675.00	99.61	140,325.00
206-336-977.000	CAPITAL OUTLAY-EQUIPMENT	214,072.00		176,612.87	(119,403.73)	155.78	156,862.86
206-336-978.000	CAPITAL OUTLAY-VEHICLES	1,009,896.00		928,447.75	6,462.90	99.36	74,985.35
Total Dept 336 - FIRE DEPARTMENT		7,044,176.32		4,233,644.59	2,438,358.52	65.38	372,173.21
TOTAL EXPENDITURES		7,044,176.32		4,233,644.59	2,438,358.52	65.38	372,173.21

GL NUMBER	DESCRIPTION	YTD BALANCE		UNENCUMBERED	% BDGT	ENCUMBERED
		2022	08/31/2022			
		AMENDED BUDGET	NORMAL (ABNORMAL)			
Fund 206 - FIRE FUND						
Fund 206 - FIRE FUND:						
TOTAL REVENUES		6,595,877.20	6,346,025.21	249,851.99	96.21	0.00
TOTAL EXPENDITURES		7,044,176.32	4,233,644.59	2,438,358.52	65.38	372,173.21
NET OF REVENUES & EXPENDITURES		(448,299.12)	2,112,380.62	(2,188,506.53)	388.18	(372,173.21)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 207 - SHERIFF FUND						
Revenues						
Dept 000						
207-000-403.000	CURRENT PROPERTY TAXES	6,338,511.00	6,288,237.10	50,273.90	99.21	0.00
207-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	0.00	27,993.49	(27,993.49)	100.00	0.00
207-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	415.43	(415.43)	100.00	0.00
207-000-460.000	LICENSE - LIQUOR	19,000.00	17,175.12	1,824.88	90.40	0.00
207-000-664.000	INTEREST EARNED	58,000.00	26,799.89	31,200.11	46.21	0.00
207-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(74,702.20)	74,702.20	100.00	0.00
207-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	0.00	445.80	(445.80)	100.00	0.00
207-000-693.000	FINES	55,000.00	39,915.05	15,084.95	72.57	0.00
207-000-693.002	REIMBURSEMENT- COST RECOVERY	12,000.00	58,020.49	(46,020.49)	483.50	0.00
207-000-694.000	MISC INCOME	200.00	2,256.00	(2,056.00)	1,128.00	0.00
Total Dept 000		6,482,711.00	6,386,556.17	96,154.83	98.52	0.00
TOTAL REVENUES		6,482,711.00	6,386,556.17	96,154.83	98.52	0.00
Expenditures						
Dept 301 - SHERIFF'S DEPARTMENT						
207-301-706.000	SHERIFF PROTECTION	5,384,850.00	1,747,491.39	3,637,358.61	32.45	0.00
207-301-706.001	SHERIFF PROTECTION - OT	188,470.00	64,623.74	123,846.26	34.29	0.00
207-301-706.003	SHERIFF PROTECTION - MARINE PATROL	12,000.00	0.00	12,000.00	0.00	0.00
207-301-732.000	COPIER LEASE/USAGE	500.00	471.32	28.68	94.26	0.00
207-301-740.000	OPERATING SUPPLIES	47,000.00	5,515.46	41,484.54	11.74	0.00
207-301-775.000	MAINTENANCE SUPPLIES	5,000.00	477.03	4,522.97	9.54	0.00
207-301-802.000	ATTORNEY FEES	1,212.00	244.50	967.50	20.17	0.00
207-301-803.000	AUDIT FEES	4,200.00	4,100.00	100.00	97.62	0.00
207-301-807.000	DATA PROCESSING	4,000.00	1,973.33	2,026.67	49.33	0.00
207-301-851.000	TELEPHONE-DESK PHONES	4,300.00	0.00	4,300.00	0.00	0.00
207-301-910.000	PROPERTY INSURANCE	5,530.00	5,530.00	0.00	100.00	0.00
207-301-922.000	WATER	6,000.00	285.95	5,714.05	4.77	0.00
207-301-930.000	REPAIRS & MAINT.-BLDG	2,900.00	2,103.59	796.41	72.54	0.00
207-301-930.001	CUSTODIAL SERVICES	16,955.00	9,890.30	7,064.70	58.33	0.00
207-301-936.000	REPAIRS & MAINT-EQUIPMENT	4,000.00	0.00	4,000.00	0.00	0.00
207-301-941.000	RENT/UTILITIES TO GENERAL FUND	170,094.00	113,396.00	56,698.00	66.67	0.00
207-301-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	34,592.00	23,061.36	11,530.64	66.67	0.00
207-301-956.000	DUES & MISC	3,470.00	92.79	3,357.21	3.25	20.00
207-301-956.004	COFFEE & WATER SERVICE	2,500.00	433.66	2,066.34	17.35	0.00
207-301-964.003	TAX TRIBUNALS	4,000.00	0.00	4,000.00	0.00	0.00
207-301-965.470	CONTRIBUTION TO MUNICIPAL BUILDING FUND	10,094.50	10,094.50	0.00	100.00	0.00
207-301-975.000	CAPITAL OUTLAY-BLDGS	99,000.00	22,845.00	76,155.00	23.08	0.00
207-301-977.000	CAPITAL OUTLAY-EQUIPMENT	100,000.00	59,246.81	26,101.42	73.90	14,651.77
Total Dept 301 - SHERIFF'S DEPARTMENT		6,110,667.50	2,071,876.73	4,024,119.00	34.15	14,671.77
TOTAL EXPENDITURES		6,110,667.50	2,071,876.73	4,024,119.00	34.15	14,671.77
Fund 207 - SHERIFF FUND:						
TOTAL REVENUES		6,482,711.00	6,386,556.17	96,154.83	98.52	0.00
TOTAL EXPENDITURES		6,110,667.50	2,071,876.73	4,024,119.00	34.15	14,671.77
NET OF REVENUES & EXPENDITURES		372,043.50	4,314,679.44	(3,927,964.17)	1,155.78	(14,671.77)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
 PERIOD ENDING 08/31/2022
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 208 - PARKS/RECREATION FUND						
Revenues						
Dept 000						
208-000-403.000	CURRENT PROPERTY TAXES	1,890,823.00	1,876,515.86	14,307.14	99.24	0.00
208-000-403.001	LOCAL COMM STABILIZATION - PPT SHARE	12,544.00	15,318.90	(2,774.90)	122.12	0.00
208-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	7,980.00	7,843.42	136.58	98.29	0.00
208-000-437.000	INDUSTRIAL FACILITY TAX (IFT)	3,675.00	0.00	3,675.00	0.00	0.00
208-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	118.13	(118.13)	100.00	0.00
208-000-569.000	STATE GRANT	30,000.00	0.00	30,000.00	0.00	0.00
208-000-607.000	CHARGES FOR SERVICES	1,000.00	950.00	50.00	95.00	0.00
208-000-664.000	INTEREST EARNED	20,450.00	17,395.40	3,054.60	85.06	0.00
208-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(41,420.80)	41,420.80	100.00	0.00
208-000-668.001	RENTS - EXTERNAL	8,100.00	6,150.00	1,950.00	75.93	0.00
208-000-673.000	GAIN/LOSS ON SALE OF ASSETS	0.00	7,532.00	(7,532.00)	100.00	0.00
208-000-674.751	PRIVATE CONTRIBUTIONS - PARKS & REC	3,000.00	210.00	2,790.00	7.00	0.00
208-000-676.101	CONTRIBUTION FROM GENERAL FUND	136,000.00	0.00	136,000.00	0.00	0.00
208-000-677.000	PRIVATE GRANTS	0.00	30,000.00	(30,000.00)	100.00	0.00
208-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	0.00	5,271.30	(5,271.30)	100.00	0.00
208-000-690.000	INSURANCE RECOVERY - MMRMA CLAIMS	0.00	2,603.83	(2,603.83)	100.00	0.00
208-000-694.000	MISC INCOME	8,500.00	9,877.91	(1,377.91)	116.21	0.00
208-000-694.001	ORION CABLE COMMISSION 16%	0.00	3,743.16	(3,743.16)	100.00	0.00
208-000-694.002	P/R - WILDWOOD CONCESSIONS	7,000.00	0.00	7,000.00	0.00	0.00
208-000-695.000	RENTAL - PARKS/REC	129,000.00	105,272.00	23,728.00	81.61	0.00
208-000-695.002	SPONSORSHIP FOR WILDWOOD	0.00	2,250.00	(2,250.00)	100.00	0.00
208-000-695.004	PARK/REC - TRIPS/TOURS	3,000.00	2,788.00	212.00	92.93	0.00
208-000-695.006	PARK/REC - CAMP	44,150.00	18,872.87	25,277.13	42.75	0.00
208-000-695.009	PARK/REC - LEAGUES	222,450.00	200,475.50	21,974.50	90.12	0.00
208-000-695.011	PARK/REC - LESSONS	58,130.00	79,526.80	(21,396.80)	136.81	0.00
208-000-695.012	PARK/REC - SPECIAL EVENTS	16,700.00	14,923.60	1,776.40	89.36	0.00
208-000-695.015	PARK/REC - COMMUNITY GARDEN	640.00	740.00	(100.00)	115.63	0.00
208-000-695.020	PRIVATE CONTRIBUTIONS - PARK BANNER	3,000.00	2,750.00	250.00	91.67	0.00
208-000-695.025	PRIVATE CONTRIBUTION-COMM PROGRAM	24,500.00	23,050.00	1,450.00	94.08	0.00
208-000-695.305	PRIVATE CONTRIBUTION - MIRACLE FIELD	0.00	31,000.00	(31,000.00)	100.00	0.00
Total Dept 000		2,630,642.00	2,423,757.88	206,884.12	92.14	0.00
TOTAL REVENUES		2,630,642.00	2,423,757.88	206,884.12	92.14	0.00
Expenditures						
Dept 751 - PARKS & RECREATION DEPT						
208-751-702.000	SUPERVISORY SALARIES	164,994.92	106,250.04	58,744.88	64.40	0.00
208-751-703.000	NONSUPERVISORY SALARIES	634,072.62	326,619.16	307,453.46	51.51	0.00
208-751-704.000	ACCRUED PAYOUTS	3,000.00	4,966.06	(1,966.06)	165.54	0.00
208-751-713.000	OVERTIME	55,812.54	3,211.69	52,600.85	5.75	0.00
208-751-714.000	UNIFORMS	1,300.00	2,167.61	(867.61)	166.74	0.00
208-751-715.000	SOC SEC/MED	69,016.89	36,627.17	32,389.72	53.07	0.00
208-751-716.000	HOSPITALIZATION INSURANCE	174,654.00	107,105.02	67,548.98	61.32	0.00
208-751-716.001	HEALTH ALLOWANCE	5,000.00	6,833.36	(1,833.36)	136.67	0.00
208-751-716.002	PEHP - RETIREE MEDICAL PLAN	16,380.00	7,560.00	8,820.00	46.15	0.00
208-751-716.004	FSA ADMIN FEES	150.00	187.70	(37.70)	125.13	0.00
208-751-717.000	LIFE INSURANCE	2,600.00	1,498.45	1,101.55	57.63	0.00
208-751-718.000	PENSION	107,332.00	57,436.52	49,895.48	53.51	0.00
208-751-719.000	DISABILITY INSURANCE	7,756.00	5,162.87	2,593.13	66.57	0.00
208-751-722.000	WORKMEN'S COMP	18,300.00	3,366.17	14,933.83	18.39	0.00
208-751-724.000	DENTAL/VISION INSURANCE	23,868.00	14,722.60	9,145.40	61.68	0.00
208-751-727.000	OFFICE SUPPLIES	2,000.00	441.62	1,558.38	22.08	0.00

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GL NUMBER	DESCRIPTION	2022		YTD BALANCE	UNENCUMBERED	% BDGT	ENCUMBERED
		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)			
Fund 208 - PARKS/RECREATION FUND							
Expenditures							
208-751-728.000	POSTAGE	3,500.00		51.27	3,448.73	1.46	0.00
208-751-730.000	PRINTED FORMS	2,000.00		30.00	1,970.00	1.50	0.00
208-751-732.000	COPIER LEASE/USAGE	8,500.00		3,014.42	5,485.58	35.46	0.00
208-751-740.000	OPERATING SUPPLIES	13,000.00		9,623.92	3,376.08	74.03	0.00
208-751-741.000	SMALL TOOLS	5,500.00		1,973.51	3,526.49	35.88	0.00
208-751-775.000	MAINTENANCE SUPPLIES	0.00		534.70	(534.70)	100.00	0.00
208-751-775.100	MAINT SUPPLIES - CIVIC CENTER PARK	1,000.00		552.61	447.39	55.26	0.00
208-751-775.200	MAINT SUPPLIES - ORION CENTER	5,000.00		2,164.68	2,835.32	43.29	0.00
208-751-775.300	MAINT SUPPLIES - FRIENDSHIP PARK	6,500.00		3,862.69	2,637.31	59.43	0.00
208-751-775.400	MAINT SUPPLIES - WILDWOOD	2,000.00		583.22	1,416.78	29.16	0.00
208-751-775.500	MAINT SUPPLIES - CAMP AGAWAM	4,000.00		974.99	3,025.01	24.37	0.00
208-751-775.600	MAINT SUPPLIES - JESSE DECKER	1,500.00		0.00	1,500.00	0.00	0.00
208-751-775.672	MAINT SUPPLIES - ORION CTR	6,000.00		495.97	5,504.03	8.27	0.00
208-751-802.000	ATTORNEY FEES	8,000.00		6,892.50	1,107.50	86.16	0.00
208-751-806.000	CONTRACTUAL HELP	23,217.00		2,607.50	18,276.17	21.28	2,333.33
208-751-807.000	DATA PROCESSING	7,758.00		7,120.43	637.57	91.78	0.00
208-751-807.001	WEB SITE/INTERNET	11,500.00		7,105.17	4,394.83	61.78	0.00
208-751-810.001	ENGINEERING CONSULTANT	20,000.00		8,201.00	8,905.75	55.47	2,893.25
208-751-820.000	COMPUTER CONSULTANT	7,100.00		7,099.92	0.08	100.00	0.00
208-751-851.000	TELEPHONE-DESK PHONES	5,700.00		2,694.34	3,005.66	47.27	0.00
208-751-851.001	CELLULAR-PHONES/TABLETS	6,800.00		3,205.97	3,594.03	47.15	0.00
208-751-851.408	TELEPHONE - FRIENDSHIP PARK	750.00		0.00	750.00	0.00	0.00
208-751-851.672	TELEPHONE - ORION CTR	2,700.00		423.11	2,276.89	15.67	0.00
208-751-861.000	MILEAGE	500.00		119.92	380.08	23.98	0.00
208-751-863.000	TRAVEL ALLOWANCE	2,200.00		210.37	1,989.63	9.56	0.00
208-751-864.000	SENIOR TRIPS/TOURS	12,000.00		6,116.40	5,883.60	50.97	0.00
208-751-865.000	GASOLINE & OIL	19,500.00		12,497.15	7,002.85	64.09	0.00
208-751-881.006	CAMPS EXPENSE	21,000.00		8,794.84	12,205.16	41.88	0.00
208-751-881.009	LEAGUES	141,100.00		68,823.16	72,276.84	48.78	0.00
208-751-881.011	LESSONS	40,275.00		28,009.55	12,265.45	69.55	0.00
208-751-881.012	SPECIAL EVENTS	22,750.00		10,982.16	(2,232.16)	109.81	14,000.00
208-751-902.000	ADVERTISING	18,500.00		10,590.34	7,909.66	57.25	0.00
208-751-902.751	ADVERTISING - WILDWOOD	15,000.00		14,000.00	15,000.00	0.00	(14,000.00)
208-751-910.000	PROPERTY INSURANCE	13,000.00		17,625.50	(4,625.50)	135.58	0.00
208-751-911.000	LIABILITY INSURANCE	3,500.00		3,410.50	89.50	97.44	0.00
208-751-913.000	ERRORS & OMISSION	5,000.00		5,756.00	(756.00)	115.12	0.00
208-751-914.000	AUTO INSURANCE	5,750.00		7,649.50	(1,899.50)	133.03	0.00
208-751-917.000	IBNR INSURANCE DEDUCTIBLE	3,000.00		2,603.83	396.17	86.79	0.00
208-751-920.101	ELECTRIC - SHEARDY PAVILLION	3,750.00		1,559.61	2,190.39	41.59	0.00
208-751-920.102	ELECTRIC- CIV CEN BALLFIELD	1,500.00		119.89	1,380.11	7.99	0.00
208-751-920.103	ELECTRIC - CIV CEN SOCCER FIELDS	500.00		99.14	400.86	19.83	0.00
208-751-920.200	ELECTRIC - ORION CENTER	30,500.00		21,116.81	9,383.19	69.24	0.00
208-751-920.201	ELECTRIC - ORION CEN FIRE SUPPRESSION	3,000.00		103.23	2,896.77	3.44	0.00
208-751-920.301	ELECTRIC - FP - PORRIT BARN	3,000.00		151.93	2,848.07	5.06	0.00
208-751-920.302	ELECTRIC - FP - PICNIC SHELTER	3,500.00		218.04	3,281.96	6.23	0.00
208-751-920.303	ELECTRIC - FP - SUPPORT BLDG	3,500.00		2,304.83	1,195.17	65.85	0.00
208-751-920.304	ELECTRIC - FP - LAWN SPRINKLERS	1,500.00		243.34	1,256.66	16.22	0.00
208-751-920.401	ELECTRIC - WILDWD - BANDSHELL	2,200.00		131.60	2,068.40	5.98	0.00
208-751-920.402	ELECTRIC - WILDWD - PARKING	1,000.00		469.41	530.59	46.94	0.00
208-751-920.500	ELECTRIC-CAMP AGAWAM	1,000.00		0.00	1,000.00	0.00	0.00
208-751-920.502	ELECTRIC-CAMP AG-SERVICE RACK 1	2,250.00		102.73	2,147.27	4.57	0.00
208-751-920.503	ELECTRIC-CAMP AG-SERVICE RACK 2	2,250.00		1,244.87	1,005.13	55.33	0.00
208-751-920.505	ELECTRIC-CAMP AG-PETERSON LODGE	500.00		165.71	334.29	33.14	0.00
208-751-920.506	ELECTRIC-CAMP AG-RESTROOMS	500.00		2,074.64	(1,574.64)	414.93	0.00
208-751-920.508	ELECTRIC-CAMP AG-BAKER BUILDING	1,000.00		0.00	1,000.00	0.00	0.00
208-751-920.509	ELECTRIC-CAMP AG-ALBERICI LODGE	1,000.00		0.00	1,000.00	0.00	0.00

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GL NUMBER	DESCRIPTION	2022		YTD BALANCE	UNENCUMBERED	% BDGT	ENCUMBERED
		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)			
Fund 208 - PARKS/RECREATION FUND							
Expenditures							
208-751-921.200	NATURAL GAS - ORION CENTER	14,500.00		11,376.39	3,123.61	78.46	0.00
208-751-921.303	NATURAL GAS - FP - SUPPORT BLDG	6,700.00		2,585.85	4,114.15	38.59	0.00
208-751-921.500	NATURAL GAS - CAMP AGAWAM	0.00		45.57	(45.57)	100.00	0.00
208-751-921.501	NATURAL GAS - CAMP SQUARE	250.00		90.00	160.00	36.00	0.00
208-751-921.502	NATURAL GAS - CAMP-SERVICE RACK 1	250.00		90.00	160.00	36.00	0.00
208-751-921.504	NATURAL GAS - CAMP - MNTCE GARAGE	550.00		420.96	129.04	76.54	0.00
208-751-921.507	NATURAL GAS - CAMP - BIRCH GROVE LODGE	750.00		972.01	(222.01)	129.60	0.00
208-751-921.508	NATURAL GAS - CAMP - BAKER BUILDING	750.00		821.04	(71.04)	109.47	0.00
208-751-921.509	NATURAL GAS - CAMP - ALBERICI LODGE	750.00		891.55	(141.55)	118.87	0.00
208-751-922.100	WATER - CIVIC CENTER PARK	800.00		247.80	552.20	30.98	0.00
208-751-922.200	WATER - ORION CENTER	2,800.00		1,562.35	1,237.65	55.80	0.00
208-751-922.303	WATER - FP - SUPPORT BLDG	500.00		405.08	94.92	81.02	0.00
208-751-922.305	WATER - FP - MIRACLE FIELD	800.00		210.14	589.86	26.27	0.00
208-751-922.306	WATER - FP - RESTROOMS	500.00		239.02	260.98	47.80	0.00
208-751-922.400	WATER - WILDWOOD	800.00		0.00	800.00	0.00	0.00
208-751-923.200	SEWER - ORION CENTER	1,500.00		63.21	1,436.79	4.21	0.00
208-751-923.303	SEWER - FP - SUPPORT BUILDING	500.00		63.21	436.79	12.64	0.00
208-751-923.305	SEWER - FP - MIRACLE FIELD	500.00		63.21	436.79	12.64	0.00
208-751-923.306	SEWER - FP - RESTROOMS	500.00		63.21	436.79	12.64	0.00
208-751-923.400	SEWER - WILDWOOD	500.00		0.00	500.00	0.00	0.00
208-751-930.001	CUSTODIAL SERVICES	19,217.00		11,002.52	8,214.48	57.25	0.00
208-751-930.100	REPAIR & MAINT - CIVIC CENTER PARK	4,500.00		881.02	3,618.98	19.58	0.00
208-751-930.200	REPAIR & MAINT - ORION CENTER	43,100.00		31,120.57	11,979.43	72.21	0.00
208-751-930.300	REPAIR & MAINT - FRIENDSHIP PARK	34,500.00		29,635.96	4,864.04	85.90	0.00
208-751-930.305	REPAIR/MAINT - MIRACLE FIELD	3,000.00		24,639.69	(21,639.69)	821.32	0.00
208-751-930.400	REPAIR & MAINT - WILDWOOD	7,500.00		152.88	7,347.12	2.04	0.00
208-751-930.500	REPAIR & MAINT - CAMP AGAWAM	30,000.00		14,009.30	15,990.70	46.70	0.00
208-751-930.600	REPAIR & MAINT - JESSE DECKER	1,000.00		104.79	895.21	10.48	0.00
208-751-934.001	PARKS MAINTENANCE	54,200.00		17,657.08	36,542.92	32.58	0.00
208-751-934.002	SIDEWALK REPAIR	6,500.00		2,499.99	4,000.01	38.46	0.00
208-751-934.100	GROUNDS - CIVIC CEN PARK	30,000.00		15,279.91	(135,279.91)	550.93	150,000.00
208-751-934.200	GROUNDS - ORION CENTER	15,000.00		13,852.26	1,147.74	92.35	0.00
208-751-934.300	GROUNDS - FRIENDSHIP PARK	30,000.00		28,189.74	1,810.26	93.97	0.00
208-751-934.400	GROUNDS - WILDWOOD	12,500.00		6,756.83	5,743.17	54.05	0.00
208-751-934.500	GROUNDS - CAMP AGAWAM	58,500.00		31,217.10	27,282.90	53.36	0.00
208-751-934.600	GROUNDS - JESSE DECKER	10,000.00		8,645.50	1,354.50	86.46	0.00
208-751-935.000	REPAIRS & MAINT - VEHICLES	8,200.00		7,902.73	297.27	96.37	0.00
208-751-936.000	REPAIRS & MAINT-EQUIPMENT	6,500.00		7,079.53	(579.53)	108.92	0.00
208-751-940.000	EQUIPMENT RENTAL	5,000.00		2,436.72	2,563.28	48.73	0.00
208-751-951.000	PAINT CREEK TRAIL EXPENSES	32,500.00		21,096.00	11,404.00	64.91	0.00
208-751-951.001	POLLY ANN TRAIL EXPENSES	25,000.00		19,850.00	5,150.00	79.40	0.00
208-751-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	36,650.00		24,433.36	12,216.64	66.67	0.00
208-751-956.000	DUES & MISC	6,000.00		5,681.77	318.23	94.70	0.00
208-751-956.004	COFFEE & WATER SERVICE	1,000.00		2,043.55	(1,043.55)	204.36	0.00
208-751-957.000	EDUCATION & TRAINING	21,579.00		6,627.59	14,951.41	30.71	0.00
208-751-964.003	TAX TRIBUNALS	2,000.00		0.00	2,000.00	0.00	0.00
208-751-973.000	CAPITAL OUTLAY-PARKS	157,379.00		606,883.10	(711,526.80)	552.11	262,022.70
208-751-973.000-20PR003	C/O SEALCOAT ASPHALT SURFACES	35,000.00		1,764.50	33,235.50	5.04	0.00
208-751-973.000-21PR003	C/O-ORION CTR TRAIL HEAD PV	0.00		0.00	(7,572.00)	0.00	7,572.00
208-751-973.000-22PR005	C/O - ROAD RESURFACING	75,000.00		4,601.00	33,319.00	55.57	37,080.00
208-751-973.000-23PR001	C/O - WAYFINDING SIGNAGE/NETWRK	20,000.00		0.00	1,500.00	92.50	18,500.00
208-751-975.000	CAPITAL OUTLAY-BLDGS	25,000.00		0.00	25,000.00	0.00	0.00
208-751-975.000-20PR007	C/O CAMP AGAWAM VAULT TOILET	55,000.00		0.00	55,000.00	0.00	0.00
208-751-975.000-22PR001	C/O-WW AMPH SHELTER	47,000.00		47,000.00	0.00	100.00	0.00
208-751-977.000	CAPITAL OUTLAY-EQUIPMENT	113,800.00		84,038.00	29,762.00	73.85	0.00
208-751-977.000-22PR006	C/O - SECURITY UPGRADES	40,000.00		0.00	40,000.00	0.00	0.00

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE 08/31/2022 NORMAL (ABNORMAL)	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
Fund 208 - PARKS/RECREATION FUND						
Expenditures						
208-751-978.000	CAPITAL OUTLAY-VEHICLES	57,500.00	30,764.00	(111,322.39)	293.60	138,058.39
Total Dept 751 - PARKS & RECREATION DEPT		2,987,611.97	2,108,720.55	260,431.75	91.28	618,459.67
TOTAL EXPENDITURES		2,987,611.97	2,108,720.55	260,431.75	91.28	618,459.67
Fund 208 - PARKS/RECREATION FUND:						
TOTAL REVENUES		2,630,642.00	2,423,757.88	206,884.12	92.14	0.00
TOTAL EXPENDITURES		2,987,611.97	2,108,720.55	260,431.75	91.28	618,459.67
NET OF REVENUES & EXPENDITURES		(356,969.97)	315,037.33	(53,547.63)	85.00	(618,459.67)

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			08/31/2022 (ABNORMAL)			
Fund 247 - CORRIDOR IMPROVEMENT AUTHORITY						
Revenues						
Dept 000						
247-000-403.000	CURRENT PROPERTY TAXES	200,306.00	195,797.98	4,508.02	97.75	0.00
247-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	2,080.10	(2,080.10)	100.00	0.00
247-000-664.000	INTEREST EARNED	0.00	1,666.06	(1,666.06)	100.00	0.00
247-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(4,878.02)	4,878.02	100.00	0.00
247-000-673.000	GAIN/LOSS ON SALE OF ASSETS	269,725.00	0.00	269,725.00	0.00	0.00
247-000-676.101	CONTRIBUTION FROM GENERAL FUND	350,000.00	0.00	350,000.00	0.00	0.00
Total Dept 000		820,031.00	194,666.12	625,364.88	23.74	0.00
TOTAL REVENUES		820,031.00	194,666.12	625,364.88	23.74	0.00
Expenditures						
Dept 751 - PARKS & RECREATION DEPT						
247-751-802.000	ATTORNEY FEES	400.00	360.00	40.00	90.00	0.00
247-751-974.000	CAPITAL OUTLAY- GROUNDS	245,654.67	42,108.39	137,832.33	43.89	65,713.95
247-751-992.000	NOTE PRINCIPAL EXPENSE	438,450.30	438,450.30	0.00	100.00	0.00
247-751-996.000	INTEREST EXPENSE	50,718.03	50,718.03	0.00	100.00	0.00
Total Dept 751 - PARKS & RECREATION DEPT		735,223.00	531,636.72	137,872.33	81.25	65,713.95
TOTAL EXPENDITURES		735,223.00	531,636.72	137,872.33	81.25	65,713.95
Fund 247 - CORRIDOR IMPROVEMENT AUTHORITY:						
TOTAL REVENUES		820,031.00	194,666.12	625,364.88	23.74	0.00
TOTAL EXPENDITURES		735,223.00	531,636.72	137,872.33	81.25	65,713.95
NET OF REVENUES & EXPENDITURES		84,808.00	(336,970.60)	487,492.55	474.82	(65,713.95)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022		YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
		AMENDED BUDGET	NORMAL	08/31/2022 (ABNORMAL)			
Fund 249 - BUILDING DEPARTMENT FUND							
Revenues							
Dept 000							
249-000-481.000	PERMITS - BUILDING	800,000.00		1,190,724.50	(390,724.50)	148.84	0.00
249-000-481.001	PERMITS - VILLAGE	28,000.00		23,862.00	4,138.00	85.22	0.00
249-000-481.002	BUILDING REINSPECTION FEES - VILLAGE	1,000.00		180.00	820.00	18.00	0.00
249-000-481.004	BUILDING REINSPECTION FEES - TOWNSHIP	10,000.00		6,900.00	3,100.00	69.00	0.00
249-000-482.000	CHARGES FOR SERVICES - APPLICATION FEES	60,000.00		58,250.00	1,750.00	97.08	0.00
249-000-482.001	CHARGES FOR SERVICES - PLAN REVIEW FEES	95,000.00		127,085.00	(32,085.00)	133.77	0.00
249-000-483.000	LICENSE - BUILDING TRADES	10,000.00		8,905.00	1,095.00	89.05	0.00
249-000-485.000	PERMITS - FIRE ALARM & SUPPRESSION	10,000.00		24,835.40	(14,835.40)	248.35	0.00
249-000-512.000	PERMITS - SOIL EROSON	40,000.00		40,850.00	(850.00)	102.13	0.00
249-000-607.000	CHARGES FOR SERVICES	0.00		1,557.31	(1,557.31)	100.00	0.00
249-000-637.000	SERVICES RENDERED - DIGITAL IMAGING FEES	0.00		850.00	(850.00)	100.00	0.00
249-000-664.000	INTEREST EARNED	0.00		12,807.95	(12,807.95)	100.00	0.00
249-000-665.000	INVESTMENTS GAIN & LOSSES	0.00		(34,862.11)	34,862.11	100.00	0.00
249-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	0.00		1,304.80	(1,304.80)	100.00	0.00
249-000-694.000	MISC INCOME	0.00		925.57	(925.57)	100.00	0.00
Total Dept 000		1,054,000.00		1,464,175.42	(410,175.42)	138.92	0.00
TOTAL REVENUES		1,054,000.00		1,464,175.42	(410,175.42)	138.92	0.00
Expenditures							
Dept 371 - BUILDING DEPARTMENT							
249-371-702.000	SUPERVISORY SALARIES	96,000.00		62,769.27	33,230.73	65.38	0.00
249-371-703.000	NONSUPERVISORY SALARIES	326,991.80		154,282.69	172,709.11	47.18	0.00
249-371-704.000	ACCRUED PAYOUTS	1,000.00		812.97	187.03	81.30	0.00
249-371-705.000	PER DIEM FEES	400.00		200.00	200.00	50.00	0.00
249-371-713.000	OVERTIME	30,699.58		7,339.11	23,360.47	23.91	0.00
249-371-714.000	UNIFORMS	500.00		293.00	207.00	58.60	0.00
249-371-715.000	SOC SEC/MED	36,856.11		18,305.14	18,550.97	49.67	0.00
249-371-716.000	HOSPITALIZATION INSURANCE	96,952.00		41,680.49	55,271.51	42.99	0.00
249-371-716.001	HEALTH ALLOWANCE	5,000.00		3,333.36	1,666.64	66.67	0.00
249-371-716.002	PEHP - RETIREE MEDICAL PLAN	8,190.00		3,780.00	4,410.00	46.15	0.00
249-371-716.004	FSA ADMIN FEES	115.00		79.43	35.57	69.07	0.00
249-371-717.000	LIFE INSURANCE	1,300.00		990.77	309.23	76.21	0.00
249-371-718.000	PENSION	63,796.69		27,633.93	36,162.76	43.32	0.00
249-371-719.000	DISABILITY INSURANCE	4,330.00		2,308.93	2,021.07	53.32	0.00
249-371-722.000	WORKMEN'S COMP	2,000.00		604.83	1,395.17	30.24	0.00
249-371-724.000	DENTAL/VISION INSURANCE	11,935.00		5,705.45	6,229.55	47.80	0.00
249-371-727.000	OFFICE SUPPLIES	3,000.00		1,855.24	1,144.76	61.84	0.00
249-371-728.000	POSTAGE	2,000.00		1,072.68	927.32	53.63	0.00
249-371-730.000	PRINTED FORMS	3,000.00		302.97	2,697.03	10.10	0.00
249-371-740.000	OPERATING SUPPLIES	8,000.00		3,233.94	4,766.06	40.42	0.00
249-371-802.000	ATTORNEY FEES	1,000.00		180.00	820.00	18.00	0.00
249-371-803.000	AUDIT FEES	8,500.00		8,380.00	120.00	98.59	0.00
249-371-805.000	VILLAGE INSPECTION FEES	1,000.00		0.00	1,000.00	0.00	0.00
249-371-806.000	CONTRACTUAL HELP	166,500.00		126,956.00	39,544.00	76.25	0.00
249-371-807.000	DATA PROCESSING	20,500.00		17,774.83	2,725.17	86.71	0.00
249-371-817.000	FIRE SUPPRESSION CONSULTANT	15,485.00		14,552.50	932.50	93.98	0.00
249-371-820.000	COMPUTER CONSULTANT	24,400.00		5,540.40	18,859.60	22.71	0.00
249-371-851.000	TELEPHONE-DESK PHONES	8,000.00		1,213.20	6,786.80	15.17	0.00
249-371-851.001	CELLULAR-PHONES/TABLETS	3,300.00		2,385.22	914.78	72.28	0.00
249-371-861.000	MILEAGE	500.00		0.00	500.00	0.00	0.00
249-371-863.000	TRAVEL ALLOWANCE	3,000.00		0.00	3,000.00	0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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			08/31/2022 NORMAL (ABNORMAL)			
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-371-865.000	GASOLINE & OIL	7,000.00	123.48	6,876.52	1.76	0.00
249-371-911.000	LIABILITY INSURANCE	2,200.00	1,582.50	617.50	71.93	0.00
249-371-913.000	ERRORS & OMISSION	3,300.00	3,139.00	161.00	95.12	0.00
249-371-914.000	AUTO INSURANCE	3,520.00	3,402.50	117.50	96.66	0.00
249-371-930.001	CUSTODIAL SERVICES	6,127.00	3,573.99	2,553.01	58.33	0.00
249-371-935.000	REPAIRS & MAINT.-VEHICLES	2,500.00	1,883.41	616.59	75.34	0.00
249-371-935.001	AUTO LEASING	25,000.00	4,931.81	20,068.19	19.73	0.00
249-371-941.000	RENT/UTILITIES TO GENERAL FUND	219,665.00	146,443.36	73,221.64	66.67	0.00
249-371-956.000	DUES & MISC	3,000.00	2,298.61	701.39	76.62	0.00
249-371-956.001	EMPLOYEE DEVELOPMENT	200.00	101.47	98.53	50.74	0.00
249-371-957.000	EDUCATION & TRAINING	9,215.00	4,113.15	5,101.85	44.64	0.00
249-371-958.000	BANK/CREDIT CARD FEES	5,000.00	0.00	5,000.00	0.00	0.00
249-371-977.000	CAPITAL OUTLAY-EQUIPMENT	27,322.19	17,773.09	9,549.10	65.05	0.00
249-371-978.000	CAPITAL OUTLAY-VEHICLES	28,917.20	28,917.20	0.00	100.00	0.00
Total Dept 371 - BUILDING DEPARTMENT		1,297,217.57	731,849.92	565,367.65	56.42	0.00
TOTAL EXPENDITURES		1,297,217.57	731,849.92	565,367.65	56.42	0.00
Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		1,054,000.00	1,464,175.42	(410,175.42)	138.92	0.00
TOTAL EXPENDITURES		1,297,217.57	731,849.92	565,367.65	56.42	0.00
NET OF REVENUES & EXPENDITURES		(243,217.57)	732,325.50	(975,543.07)	301.10	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE 08/31/2022		UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			NORMAL	(ABNORMAL)			
Fund 370 - MUNICIPAL BUILDING DEBT FUND							
Revenues							
Dept 000							
370-000-676.101	CONTRIBUTION FROM GENERAL FUND	484,117.00		0.00	484,117.00	0.00	0.00
370-000-676.417	CONTRIBUTION FROM HOST FEE FUND	550,000.00		0.00	550,000.00	0.00	0.00
Total Dept 000		1,034,117.00		0.00	1,034,117.00	0.00	0.00
TOTAL REVENUES		1,034,117.00		0.00	1,034,117.00	0.00	0.00
Expenditures							
Dept 277 - MUNICIPAL BUILDING DEBT DEPARTMENT							
370-277-991.470	BOND PRINCIPAL - MUNICIPAL BUILDING	560,000.00		560,000.00	0.00	100.00	0.00
370-277-992.470	INTEREST EXPENSE-MUNICIPAL COMPLEX BOND	411,075.00		211,137.50	199,937.50	51.36	0.00
370-277-993.470	PAYING AGENT FEES	1,500.00		1,000.00	500.00	66.67	0.00
Total Dept 277 - MUNICIPAL BUILDING DEBT DEPARTMENT		972,575.00		772,137.50	200,437.50	79.39	0.00
TOTAL EXPENDITURES		972,575.00		772,137.50	200,437.50	79.39	0.00
Fund 370 - MUNICIPAL BUILDING DEBT FUND:							
TOTAL REVENUES		1,034,117.00		0.00	1,034,117.00	0.00	0.00
TOTAL EXPENDITURES		972,575.00		772,137.50	200,437.50	79.39	0.00
NET OF REVENUES & EXPENDITURES		61,542.00		(772,137.50)	833,679.50	1,254.65	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 (ABNORMAL)			
Fund 401 - GENERAL CAPITAL IMPROVEMENT						
Revenues						
Dept 000						
401-000-664.000	INTEREST EARNED	0.00	637.29	(637.29)	100.00	0.00
401-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(4,337.75)	4,337.75	100.00	0.00
401-000-673.000	GAIN/LOSS ON SALE OF ASSETS	270,000.00	0.00	270,000.00	0.00	0.00
401-000-674.000	PRIVATE CONTRIBUTIONS AND DONATIONS	0.00	2,428.57	(2,428.57)	100.00	0.00
Total Dept 000		270,000.00	(1,271.89)	271,271.89	(0.47)	0.00
TOTAL REVENUES		270,000.00	(1,271.89)	271,271.89	(0.47)	0.00
Expenditures						
Dept 958 - CAPITAL OUTLAY						
401-958-965.101	CONTRIBUTION TO GENERAL FUND	120,000.00	0.00	120,000.00	0.00	0.00
401-958-972.000	CAPITAL OUTLAY-LAND	150,000.00	0.00	150,000.00	0.00	0.00
401-958-974.000	CAPITAL OUTLAY- GROUND	50,000.00	23,767.90	26,232.10	47.54	0.00
401-958-980.000	CAPITAL OUTLAY-ROADS	160,000.00	157,985.52	2,014.48	98.74	0.00
Total Dept 958 - CAPITAL OUTLAY		480,000.00	181,753.42	298,246.58	37.87	0.00
TOTAL EXPENDITURES		480,000.00	181,753.42	298,246.58	37.87	0.00
Fund 401 - GENERAL CAPITAL IMPROVEMENT:						
TOTAL REVENUES		270,000.00	(1,271.89)	271,271.89	0.47	0.00
TOTAL EXPENDITURES		480,000.00	181,753.42	298,246.58	37.87	0.00
NET OF REVENUES & EXPENDITURES		(210,000.00)	(183,025.31)	(26,974.69)	87.15	0.00

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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		YTD BALANCE					
GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	08/31/2022 NORMAL (ABNORMAL)	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE	
Fund 402 - SAFETY PATH							
Revenues							
Dept 000							
402-000-403.000	CURRENT PROPERTY TAXES	433,255.00	429,972.92	3,282.08	99.24		0.00
402-000-403.001	LOCAL COMM STABILIZATION - PPT SHARE	3,722.00	3,510.87	211.13	94.33		0.00
402-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	1,750.00	1,797.35	(47.35)	102.71		0.00
402-000-449.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS	0.00	27.10	(27.10)	100.00		0.00
402-000-486.000	LOCAL COMM STABILIZATION - ROW METRO ACT	15,500.00	28,114.23	(12,614.23)	181.38		0.00
402-000-569.000	STATE GRANT	0.00	45,380.54	(45,380.54)	100.00		0.00
402-000-664.000	INTEREST EARNED	7,000.00	3,098.41	3,901.59	44.26		0.00
402-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(8,669.54)	8,669.54	100.00		0.00
402-000-674.000	PRIVATE CONTRIBUTIONS AND DONATIONS	10,000.00	43,264.34	(33,264.34)	432.64		0.00
402-000-694.000	MISC INCOME	0.00	400.00	(400.00)	100.00		0.00
Total Dept 000		471,227.00	546,896.22	(75,669.22)	116.06		0.00
TOTAL REVENUES		471,227.00	546,896.22	(75,669.22)	116.06		0.00
Expenditures							
Dept 751 - PARKS & RECREATION DEPT							
402-751-703.000	NONSUPERVISORY SALARIES	90,243.35	23,381.27	66,862.08	25.91		0.00
402-751-713.000	OVERTIME	2,040.43	6.69	2,033.74	0.33		0.00
402-751-715.000	SOC SEC/MED	7,235.58	1,586.79	5,648.79	21.93		0.00
402-751-716.000	HOSPITALIZATION INSURANCE	15,000.00	1,469.20	13,530.80	9.79		0.00
402-751-716.001	HEALTH ALLOWANCE	5,000.00	500.00	4,500.00	10.00		0.00
402-751-716.002	PEHP - RETIREE MEDICAL PLAN	1,260.00	0.00	1,260.00	0.00		0.00
402-751-717.000	LIFE INSURANCE	200.00	72.44	127.56	36.22		0.00
402-751-718.000	PENSION	5,782.27	1,148.26	4,634.01	19.86		0.00
402-751-719.000	DISABILITY INSURANCE	752.00	219.11	532.89	29.14		0.00
402-751-724.000	DENTAL/VISION INSURANCE	1,836.00	736.10	1,099.90	40.09		0.00
402-751-740.000	OPERATING SUPPLIES	1,500.00	271.24	1,228.76	18.08		0.00
402-751-741.000	SMALL TOOLS	2,500.00	836.17	1,663.83	33.45		0.00
402-751-806.000	CONTRACTUAL HELP	0.00	0.00	(1,166.67)	0.00		1,166.67
402-751-811.000-22PR007	ENGINEERING-CAPITALIZED-BOARDWALK REPAIR	12,500.00	12,805.65	(305.65)	102.45		0.00
402-751-811.000-22PR008	ENGINEERING-CAPITALIZED-RETAINING WALL	15,000.00	2,400.50	0.00	100.00		12,599.50
402-751-934.000	GROUNDS MAINTENANCE	1,000.00	83.32	916.68	8.33		0.00
402-751-934.003	SAFETY PATH REPAIRS	182,326.00	105,948.75	31,743.10	82.59		44,634.15
402-751-934.004	SAFETY PATH MOWING	6,500.00	3,916.60	2,583.40	60.26		0.00
402-751-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	11,528.00	7,685.36	3,842.64	66.67		0.00
402-751-956.000	DUES & MISC	4,905.00	30.00	4,875.00	0.61		0.00
402-751-965.004	FUTURE MAINTENANCE	64,988.00	136.94	64,851.06	0.21		0.00
402-751-972.000	CAPITAL OUTLAY-LAND	50,000.00	0.00	50,000.00	0.00		0.00
402-751-977.000	CAPITAL OUTLAY-EQUIPMENT	12,750.00	0.00	12,750.00	0.00		0.00
402-751-982.000	CAPITAL OUTLAY-SAFETY PATH	30,000.00	0.00	30,000.00	0.00		0.00
402-751-982.000-19SP001	C/O SP SAFE ROUTE TO SCHOOL	45,000.00	31,716.00	13,284.00	70.48		0.00
Total Dept 751 - PARKS & RECREATION DEPT		569,846.63	194,950.39	316,495.92	44.46		58,400.32
TOTAL EXPENDITURES		569,846.63	194,950.39	316,495.92	44.46		58,400.32
Fund 402 - SAFETY PATH:							
TOTAL REVENUES		471,227.00	546,896.22	(75,669.22)	116.06		0.00
TOTAL EXPENDITURES		569,846.63	194,950.39	316,495.92	44.46		58,400.32

GL NUMBER	DESCRIPTION	YTD BALANCE		UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
		2022 AMENDED BUDGET	08/31/2022 NORMAL (ABNORMAL)			
Fund 402 - SAFETY PATH						
NET OF REVENUES & EXPENDITURES		(98,619.63)	351,945.83	(392,165.14)	297.65	(58,400.32)

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 417 - HOST FEE						
Revenues						
Dept 000						
417-000-584.001	USE FEE - EAGLE VALLEY-HOST FEES	550,000.00	404,538.66	145,461.34	73.55	0.00
417-000-664.000	INTEREST EARNED	0.00	4,796.77	(4,796.77)	100.00	0.00
417-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(13,798.16)	13,798.16	100.00	0.00
Total Dept 000		550,000.00	395,537.27	154,462.73	71.92	0.00
TOTAL REVENUES		550,000.00	395,537.27	154,462.73	71.92	0.00
Expenditures						
Dept 526 - SANITARY LANDFILL DEPARTMENT						
417-526-965.101	CONTRIBUTION TO GENERAL FUND	86,103.00	0.00	86,103.00	0.00	0.00
417-526-965.370	CONTRIBUTION TO MUNICIPAL DEBT FUND	550,000.00	0.00	550,000.00	0.00	0.00
Total Dept 526 - SANITARY LANDFILL DEPARTMENT		636,103.00	0.00	636,103.00	0.00	0.00
TOTAL EXPENDITURES		636,103.00	0.00	636,103.00	0.00	0.00
Fund 417 - HOST FEE:						
TOTAL REVENUES		550,000.00	395,537.27	154,462.73	71.92	0.00
TOTAL EXPENDITURES		636,103.00	0.00	636,103.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		(86,103.00)	395,537.27	(481,640.27)	459.38	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 470 - MUNICIPAL BUILDING FUND						
Revenues						
Dept 000						
470-000-664.000	INTEREST EARNED	4,731.93	7,931.31	(3,199.38)	167.61	0.00
470-000-674.001	CONTRIBUTIONS-COST SHARING	350,000.00	350,000.00	0.00	100.00	0.00
470-000-676.101	CONTRIBUTION FROM GENERAL FUND	0.00	150,000.00	(150,000.00)	100.00	0.00
470-000-676.207	CONTRIBUTION FROM POLICE FUND	10,094.50	10,094.50	0.00	100.00	0.00
470-000-677.000	PRIVATE GRANTS	43,000.00	43,000.00	0.00	100.00	0.00
Total Dept 000		407,826.43	561,025.81	(153,199.38)	137.56	0.00
TOTAL REVENUES		407,826.43	561,025.81	(153,199.38)	137.56	0.00
Expenditures						
Dept 958 - CAPITAL OUTLAY						
470-958-806.000	CONTRACTUAL HELP	4,400.00	4,400.00	0.00	100.00	0.00
470-958-958.000	BANK/CREDIT CARD FEES	1,000.00	534.59	465.41	53.46	0.00
470-958-974.000	CAPITAL OUTLAY- GROUND	358,400.00	44,880.00	(1,900.00)	100.53	315,420.00
470-958-975.001	CAPITAL OUTLAY-CONSTRUCTION SERVICES	416,876.00	269,016.91	147,746.09	64.56	113.00
470-958-975.003	CAPITAL OUTLAY-BLDGS-ENGINEERING SERVICE	7,004.50	7,004.50	0.00	100.00	0.00
470-958-977.001	CAPITAL OUTLAY-OWNER PROCURED	433,155.04	355,004.15	74,179.14	82.87	3,971.75
470-958-980.000	CAPITAL OUTLAY-ROADS	1,214,919.20	1,184,606.37	(45,160.00)	103.72	75,472.83
Total Dept 958 - CAPITAL OUTLAY		2,435,754.74	1,865,446.52	175,330.64	92.80	394,977.58
TOTAL EXPENDITURES		2,435,754.74	1,865,446.52	175,330.64	92.80	394,977.58
Fund 470 - MUNICIPAL BUILDING FUND:						
TOTAL REVENUES		407,826.43	561,025.81	(153,199.38)	137.56	0.00
TOTAL EXPENDITURES		2,435,754.74	1,865,446.52	175,330.64	92.80	394,977.58
NET OF REVENUES & EXPENDITURES		(2,027,928.31)	(1,304,420.71)	(328,530.02)	83.80	(394,977.58)

REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 592 - WATER & SEWER						
Revenues						
Dept 000						
592-000-455.000	LICENSES & PERMITS	8,500.00	5,550.00	2,950.00	65.29	0.00
592-000-482.001	CHARGES FOR SERVICES - PLAN REVIEW FEES	11,025.00	3,000.00	8,025.00	27.21	0.00
592-000-486.000	LOCAL COMM STABILIZATION - ROW METRO ACT	500.00	0.00	500.00	0.00	0.00
592-000-607.000	CHARGES FOR SERVICES	40,000.00	0.00	40,000.00	0.00	0.00
592-000-608.000	WATER TAP IN CHARGES	290,000.00	220,482.93	69,517.07	76.03	0.00
592-000-628.000	SEWER USAGE	4,500,000.00	2,864,870.20	1,635,129.80	63.66	0.00
592-000-629.000	SEWER USAGE - GM	250,000.00	81,369.12	168,630.88	32.55	0.00
592-000-630.000	WATER USAGE	4,760,000.00	2,451,654.44	2,308,345.56	51.51	0.00
592-000-631.000	WATER USAGE - GM	405,000.00	134,495.10	270,504.90	33.21	0.00
592-000-631.001	WATER USAGE - VILLAGE	475,000.00	257,789.30	217,210.70	54.27	0.00
592-000-632.001	CHARGES FOR SERVICES-WATER	2,000.00	2,809.04	(809.04)	140.45	0.00
592-000-664.000	INTEREST EARNED	375,000.00	109,640.67	265,359.33	29.24	0.00
592-000-664.247	INTEREST - CIA	178,500.00	16,418.40	162,081.60	9.20	0.00
592-000-665.000	INVESTMENTS GAIN & LOSSES	0.00	(452,152.22)	452,152.22	100.00	0.00
592-000-666.000	INTEREST ON LT W/S CONTRACTS	14,000.00	(15,173.18)	29,173.18	(108.38)	0.00
592-000-673.000	GAIN/LOSS ON SALE OF ASSETS	20,000.00	0.00	20,000.00	0.00	0.00
592-000-674.000	PRIVATE CONTRIBUTIONS AND DONATIONS	500,000.00	0.00	500,000.00	0.00	0.00
592-000-677.000	PRIVATE GRANTS	0.00	350.00	(350.00)	100.00	0.00
592-000-687.000	REINBURSEMENT -MMRMA REFUND DISTRIBUTION	8,000.00	9,427.76	(1,427.76)	117.85	0.00
592-000-693.000	PENALTY FEES - SEWER	60,000.00	178,838.84	(118,838.84)	298.06	0.00
592-000-693.001	PENALTY FEES-WATER	50,000.00	101,724.58	(51,724.58)	203.45	0.00
592-000-694.000	BILL ADJUSTMENTS	5,000.00	2,525.25	2,474.75	50.51	0.00
592-000-694.592	MISC-W/S	0.00	1,312.93	(1,312.93)	100.00	0.00
592-000-696.000	SEWER CAPITAL - CONNECTION FEES	300,000.00	371,586.00	(71,586.00)	123.86	0.00
592-000-696.001	WATER CAPITAL - CONNECTION FEES	300,000.00	314,650.00	(14,650.00)	104.88	0.00
592-000-697.000	SEWER LATERAL-CONNECTION FEES	80,000.00	95,961.20	(15,961.20)	119.95	0.00
592-000-697.001	WATER LATERAL-CONNECTION FEES	31,000.00	15,792.00	15,208.00	50.94	0.00
Total Dept 000		12,663,525.00	6,772,922.36	5,890,602.64	53.48	0.00
TOTAL REVENUES		12,663,525.00	6,772,922.36	5,890,602.64	53.48	0.00
Expenditures						
Dept 248 - GENERAL GOV'T ACTIVITIES						
592-248-702.000	SUPERVISORY SALARIES	178,000.00	116,384.55	61,615.45	65.38	0.00
592-248-703.000	NONSUPERVISORY SALARIES	748,449.74	422,897.82	325,551.92	56.50	0.00
592-248-704.000	ACCRUED PAYOUTS	5,000.00	(28,879.79)	33,879.79	(577.60)	0.00
592-248-713.000	OVERTIME	65,844.77	21,213.85	44,630.92	32.22	0.00
592-248-714.000	UNIFORMS & MEALS	16,000.00	5,830.21	10,169.79	36.44	0.00
592-248-715.000	SOC SEC/MED	81,827.83	44,654.50	37,173.33	54.57	0.00
592-248-716.000	HOSPITALIZATION INSURANCE	205,200.00	138,688.27	66,511.73	67.59	0.00
592-248-716.001	HEALTH ALLOWANCE	15,000.00	10,000.08	4,999.92	66.67	0.00
592-248-716.002	PEHP - RETIREE MEDICAL PLAN	17,640.00	9,870.00	7,770.00	55.95	0.00
592-248-716.004	FSA ADMIN FEES	1,200.00	228.40	971.60	19.03	0.00
592-248-717.000	LIFE INSURANCE	2,800.00	1,728.57	1,071.43	61.73	0.00
592-248-718.000	PENSION	139,316.53	67,451.59	71,864.94	48.42	0.00
592-248-719.000	DISABILITY INSURANCE	9,100.00	6,286.61	2,813.39	69.08	0.00
592-248-722.000	WORKMEN'S COMP	23,000.00	5,264.01	17,735.99	22.89	0.00
592-248-723.000	LONGEVITY	6,664.25	4,854.50	1,809.75	72.84	0.00
592-248-724.000	DENTAL/VISION INSURANCE	25,704.00	16,992.75	8,711.25	66.11	0.00
592-248-727.000	OFFICE SUPPLIES	6,000.00	0.00	6,000.00	0.00	0.00
592-248-728.000	POSTAGE	65,000.00	24,137.48	40,862.52	37.13	0.00
592-248-730.000	PRINTED FORMS	14,200.00	0.00	14,200.00	0.00	0.00

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			08/31/2022 (ABNORMAL)			
Fund 592 - WATER & SEWER						
Expenditures						
592-248-732.000	COPIER LEASE/USAGE	5,000.00	0.00	5,000.00	0.00	0.00
592-248-740.000	OPERATING SUPPLIES	29,000.00	13,721.57	15,278.43	47.32	0.00
592-248-741.000	SMALL TOOLS	11,000.00	1,324.29	9,675.71	12.04	0.00
592-248-802.000	ATTORNEY FEES	11,000.00	3,781.50	7,218.50	34.38	0.00
592-248-803.000	AUDIT FEES	16,000.00	12,040.00	3,960.00	75.25	0.00
592-248-806.000	CONTRACTUAL HELP	149,483.00	25,759.12	113,723.88	23.92	10,000.00
592-248-807.000	DATA PROCESSING	8,000.00	7,590.31	409.69	94.88	0.00
592-248-807.001	WEB SITE/INTERNET	3,500.00	2,677.99	822.01	76.51	0.00
592-248-811.001	ENGINEER FEES-NOT CAPITALIZED	20,000.00	4,842.50	15,157.50	24.21	0.00
592-248-820.000	COMPUTER CONSULTANT	9,000.00	4,719.60	4,280.40	52.44	0.00
592-248-851.000	TELEPHONE-DESK PHONES	10,000.00	1,473.68	8,526.32	14.74	0.00
592-248-851.001	CELLULAR-PHONES/TABLETS	5,000.00	4,390.13	609.87	87.80	0.00
592-248-861.000	MILEAGE	1,000.00	168.79	831.21	16.88	0.00
592-248-863.000	TRAVEL ALLOWANCE	6,000.00	0.00	6,000.00	0.00	0.00
592-248-865.000	GASOLINE & OIL	40,000.00	31,107.02	8,892.98	77.77	0.00
592-248-901.000	LEGAL NOTICE	100.00	0.00	100.00	0.00	0.00
592-248-910.000	PROPERTY INSURANCE	9,000.00	8,850.50	149.50	98.34	0.00
592-248-911.000	LIABILITY INSURANCE	30,000.00	15,472.00	14,528.00	51.57	0.00
592-248-913.000	ERRORS & OMISSION	37,000.00	25,893.00	11,107.00	69.98	0.00
592-248-914.000	AUTO INSURANCE	8,000.00	5,583.50	2,416.50	69.79	0.00
592-248-920.000	ELECTRIC-DPS 2685 JOSLYN	12,000.00	8,628.77	3,371.23	71.91	0.00
592-248-921.000	NATURAL GAS-DPS BLDG 2685 JOSLYN	7,500.00	6,086.08	1,413.92	81.15	0.00
592-248-922.000	WATER	800.00	367.21	432.79	45.90	0.00
592-248-930.000	REPAIRS & MAINT.-BLDG	5,000.00	2,999.22	2,000.78	59.98	0.00
592-248-930.001	CUSTODIAL SERVICES	15,001.00	8,750.56	6,250.44	58.33	0.00
592-248-935.000	REPAIRS & MAINT.-VEHICLES	10,000.00	2,288.27	7,711.73	22.88	0.00
592-248-936.000	REPAIRS & MAINT-EQUIPMENT	13,000.00	4,290.97	8,709.03	33.01	0.00
592-248-941.000	RENT/UTILITIES TO GENERAL FUND	94,358.00	62,905.36	31,452.64	66.67	0.00
592-248-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	82,058.00	54,705.36	27,352.64	66.67	0.00
592-248-956.000	DUES & MISC	7,000.00	5,085.58	1,914.42	72.65	0.00
592-248-956.001	EMPLOYEE DEVELOPMENT	500.00	85.36	414.64	17.07	0.00
592-248-956.004	COFFEE & WATER SERVICE	800.00	183.45	616.55	22.93	0.00
592-248-957.000	EDUCATION & TRAINING	5,500.00	3,134.33	2,365.67	56.99	0.00
592-248-958.000	BANK/CREDIT CARD FEES	14,000.00	1,905.06	12,094.94	13.61	0.00
592-248-975.000	CAPITAL OUTLAY-BLDGS	10,000.00	9,731.97	268.03	97.32	0.00
592-248-977.000	CAPITAL OUTLAY-EQUIPMENT	14,881.46	7,352.94	7,528.52	49.41	0.00
592-248-978.000	CAPITAL OUTLAY-VEHICLES	30,000.00	0.00	30,000.00	0.00	0.00
Total Dept 248 - GENERAL GOV'T ACTIVITIES		2,356,428.58	1,215,499.39	1,130,929.19	52.01	10,000.00
Dept 548 - SEWER DEPARTMENT						
592-548-740.000	OPERATING SUPPLIES	19,000.00	474.39	18,525.61	2.50	0.00
592-548-806.000	CONTRACTUAL HELP	18,000.00	0.00	4,050.00	77.50	13,950.00
592-548-811.001	ENGINEER FEES-NOT CAPITALIZED	50,000.00	652.50	49,347.50	1.31	0.00
592-548-920.011	ELECTRIC-LIFT 4882 BALDWIN	28,800.00	1,950.80	26,849.20	6.77	0.00
592-548-920.012	ELECTRIC-LIFT 248 BARRINGTON	1,575.00	828.33	746.67	52.59	0.00
592-548-920.013	ELECTRIC-LIFT 134 CHAMBERLAIN	1,200.00	459.77	740.23	38.31	0.00
592-548-920.014	ELECTRIC-LIFT 510 CLARKSTON	1,300.00	575.83	724.17	44.29	0.00
592-548-920.015	ELECTRIC-LIFT 375 CONKLIN	3,350.00	1,792.15	1,557.85	53.50	0.00
592-548-920.016	ELECTRIC-LIFT 698 CUSHING	1,010.00	529.37	480.63	52.41	0.00
592-548-920.017	ELECTRIC-LIFT 844 FAIRVIEW	850.00	377.26	472.74	44.38	0.00
592-548-920.018	ELECTRIC-LIFT 655 FERNHURST	1,900.00	998.06	901.94	52.53	0.00
592-548-920.019	ELECTRIC-LIFT 895 HEIGHTS	1,410.00	834.71	575.29	59.20	0.00
592-548-920.020	ELECTRIC-LIFT 1803 INDIANWOOD	1,310.00	684.48	625.52	52.25	0.00
592-548-920.021	ELECTRIC-LIFT 369 JOSLYN	1,015.00	375.11	639.89	36.96	0.00

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			08/31/2022 (ABNORMAL)			
Fund 592 - WATER & SEWER						
Expenditures						
592-548-920.022	ELECTRIC-LIFT 3825 JOSLYN	3,700.00	2,664.42	1,035.58	72.01	0.00
592-548-920.023	ELECTRIC-LIFT 4430 JOSLYN	1,850.00	1,702.39	147.61	92.02	0.00
592-548-920.024	ELECTRIC-LIFT 1551 MILLER	1,300.00	669.60	630.40	51.51	0.00
592-548-920.025	ELECTRIC-LIFT 15 OVERLAKE	1,850.00	956.73	893.27	51.72	0.00
592-548-920.026	ELECTRIC-LIFT 877 PINE TREE	1,325.00	955.20	369.80	72.09	0.00
592-548-920.027	ELECTRIC-LIFT 298 SCRIPPS	1,700.00	1,021.02	678.98	60.06	0.00
592-548-920.028	ELECTRIC-LIFT 510 SHADY OAKS	1,950.00	1,146.08	803.92	58.77	0.00
592-548-920.029	ELECTRIC-LIFT 592 SHREWSBURY	1,100.00	496.94	603.06	45.18	0.00
592-548-920.030	ELECTRIC-LIFT 1201 SILVERBELL	1,125.00	674.84	450.16	59.99	0.00
592-548-920.031	ELECTRIC-LIFT 4955 LAPEER	1,575.00	0.00	1,575.00	0.00	0.00
592-548-921.011	NATURAL GAS-LIFT 4900 BALDWIN	450.00	0.00	450.00	0.00	0.00
592-548-921.012	NATURAL GAS-LIFT 248 BARRINGTON	350.00	167.61	182.39	47.89	0.00
592-548-921.013	NATURAL GAS-LIFT 134 CHAMBERLAIN	250.00	96.06	153.94	38.42	0.00
592-548-921.014	NATURAL GAS-LIFT 510 CLARKSTON	300.00	111.03	188.97	37.01	0.00
592-548-921.015	NATURAL GAS-LIFT 375 CONKLIN	500.00	115.74	384.26	23.15	0.00
592-548-921.016	NATURAL GAS-LIFT 698 CUSHING	250.00	97.29	152.71	38.92	0.00
592-548-921.017	NATURAL GAS-LIFT 844 FAIRVIEW	250.00	96.05	153.95	38.42	0.00
592-548-921.018	NATURAL GAS-LIFT 655 FERNHURST	250.00	108.71	141.29	43.48	0.00
592-548-921.019	NATURAL GAS-LIFT 895 HEIGHTS	275.00	110.80	164.20	40.29	0.00
592-548-921.020	NATURAL GAS-LIFT 1803 INDIANWOOD	425.00	315.33	109.67	74.20	0.00
592-548-921.021	NATURAL GAS-LIFT 369 JOSLYN	300.00	207.02	92.98	69.01	0.00
592-548-921.022	NATURAL GAS-LIFT 3825 JOSLYN	850.00	205.21	644.79	24.14	0.00
592-548-921.023	NATURAL GAS-LIFT 4430 JOSLYN	650.00	213.96	436.04	32.92	0.00
592-548-921.024	NATURAL GAS-LIFT 1551 MILLER	250.00	108.17	141.83	43.27	0.00
592-548-921.025	NATURAL GAS-LIFT 15 OVERLAKE	260.00	105.38	154.62	40.53	0.00
592-548-921.026	NATURAL GAS-LIFT 877 PINE TREE	275.00	107.75	167.25	39.18	0.00
592-548-921.027	NATURAL GAS-LIFT 298 SCRIPPS	350.00	98.61	251.39	28.17	0.00
592-548-921.028	NATURAL GAS-LIFT 510 SHADY OAKS	275.00	104.70	170.30	38.07	0.00
592-548-921.029	NATURAL GAS-LIFT 592 SHREWSBURY	450.00	277.47	172.53	61.66	0.00
592-548-921.030	NATURAL GAS-LIFT 1201 SILVERBELL	525.00	201.98	323.02	38.47	0.00
592-548-921.031	NATURAL GAS-LIFT 4955 LAPEER	500.00	193.79	306.21	38.76	0.00
592-548-926.000	COUNTY SEWER USAGE	4,204,500.00	1,782,062.43	2,422,437.57	42.38	0.00
592-548-936.000	REPAIRS & MAINT-EQUIPMENT	9,000.00	268.00	8,732.00	2.98	0.00
592-548-939.001	REPAIRS-SEWERS	150,000.00	11,964.48	138,035.52	7.98	0.00
592-548-939.003	REPAIRS-SEWER LIFTS	100,000.00	6,282.04	76,857.46	23.14	16,860.50
592-548-939.004	INTERCEPTOR REPAIR OAK/MACOMB	37.00	23.06	13.94	62.32	0.00
592-548-967.003	INFLOW & INFILTRATION PROJECT	100,000.00	0.00	100,000.00	0.00	0.00
592-548-976.000	CAPITAL OUTLAY-SEWERS	310,000.00	382,669.00	(194,074.00)	162.60	121,405.00
592-548-977.000	CAPITAL OUTLAY-EQUIPMENT	30,000.00	0.00	8,761.00	70.80	21,239.00
592-548-991.000	BOND PRINCIPAL - SRF LOAN	35,000.00	0.00	35,000.00	0.00	0.00
592-548-991.001	BOND PRINCIPAL - OMID SERIES A	61,830.00	0.00	61,830.00	0.00	0.00
592-548-991.002	BOND PRINCIPAL OMID SERIES B	15,690.00	0.00	15,690.00	0.00	0.00
592-548-991.003	BOND PRINCIPAL OMID SERIES 2013A	152,125.00	0.00	152,125.00	0.00	0.00
592-548-995.000	INTEREST EXPENSE- SRF BOND	10,000.00	4,336.49	5,663.51	43.36	0.00
592-548-996.001	BOND INT - OMID SERIES A	16,200.00	16,157.30	42.70	99.74	0.00
592-548-996.002	BOND INT - OMID SERIES B	9,700.00	1,655.93	8,044.07	17.07	0.00
592-548-996.003	BOND INT - OMID SERIES 2013A	45,400.00	45,305.99	94.01	99.79	0.00
Total Dept 548 - SEWER DEPARTMENT		5,405,662.00	2,274,587.36	2,957,620.14	45.29	173,454.50
Dept 556 - WATER DEPARTMENT						
592-556-740.000	OPERATING SUPPLIES	185,000.00	138,348.35	28,175.29	84.77	18,476.36
592-556-806.000	CONTRACTUAL HELP	45,000.00	10,556.00	20,380.25	54.71	14,063.75
592-556-807.000	DATA PROCESSING	6,906.31	0.00	6,906.31	0.00	0.00
592-556-807.001	WEB SITE/INTERNET	1,593.69	0.00	1,593.69	0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 592 - WATER & SEWER						
Expenditures						
592-556-811.001	ENGINEER FEES-NOT CAPITALIZED	34,000.00	2,099.25	31,900.75	6.17	0.00
592-556-830.000	REGULATORY FEES & TESTING	24,000.00	458.00	23,542.00	1.91	0.00
592-556-920.001	ELECTRIC-TOWER 2011 BROWN	3,500.00	1,158.35	2,341.65	33.10	0.00
592-556-920.002	ELECTRIC-VAULT 1690 BROWN	350.00	0.00	350.00	0.00	0.00
592-556-920.003	ELECTRIC-BOOSTER 789 BALDWIN	6,000.00	4,831.10	1,168.90	80.52	0.00
592-556-920.004	ELECTRIC-PRV 4560 GIDDINGS	300.00	213.75	86.25	71.25	0.00
592-556-920.005	ELECTRIC-PRV 4901 GIDDINGS	300.00	243.06	56.94	81.02	0.00
592-556-920.006	ELECTRIC-PRV 2247 INDIANWOOD	300.00	70.86	229.14	23.62	0.00
592-556-920.007	ELECTRIC-PRV 600 LAPEER	375.00	232.94	142.06	62.12	0.00
592-556-920.008	ELECTRIC-PRV 3345 LAPEER	300.00	204.48	95.52	68.16	0.00
592-556-920.009	ELECTRIC-802 LAPEER	375.00	282.89	92.11	75.44	0.00
592-556-920.010	ELECTRIC-3100 LAPEER	300.00	188.36	111.64	62.79	0.00
592-556-921.001	NATURAL GAS-WATER TOWER 2011 BROWN	8,200.00	927.20	7,272.80	11.31	0.00
592-556-921.002	NATURAL GAS-VAULT 1690 BROWN	350.00	63.87	286.13	18.25	0.00
592-556-921.003	NATURAL GAS-BOOSTER 789 BALDWIN	300.00	108.48	191.52	36.16	0.00
592-556-927.000	NOCWA- WATER PURCHASES	3,700,000.00	1,743,537.01	1,956,462.99	47.12	0.00
592-556-936.000	REPAIRS & MAINT-EQUIPMENT	10,500.00	607.03	9,892.97	5.78	0.00
592-556-938.000	REPAIRS-PUMP HOUSES	6,000.00	0.00	6,000.00	0.00	0.00
592-556-939.002	REPAIRS WATER SYSTEM	80,000.00	14,930.87	65,069.13	18.66	0.00
592-556-976.001	CAPITAL OUTLAY-WATER	22,000.00	12,845.64	9,154.36	58.39	0.00
592-556-976.001-21WS002	CAPITAL OUTLAY-WATER	306.11	8,726.32	(55,358.46)	8,184.50	46,938.25
592-556-977.000	CAPITAL OUTLAY-EQUIPMENT	10,000.00	0.00	10,000.00	0.00	0.00
Total Dept 556 - WATER DEPARTMENT		4,146,256.11	1,940,633.81	2,126,143.94	48.72	79,478.36
TOTAL EXPENDITURES		11,908,346.69	5,430,720.56	6,214,693.27	47.81	262,932.86
Fund 592 - WATER & SEWER:						
TOTAL REVENUES		12,663,525.00	6,772,922.36	5,890,602.64	53.48	0.00
TOTAL EXPENDITURES		11,908,346.69	5,430,720.56	6,214,693.27	47.81	262,932.86
NET OF REVENUES & EXPENDITURES		755,178.31	1,342,201.80	(324,090.63)	142.92	(262,932.86)

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REVENUE AND EXPENDITURE REPORT FOR ORION TOWNSHIP
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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	UNENCUMBERED BALANCE	% BDGT USED	ENCUMBERED YEAR-TO-DATE
			08/31/2022 NORMAL (ABNORMAL)			
Fund 596 - GARBAGE/RUBBISH COLLECTION FUND						
Revenues						
Dept 000						
596-000-607.000	CHARGES FOR SERVICES	365,000.00	0.00	365,000.00	0.00	0.00
596-000-676.101	CONTRIBUTION FROM GENERAL FUND	11,750.00	0.00	11,750.00	0.00	0.00
Total Dept 000		376,750.00	0.00	376,750.00	0.00	0.00
TOTAL REVENUES		376,750.00	0.00	376,750.00	0.00	0.00
Expenditures						
Dept 528 - RUBBISH COLLECTION/DISPOSAL DEPARTMENT						
596-528-728.000	POSTAGE	3,500.00	0.00	3,500.00	0.00	0.00
596-528-730.000	PRINTED FORMS	2,000.00	0.00	2,000.00	0.00	0.00
596-528-807.000	DATA PROCESSING	5,539.00	2,769.66	2,769.34	50.00	0.00
596-528-851.000	TELEPHONE-DESK PHONES	672.00	0.00	672.00	0.00	0.00
596-528-919.000	WASTE AND RUBBISH DISPOSAL	235,000.00	110,064.08	124,935.92	46.84	0.00
596-528-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND	96,000.00	91,409.36	4,590.64	95.22	0.00
Total Dept 528 - RUBBISH COLLECTION/DISPOSAL DEPARTMENT		342,711.00	204,243.10	138,467.90	59.60	0.00
TOTAL EXPENDITURES		342,711.00	204,243.10	138,467.90	59.60	0.00
Fund 596 - GARBAGE/RUBBISH COLLECTION FUND:						
TOTAL REVENUES		376,750.00	0.00	376,750.00	0.00	0.00
TOTAL EXPENDITURES		342,711.00	204,243.10	138,467.90	59.60	0.00
NET OF REVENUES & EXPENDITURES		34,039.00	(204,243.10)	238,282.10	600.03	0.00
TOTAL REVENUES - ALL FUNDS		40,480,795.63	32,425,757.63	8,055,038.00	80.10	0.00
TOTAL EXPENDITURES - ALL FUNDS		43,252,704.62	22,100,465.38	19,128,834.44	55.77	2,023,404.80
NET OF REVENUES & EXPENDITURES		(2,771,908.99)	10,325,292.25	(11,073,796.44)	299.50	(2,023,404.80)

Journal Number GL Number	Date Description	JNL	Description	User	DR	CR
17487	07/22/2022	POOL	TO REVERSE MANUAL JOURNAL ENTRY: 17417	tgraves		
POSTED BY tgraves						
100-000-017.005	INVESTMENTS OAK CTY GEN			6,958.82		
100-000-214.101	DUE TO GENERAL					3,307.54
100-000-214.206	DUE TO FIRE					717.66
100-000-214.207	DUE TO POLICE					1,074.02
100-000-214.208	DUE TO PARK & RECREATION FUND					389.55
100-000-214.247	DUE TO CIA					40.22
100-000-214.401	DUE TO GEN CAPITAL IMPROVEMENT					779.04
100-000-214.402	DUE TO SAFETY PATHS					159.57
100-000-214.406	DUE TO FIRE CAP IMPROVEMENT					25.33
100-000-214.417	DUE TO HOST FEE FUND					465.89
101-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			3,307.54		
101-000-664.000	INTEREST EARNED					3,307.54
206-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			717.66		
206-000-664.000	INTEREST EARNED					717.66
207-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			1,074.02		
207-000-664.000	INTEREST EARNED					1,074.02
208-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			389.55		
208-000-664.000	INTEREST EARNED					389.55
247-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			40.22		
247-000-664.000	INTEREST EARNED					40.22
401-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			779.04		
401-000-664.000	INTEREST EARNED					779.04
402-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			159.57		
402-000-664.000	INTEREST EARNED					159.57
406-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			25.33		
406-000-664.000	INTEREST EARNED					25.33
417-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			465.89		
417-000-664.000	INTEREST EARNED					465.89
101-253-958.000	BANK CHARGES			263.84		
100-000-017.005	INVESTMENTS OAK CTY GEN					263.84
101-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS					263.84
100-000-214.101	DUE TO GENERAL			263.84		
				14,445.32		14,445.32
17488	07/28/2022	GJ	TO REVERSE MANUAL JOURNAL ENTRY: 17451	tgraves		
POSTED BY tgraves						
101-000-196.268	SPECIAL ASSMT RECEIVABLE - LONG LAKE			233.44		
101-000-339.002	DEFERRED REVENUE LT SAD					233.44
				233.44		233.44
17485	06/30/2022	POOL	CHANGE IN ASSETS-SELF INSURANCE-2ND QTR	tgraves		
POSTED BY tgraves						
Notes: WE HOLD ASSETS AT SELF-INSURANCE AND EARN INTEREST AS WELL AS PAY OUT CLAIMS AND PAY THE DEDUCTIBLE.						
101-000-664.000	INTEREST EARNED					1,142.36
101-248-917.000	IBNR INSURANCE DEDUCTIBLE					3,000.00
101-000-059.000	ASSETS HELD AT SELF-INSURANCE-MRMA			4,142.36		
				4,142.36		4,142.36
17486	08/15/2022	GJ	CORRECT EXPENSE DISTRIBUTION	tgraves		
POSTED BY tgraves						
101-212-956.000	DUES & MISC					24.06
101-262-956.000	DUES & MISC			24.06		
101-212-861.000	MILEAGE					18.13
101-262-861.000	MILEAGE			18.13		
				42.19		42.19
17489	07/28/2022	GJ	RECORD PAYOFF 09-02-204-017	tgraves		
POSTED BY tgraves						
101-000-196.268	SPECIAL ASSMT RECEIVABLE - LONG LAKE					226.82
101-000-339.002	DEFERRED REVENUE LT SAD			226.82		
				226.82		226.82
17490	07/29/2022	GJ	CORRECT CAPITAL PURCHASE TRADE IN	tgraves		
POSTED BY tgraves						
Notes: THE TRADE IN SHOULD NOT BE AGAINST THE PURCHASE EXPENSE BUT RATHER PROCEEDS FROM SALE OF ASSETS.						
101-265-978.000	CAPITAL OUTLAY-VEHICLES			7,000.00		

Journal Number GL Number	Date Description	JNL	Description	User	DR	CR
101-000-673.000	GAIN/LOSS ON SALE OF ASSETS					7,000.00
					7,000.00	7,000.00
17491 POSTED BY tgraves	08/15/2022	GJ	TRANSFER FROM OC INV POOL TO GEN POOL	tgraves		
100-000-017.005	INVESTMENTS-GEN-OAK COUNTY POOLED					2,000,000.00
100-000-001.000	CHECKING - POOLED CASH - CHASE BANK				2,000,000.00	
					2,000,000.00	2,000,000.00
17492 POSTED BY tgraves	08/18/2022	POOL	CLOSED CD 95422 DAN'S EXCAVATING	tgraves		
101-000-001.006	CD - CONTRACTOR PERF GUAR DEPOSITS					9,695.11
100-000-001.000	CHECKING - POOLED CASH - CHASE BANK				9,695.11	
101-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS				9,695.11	
100-000-214.101	DUE TO GENERAL FUND					9,695.11
					19,390.22	19,390.22
17493 POSTED BY ACoyLe	08/25/2022	BA	OVERBUDGET - ID	ACoyLe		
101-171-740.000	OPERATING SUPPLIES					500.00
101-171-863.000	TRAVEL ALLOWANCE					1,500.00
101-171-881.102	SPECIAL EVENTS-VETERAN'S MEMORIAL 5K					555.00
101-171-713.000	OVERTIME				2,555.00	
101-215-704.000	ACCRUED PAYOUTS					1,000.00
101-215-713.000	OVERTIME				1,000.00	
101-215-716.004	FSA ADMIN FEES					100.00
101-215-740.000	OPERATING SUPPLIES					500.00
101-215-956.000	DUES & MISC					400.00
101-215-713.000	OVERTIME				1,000.00	
101-262-740.000	OPERATING SUPPLIES					3,000.00
101-265-713.000	OVERTIME				7,000.00	
101-265-978.000	CAPITAL OUTLAY-VEHICLES					7,000.00
101-400-802.004	LEGAL-DEMOLITION/CONDEMNATION					1,000.00
101-400-956.000	DUES & MISC					3,500.00
101-400-713.000	OVERTIME				4,500.00	
101-446-806.000	CONTRACTUAL HELP					6,000.00
101-446-920.909	BALDWIN STREETLIGHTS				6,000.00	
101-721-851.001	CELLULAR-PHONES/TABLETS					1,000.00
101-721-713.000	OVERTIME				1,000.00	
101-747-806.000	CONTRACTUAL HELP-STORMWATER					50.00
101-747-976.002	STORMWATER DRAINS					550.00
101-747-806.000	CONTRACTUAL HELP-STORMWATER				600.00	
207-301-910.000	PROPERTY INSURANCE					530.00
207-301-956.000	DUES & MISC				530.00	
247-751-802.000	ATTORNEY FEES					300.00
247-751-974.000	CAPITAL OUTLAY- GROUND				300.00	
249-371-704.000	ACCRUED PAYOUTS					1,000.00
249-371-851.001	CELLULAR-PHONES/TABLETS					1,000.00
249-371-713.000	OVERTIME				2,000.00	
592-248-716.004	FSA ADMIN FEES					1,000.00
592-248-910.000	PROPERTY INSURANCE					1,000.00
592-248-713.000	OVERTIME				2,000.00	
592-548-996.003	BOND INT - OMID SERIES 2013A					1,500.00
592-548-926.000	COUNTY SEWER USAGE				1,500.00	
596-528-955.000	ADMIN SERVICE CHARGE TO GENERAL FUND					10,000.00
596-528-919.000	WASTE AND RUBBISH DISPOSAL				10,000.00	
101-262-713.000	OVERTIME				3,000.00	
					42,985.00	42,985.00
17494 POSTED BY ACoyLe	08/25/2022	BA	OVERBUDGET - ID	ACoyLe		
101-747-969.008	LAKE ORION SCHOOL CROSSING GUARDS					50.00
101-747-806.000	CONTRACTUAL HELP-STORMWATER				50.00	
					50.00	50.00
17495 POSTED BY ACoyLe	08/25/2022	BA	OVERBUDGET - ID - FIRE	ACoyLe		
206-336-742.000	PROTECTIVE CLOTHING				500.00	
206-336-704.000	ACCRUED PAYOUTS					500.00
206-336-703.000	NONSUPERVISORY SALARIES				10,000.00	
206-336-802.000	ATTORNEY FEES					10,000.00
206-336-742.000	PROTECTIVE CLOTHING				5,000.00	
206-336-910.000	PROPERTY INSURANCE					5,000.00

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206-336-740.000	OPERATING SUPPLIES			2,000.00		
206-336-921.002	NATURAL GAS-STATION 2					2,000.00
206-336-740.000	OPERATING SUPPLIES			2,000.00		
206-336-920.004	ELECTRIC-STATION 4					2,000.00
				19,500.00		19,500.00
17496	08/25/2022	BA	BA - ID - FIRE	ACoyle		
POSTED BY ACoyle						
206-336-704.000	ACCRUED PAYOUTS			500.00		
206-336-716.001	HEALTH ALLOWANCE (OPT OUT)					500.00
				500.00		500.00
17497	08/25/2022	BA	BA - ID - FIRE	ACoyle		
POSTED BY ACoyle						
206-336-920.004	ELECTRIC-STATION 4			2,000.00		
206-336-921.004	NATURAL GAS-STATION 4					2,000.00
				2,000.00		2,000.00
17498	08/30/2022	GJ	RECORD FUNDBALANCE CONTRACTS	tgraves		
POSTED BY tgraves						
208-000-390.000	FUND BALANCE-UNASSIGNED			166,108.16		
208-000-390.005	FUND BALANCE - CONTRACTS					166,108.16
				166,108.16		166,108.16
17499	08/30/2022	GJ	RECORD RETAINAGE AFTER FINAL MUNI COMPLE	tgraves		
POSTED BY tgraves						
470-000-202.001	RETAINAGE PAYABLE			88,604.09		
470-958-975.001	CAPITAL OUTLAY-CONSTRUCTION SERVICES					88,604.09
				88,604.09		88,604.09
17500	08/30/2022	GJ	RECORD ASSIGNED CONTRACTS	tgraves		
POSTED BY tgraves						
470-000-390.000	FUND BALANCE-UNASSIGNED			318,963.60		
470-000-390.004	FUND BALANCE - ASSIGNED					318,963.60
				318,963.60		318,963.60
17501	08/30/2022	GJ	RECORD FB NONSPENDABLE	tgraves		
POSTED BY tgraves						
101-000-390.000	FUND BALANCE - UNASSIGNED			3,000.00		
101-000-390.002	FUND BALANCE - NONSPENDABLE PREPAIDS					3,000.00
				3,000.00		3,000.00
17502	06/30/2022	POOL	RECORD FIRE SUPPRESSION PERMITS	tgraves		
POSTED BY tgraves						
249-371-817.000	FIRE SUPPRESSION CONSULTANT			1,625.00		
206-000-485.000	FIRE ALARM & SUPPRESSION PERMIT FEES					1,625.00
249-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS					1,625.00
100-000-214.249	DUE TO BUILDING DEPT FUND			1,625.00		
206-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			1,625.00		
100-000-214.206	DUE TO FIRE FUND					1,625.00
				4,875.00		4,875.00
17503	07/31/2022	POOL	RECORD FIRE SUPPRESSION PERMITS	tgraves		
POSTED BY tgraves						
249-371-817.000	FIRE SUPPRESSION CONSULTANT			1,225.00		
206-000-485.000	FIRE ALARM & SUPPRESSION PERMIT FEES					1,225.00
249-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS					1,225.00
100-000-214.249	DUE TO BUILDING DEPT FUND			1,225.00		
206-000-010.000	EQUITY IN POOLED CASH AND INVESTMENTS			1,225.00		
100-000-214.206	DUE TO FIRE FUND					1,225.00
				3,675.00		3,675.00
17504	08/30/2022	GJ	TRANSFER FROM INDNWD TO GENERAL	tgraves		
POSTED BY tgraves						
100-000-003.710	SAVINGS - INDIANWOOD LK BOARD - CHASE					26,964.70
100-000-001.000	CHECKING - POOLED CASH - CHASE BANK			26,964.70		
				26,964.70		26,964.70

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GL Number	Description					
Total:					2,722,705.90	2,722,705.90