

# Lake Township

## AGENDA

September 18, 2023

### REGULAR MEETING

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Roll Call

Approval of Meeting Agenda

Approval of August 21, 2023 meeting minutes

Reports from Board Officers

- Supervisor
- Treasurer
- Clerk
- Trustees

#### Correspondence

- **CAFPA Minutes**
- **Zoning Administrator's Report**
- **Building Inspector's Report**
- **Planning Commission Minutes**
- Letters/Emails regarding STRs
- Letter from Comcast re. Channel change
- Notices of Hearing for Drainage District Boundaries & Apportionments – Musselman & Harrison Drains

#### Petitions/ **Public Comments**

##### Old Business:

- STR Ordinance
- Road work – Tube & Transfer Station spray
- Zoning Administrator Education
- Township Hall

##### New Business:

- 2023-24 Budget Review/Amendment(s) to include Drain at Large
- Solar Ordinance – Temporary Moratorium on Permits/Approvals
- L-4029 & Millage Levy Resolution
- 2022-23 Audit

#### Payment of bills

#### **Public Comments**

#### Adjournment

Next Meeting – October 16, 2023 – 7:30 p.m.

Planning Commission Meeting – September 27, 2023 – 6:00 p.m.

**Lake Township**  
**August 21, 2023**  
**Board of Trustees Regular Meeting**  
**Held at Lake Township Hall**  
**4988 W. Kinde Road, Caseville, MI 48725**

**Call to Order 7:30 P.M.**

**Present** – Valerie McCallum, Nicole Collins, Clay Kelterborn, Dale Hartsell, Jim Deming

**Agenda** – A motion was offered by Collins, supported by Kelterborn, to add Jon Johnson of Burnham & Flower insurance Group to the agenda and to allow Mr. Johnson to make his presentation to the Board and the beginning of the meeting. All in favor, motion carried.

**Jon Johnson, Burnham and Flower Insurance Group** – At the Board’s request, Mr. Johnson addressed the Board to offer a brief overview of our current insurance policy and to answer any questions Board members may have concerning the same. He explained the dividend and grant opportunities our policy offers through the PAR plan. These grants are premium reimbursements offered for safety and risk reduction purchases. Examples of purchases were given.

Mr. Johnson explained our liability coverages for the township as it pertains to employees, approved contractors, public officials, zoning functions and liability as it pertains to the hall and transfer station.

Property coverage for the hall, transfer station and certain mobile equipment was briefly explained.

The last area of the policy is called Crime Coverage and Bonding. This coverage is for bonding certain employees to protect the financial interests of the township.

The final area of the discussion included optional coverages available to the township.

**July 27, 2023 Board of Trustees Regular Meeting Minutes** – Motion by Hartsell, supported by Collins, to approve the minutes as presented. All in favor, motion carried.

**July 27, 2023 Board of Trustees & Planning Commission Joint Meeting Minutes** – Motion by Collins, supported by Kelterborn, to approve the minutes as presented. All in favor, motion carried.

**Reports – Supervisor** – Discussed Conkey Road with Matt Ricker of the Huron County Road Commission. Transfer station fence is complete.

Treasurer – As submitted

Clerk – Discussed changes Proposal 22-2 will present the Township and possible increased expense to the township. We are awaiting guidance from Bureau of Elections. Voter Assisted Terminal and tabulator have been updated.

Trustees – None

**Correspondence** –

**CAFPA Minutes** – August 9, 2023 Minutes and Treasurer’s Report received

**Zoning Administrator's report** – July 2023 report submitted

**Building Inspector's Report** - July 2023 report submitted

**Planning Commission Minutes** – July 26, 2023 Regular Meeting

**Letters/Emails regarding Short Term Rental Zoning Ordinance Amendment**

Steven & Carmeline Rybinski	email dated 7/29/2023	Opposes ban on STRs
Charles & Jeanne Henry	email dated 8/1/2023	Supports STR regulations
Holly Stevenson	email dated 8/1/2023	Requests clarification of current STR policy
Mark & Theresa Johnson	email dated 8/1/2023	Supports ban on STRs
Vince Lucido	email dated 8/1/2023	Supports ban on STRs
Philip A. Incarnati	email dated 8/8/2023	Supports ban on STRs
Debbie Dendell	email dated 8/10/2023	Expressed concerns of STRs
Keith & Becky Trautman	letter received 8/11/2023	Supports ban on STRs

**MPSC Notices for DTE** – Notice of hearing August 24, 2023

**Petitions/Public Comments** – None

**Old Business:**

**Master Plan** – The Planning Commission requested authorization from the Board to distribute the Master Plan to the adjacent communities. A letter from the township planning consultant was included for the Board outlining the process of distribution as required by law.

A motion was offered by Hartsell, supported by Collins, to approve distribution of the Master Plan as presented with all dates set as of this meeting date. All in favor, motion carried.

**Township Hall** – Supervisor met with Representative Alexander to discuss any options the Township had to acquire property from the DNR for a township hall. A Conkey Road property was also discussed. Road condition and infrastructure improvement costs were prohibitive to acquiring this property. A parcel on State Park Road was also mentioned.

**1<sup>st</sup> Quarter Budget Review** – The following amendments were recommended to balance the 2023-24 Budget;

Add \$5,000 to Line 101-526-801.000 – Contracted Services from the General Fund

Add \$250 to Line 101-526-715.000 – Social Security/Medicare from the General Fund

Add \$300 to Line 101-171-860.000 - Mileage/Housing from the General Fund

Add \$200 to Line 101-171-960.000 – Education from the General Fund

Add \$20 to Line 101-210-940-000 – PO Box Rental from the General Fund

Motion offered by Hartsell, supported by Collins, to amend the budget with above recommendations. All in favor, motion carried.

**Revised Boat Hoist Ordinance** – In an effort to update Lake Township Ordinance 2004-1, Ordinance 2023-1, Watercraft Hoist and Dock Ordinance, was presented to the Board. The updated ordinance requires registration of hoists and docks and outlines the placement requirements of the same. A motion was offered by Kelterborn, supported by Collins, to adopt the Ordinance. By unanimous roll call vote, the Ordinance was adopted.

The Ordinance will take effect 30 days after the publication of the Notice of the Ordinance in the newspaper as required by law. A complete copy of the Ordinance will be available at the hall during regular business hours or may be viewed at [laketownship.net](http://laketownship.net)

**New Business -**

**Solar** - After a brief discussion, a motion was offered by Hartsell, supported by Kelterborn, to request that our attorney draft a moratorium ordinance on commercial solar development within the township. All in favor, motion carried.

**Zoning** The board wished to discuss job expectations and job performance evaluation of the current zoning administrator. Zoning Administrator Geilhart requested, in writing, that this be done in closed session.

9:01 P.M. - A motion was offered by Kelterborn, supported by Collins, to enter Closed Session. All in favor motion carried.

9:55 P.M. - A motion was offered by Hartsell, supported by Collins, to exit Closed Session. All in favor, motion carried.

A motion was offered by Hartsell, supported by Kelterborn to require the Zoning Administrator to complete the Citizen Planner Course and to pursue the education necessary to become a certified zoning administrator. All in favor, motion carried.

**Payment of Bills** – A motion was offered Hartsell, supported by Kelterborn, to pay the bills as presented. All in favor, motion carried.

**Public Comments** - None

**Adjournment** – A motion was offered by Hartsell, supported by Collins, to adjourn. All in favor, motion carried.

Meeting was adjourned at 10:05 P.M.

Respectfully submitted

Jim Deming

TREASURER REPORT SEPTEMBER 18, 2023

**Independent Bank**

<b>General Checking</b>		\$25,889.17
Receipts for August		
12859 TRANSFER STATION	616.00	
12863 BUILDING PERMITS	943.00	
12864 TRANSFER STATION	987.00	
12870 TRANSFER STATION	992.00	
12871 ZONING	100.00	
12872 BUILDING PERMITS	548.00	
12873 ROADS SAVINGS reimbursement overpymt Metro Act	16.86	
12874 ZONING	175.00	
12875 BUILDING PERMITS	320.00	
12876 TRANSFER STATION	985.00	
12877 GENERAL SAVINGS transfer CD Bay Port State Bank	100,000.00	
12878 ROADS SAVINGS transfer CD Bay Port State Bank	100,000.00	
12879 COMCAST franchise fee	4,283.57	
12881 GENERAL SAVINGS transfer monthly bills	12,000.00	
12882 ZONING	50.00	
12883 TRANSFER STATION	1,094.00	
12884 BUILDING PERMITS	75.00	
12885 TRANSFER STATION	966.00	
12886 BUILDING PERMITS	75.00	
12894 STATE OF MICHIGAN revenue sharing	11,155.00	<u>235,381.43</u>
Less Disbursement		
Monthly Payout		-22,639.50
Checks in Transit		<u>-15,578.79</u>
Balance on Hand		\$223,052.31
<b>General Savings</b>		\$283,720.89
# 12868 Pre Denials	199.62	
# 12869 / 12880 2023 Property Tax	2,543.46	
Less Disbursement		
# 12877 transfer CD Bay Port State Bank	-100,000.00	
# 12881 transfer monthly bills	-12,000.00	
Balance on Hand		\$174,463.97
<b>Savings Roads</b>		\$286,002.18
Less Disbursement		
# 12873 transfer reimburse metro act overpymt	-16.86	
# 12878 transfer CD Bay Port State Bank	-100,000.00	
Balance on Hand		\$185,985.32
<b>Savings Gypsy Moth</b>		\$6,645.19
Balance on Hand		\$6,645.19
<b>Property Tax</b>		\$141,398.79
Tax Collected	298,284.30	
Less Disbursement		
Returned check		-\$607.60
Huron County Treasurer		-\$254,529.07
General Savings		-\$2,543.46
Checks in Transit		<u>-293.84</u>
Balance on Hand		\$181,709.12
<b>TOTAL</b>		\$771,855.91

<b>Team One Credit Union</b>		Maturity Date	
Business Savings - 0030			5.00
Capital Improvement Fund -MMK-0071			37,385.52
06-11 Month Certificate - 1001	1.00%	02.22.24	124,252.04
TOTAL			\$161,642.56
<b>Frankenmuth Credit Union</b>			
000: Regular Savings			5.00
304: 6 Month Certificate	1.39%	11.04.23	108,337.17
TOTAL			\$108,342.17
<b>Northstar Bank</b>			
Business Money Market General			1,000.00
PF100 0001 3 Month Certificate	3.85%	09.14.23	87,799.04
0002: 6 Month Certificate	2.95%	09.02.23	106,429.41
TOTAL			\$195,228.45
<b>Bay Port State Bank</b>			
CD : Road Fund	4.01%	02.26.24	100,000.00
CD : General Fund	4.01%	02.26.24	100,000.00
TOTAL			\$200,000.00

**LAKE TOWNSHIP**  
**HURON COUNTY, MICHIGAN**

**(Short-Term Rentals)**

**ZONING ORDINANCE AMENDMENT**

**(Ordinance No. \_\_\_\_\_)**

At a \_\_\_\_\_ meeting of the Township Board for Lake Township held at the Township offices on September \_\_, 2023, beginning at \_\_ p.m., this Ordinance/ordinance amendment was offered for adoption by Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_:

**AN ORDINANCE/ORDINANCE AMENDMENT TO AMEND  
THE LAKE TOWNSHIP ZONING ORDINANCE, AS  
AMENDED, REGARDING SHORT-TERM RENTALS AND  
SIMILAR MATTERS.**

THE TOWNSHIP OF LAKE (the “TOWNSHIP”) ORDAINS:

Article 1 – Intent and Legislative History.

The current Lake Township Zoning Ordinance (the “Zoning Ordinance”), and the past zoning ordinances for Lake Township, have only allowed short-term rentals (“STR’s,” as defined below) in the commercial/business zoning districts (which are the B-1 Local Business and the RB Residential Business zoning districts in the current Zoning Ordinance). Therefore, STR’s have not been lawfully allowed within the Township (except in the commercial/business zoning districts) since the first zoning regulations were enacted by the Township over fifty years ago. Absent an STR located in a commercial or business zoning district, the only way that an existing STR could be lawful is if it is a lawful nonconforming use (i.e. it lawfully existed before 1970, has been in constant operation or use ever since and has not been expanded, abandoned, etc.). To the best of the knowledge of current Township officials and after a review of Township

records, the Township cannot locate any records, documents, minutes or evidence that an STR has ever been approved by the Township within the Township (at any zoning district) by the Lake Township Zoning Administrator, code official or any other Township official. It is also likely that some or all of the STR's that may currently exist within the Township do not meet all of the applicable building codes, fire codes and/or similar codes or laws. Accordingly, the Township Board finds that any STR that currently exists in Lake Township (except for any lawful STR's within the B-1 Local Business and the RB Residential Business zoning districts or any lawful nonconforming use) are unlawful under the Zoning Ordinance (and potentially, the building code and/or fire code as well) and that the STR use of such unlawful operations must cease. That should not constitute a hardship for any property owner, because the dwelling involved likely can still be used for non-commercial single-family non-rental residential use.

Article 2 – Findings.

The Township Board hereby finds that there are potentially many problems and negative consequences associated with STR's that are not located within the B-1 Local Business and the RB Residential Business zoning districts. Such negative and adverse impacts can include, but are not necessarily limited to, the following:

- (a) The Township Board expressly finds that STR's are a commercial or business activity which is generally incompatible (and often in conflict) with non-commercial nearby single-family residential uses, neighborhoods and areas. That is particularly true with regard to dwellings that are rented or leased out entirely or for most of the calendar year or the majority of days during the summer season.
- (b) Although the ability to utilize a dwelling as an STR may enhance the value of the specific property being rented or leased out, the same may not be true with regard



to adjoining and nearby properties. In rural and semi-rural areas, an STR tends to devalue other single-family residential dwelling lots adjoining the STR and for some distance away from the STR due to the real or perceived negative impacts caused by the STR. It is not a reasonable policy or trade off to enhance the value of one property (which is utilized for STR use) while causing the devaluation of half a dozen or more adjoining or nearby residential lots or parcels in the area.

- (c) Even though most STR's in residential or agricultural zoning districts are supposed to be used for occupancy by only one family at a time, that often is not the case. STR's are frequently rented by two or more families at the same time, which constitutes a multi-family use that is inconsistent with the zoning districts allowing only single-family residential use.
- (d) The transient nature of STR's and the constant "coming and going" of new renters (and their invitees) potentially causes many problems and is inconsistent with adjoining and nearby conventional noncommercial single-family residential uses.
- (e) In most cases, people who rent or lease a residential property do not take the same level of care of that property as the owner of a property who resides thereon.
- (f) Rural and semi-rural townships (such as Lake Township) simply do not have the staff or resources to fully police STR properties and situations. Lake Township does not have its own police department and is served by a fire department with part-time on-call firefighters. The Lake Township Zoning Administrator is part-time only.
- (g) Although many advocates for STR's assert that problems with STR's can be minimized by the enactment and enforcement of local noise ordinances, blight

ordinances, barking dog ordinances, etc., the enactment or full enforcement of such ordinances is frequently not feasible or practical for rural or semi-rural townships. Furthermore, to the degree that such ordinances can be enforced and might help in some situations, it is an “after-the-fact” solution after a problem has already arisen.

- (h) In general, STR uses are more intensive, transitory and problematic than conventional single-family residential uses.
- (i) Persons renting or leasing an STR property are rarely familiar with the area involved, do not know local customs and rarely know about local government ordinance requirements.

### Article 3 – Enforcement

Although Township officials do not believe that there are any lawful STR uses anywhere within the Township apart from potentially within the B-1 Local Business and the RB Residential Business zoning districts, the Township also recognizes that property owners who have been conducting unlawful STR uses within houses, cottages and cabins may need some time to cease such STR operations, particularly if third-parties have made arrangements for reservations ahead of time to rent or lease those premises. Accordingly, absent a health or emergency situation for a specific property, the Township will generally not enforce these new Zoning Ordinance amendments regarding STR’s or existing regulations or prohibitions in the Zoning Ordinance prohibiting STR’s prior to December 31, 2024. It is anticipated that Township officials will attempt to find and ascertain the properties within the Township on which unlawful STR’s are occurring and to notify the owners of those properties about these Zoning Ordinance amendments and the December 31, 2024 deadline. The Township Board

expressly finds that such “wind down” period regarding enforcement is reasonable and still protects the health, safety and welfare of residents, property owners and visitors in and to the Township.

Article 4 – The following definition of a “Short-Term Rental” is hereby added to Section 2.12 of the Lake Township Zoning Ordinance, as amended:

Short-Term Rental (“STR”): A dwelling unit, cabin, cottage or house that is available for rental, leasing, or use for habitation, accommodation or lodging of guests paying a fee or other compensation, for a period of less than 30 consecutive days and nights at a time.

Article 5 – The following new and additional Section 20.31 is hereby added to Chapter 20 (entitled “Supplemental Provisions”) of the Lake Township Zoning Ordinance, as amended:

Section 20.31 - Short- Term Rentals.

Short-Term Rentals are prohibited in all zoning districts except for the B-1 Local Business and RB Residential Business zoning districts. Notwithstanding such prohibition, a lawful single-family dwelling may be rented or leased to one (1) family at a time, with the total of such rentals or leasing not to exceed fourteen (14) consecutive days during a calendar year for the lot or parcel involved (i.e. in no event shall a lot or parcel be rented or leased for more than fourteen (14) days in total during a calendar year and such fourteen (14) days must be done in a row or consecutively).

Article 6 – The following is hereby added to the Use Table 3-3 of the Lake Township Zoning Ordinance, as amended, for the B-1 Local Business zoning district:

Permitted use (in the B-1 Local Business zoning district) – Short-Term Rentals.

Article 7 – The following is hereby added to the Use Table 3-3 of the Lake Township Zoning Ordinance, as amended, for the RB Residential Business zoning district:

Permitted use (in the RB Residential Business zoning district) – Short-Term Rentals.

Article 8 – Severability.

If any section, clause, or provision of this Ordinance/ordinance amendment is declared to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that declaration shall not affect the remainder of the Ordinance/ordinance amendment. The Township Board hereby declares that it would have passed this Ordinance/ordinance amendment and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Article 9 – The Balance of the Lake Township Zoning Ordinance (as amended) Remains Unchanged and in Effect.

Except as expressly amended by this Ordinance/ordinance amendment, the balance of the Lake Township Zoning Ordinance, as amended, remains unchanged and in full force and effect.

Article 10 – Effective Date.

This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after this Ordinance/ordinance amendment (or a summary thereof) appears in the newspaper as provided by law.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN/ABSENT: \_\_\_\_\_

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED  
ADOPTED.

**CERTIFICATION**

I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Lake Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: \_\_\_\_\_  
James Deming  
Lake Township Clerk

**LAKE TOWNSHIP  
HURON COUNTY, MICHIGAN**

**(Ordinance No. \_\_\_\_\_)**

At a \_\_\_\_\_ meeting of the Township Board for Lake Township held at the Township offices on \_\_\_\_\_, 2023, beginning at \_\_\_\_\_ p.m., the following Ordinance was offered for adoption by Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_:

**AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OF ANY ZONING APPROVALS, REZONINGS, PERMITS, LICENSES OR APPROVALS FOR SOLAR FARMS, SOLAR PANEL FACILITIES AND SOLAR PANELS (AS WELL AS CONSTRUCTING, CREATING OR INSTALLING SUCH ITEMS).**

THE TOWNSHIP OF LAKE (the "Township") ORDAINS:

**Section 1. Findings.**

- a. Currently, the Lake Township Zoning Ordinance does not have express provisions or regulations regarding solar farms, solar panel facilities or apparatus or solar panels (collectively, "Solar System").
- b. The Township Board desires to study and potentially amend portions of the Lake Township Zoning Ordinance (the "Zoning Ordinance") with regard to Solar Systems and similar matters.
- c. Imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow time for the review and adoption of potential zoning amendments regarding Solar Systems.
- d. During this moratorium period, the Township Board and Planning Commission will continue to investigate potential amendments to the Zoning Ordinance that may establish reasonable regulations regarding Solar Systems.

**Section 2. Administrative Action.** A moratorium is hereby imposed upon the approval or issuance of any Township permit, license, zoning approval, rezoning, variance or similar or other approval for any Solar System or any commercial use or structure involving Solar Systems. During the moratorium term as specified in this Ordinance, no Township

official, employee, agent, body, board, commission or agent shall issue or approve any such permit, zoning approval, rezoning license, variance or other approval.

**Section 3. Prohibition.** During the time that the moratorium imposed by this Ordinance is in effect, no new or expanded Solar System, solar farm or solar panels shall be installed, constructed, placed or developed within Lake Township.

**Section 4. Term of this Ordinance.** The moratorium imposed by this Ordinance shall remain in effect for six (6) months following the effective date of this Ordinance or until amendments to Lake Township’s ordinances regarding Solar Systems become effective, whichever, occurs first. Prior to the expiration of this moratorium, the Township may extend the moratorium to allow sufficient time to complete any such amendments to the ordinances.

**Section 5. Exemption.** The moratorium imposed by this Ordinance shall not apply to Solar Systems, solar panels and similar items all integrally attached to a building or with a total area on a parcel or lot not exceeding 500 square feet of ground area.

**Section 6. Effective Date.** This Ordinance is declared to be an emergency ordinance and shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT/ABSTAIN: \_\_\_\_\_

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an emergency Ordinance adopted by the Township Board for Lake Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: \_\_\_\_\_  
James Deming  
Lake Township Clerk

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN CASH CHECKING - IND						
09/07/2023	GEN	16030	132	DTE ENERGY	JULY 28 - AUG 25, 2023	62.34
09/07/2023	GEN	16031	282	LOUIS J. COLLETTA	WEBSITE FEE	42.00
09/13/2023	GEN	16032	010	A-JOHNSON PORTABLE TOILETS	AUGUST 2023 RENTAL	80.00
09/13/2023	GEN	16033	117	DETROIT EDISON - STREET LIGHTING	AUGUST 2023 STREET LIGHTING	56.56
09/13/2023	GEN	16034	149	EMTERRA ENVIRONMENTAL	8/18/2023 DUMPSTER CALLOUT	684.71
09/13/2023	GEN	16035	219	INTERNATIONAL CODE COUNCIL, INC.	YEARLY MEMBERSHIP BUILDING INSPECTOR	160.00
09/13/2023	GEN	16036	223	J & B PLUMBING & HEATING, INC.	INSTALL NEW SINK IN HALL BATHROOM	514.20
09/13/2023	GEN	16037	230	JAMES DEMING	AC UNIT, RAINCOAT, POSTAGE, BATTERIES	504.46
09/13/2023	GEN	16038	501	LAKE SIDE LAWN SERVICE	HALL LAWN CARE	225.00
09/13/2023	GEN	16039	293	MARYANNE WILLIAMS	HALL CLEANING	77.05
09/13/2023	GEN	16040	407	SANDRA POBANZ	DRINKING WATER	60.00
09/13/2023	GEN	16041	414	SHAY WATER CO	LATE FEE PMT	11.00
09/13/2023	GEN	16042	423	STATE OF MICHIGAN-UNEMPLOYMENT AGE	JULY, AUGUST BOT SYNOPSIS, BOAT HOIST O	60.00
09/13/2023	GEN	16043	472	VIEW NEWSPAPER GROUP	STRS, Y. MILLER ANALYSIS	351.15
09/14/2023	GEN	16081	034	BLOOM SLUGGETT, PC		840.00
GEN TOTALS:						
Total of 15 Checks:						3,728.47
Less 0 Void Checks:						0.00
Total of 15 Disbursements:						3,728.47