Wexford Joint Planning Commission
401 N. Lake Street
Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org
www.wexfordjpc.org
231-444-6159

AGENDA
January 27, 2025 | 6:30 pm
Regular Meeting

Meeting Location: Wexford County Road Commission meeting room, 85 West Highway M-115, Boon, Michigan. Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

- **A.** Call to order, Pledge of Allegiance, Roll Call
- **B.** Set / Amend / Approve the Agenda
- **C.** Matters pertaining to citizens, in the following order:
  1. Adam Gandolfi – Municipal Underwriters of Michigan
- **D.** Public Comment
- **E.** Housekeeping Business
  1. Consent Business
     a. Approval of November 25, 2024 Minutes
     b. Approval of January 14, 2025 Special Meeting Minutes
     c. Approval of Commission's Expense Report (pay the bills for DECEMBER 2024
     d. Approval of Commission's Expense Report (pay the bills for JANUARY 2025
  2. Treasurer's Budget Report – Donna Taylor
  3. Planning and Zoning Report – Robert Hall

- **F.** Unfinished Business and Reports (items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office)
  1. ADU Ordinance 'draft' language discussion
- **G.** New Business
  1. Election of Officers:
     a. Chair
     b. Vice-Chair
     c. Secretary
     d. Deputy Secretary
     e. Treasurer
  2. Staff (ZA) Continuing Education – MTA Conference (see staff report)
  3. Legal Opinion Discussion– WJPC – Zoning Ordinance(s) – Status [Boon]
  4. 'draft' Budget Review
- **H.** Public Comment
- **I.** Adjournment

- visit our website with your mobile device -

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DECEMBER 2024 | JANUARY 2025

PLANNING and ZONING REPORT

The WJPC is still waiting on reimbursement from MDARD (now assigned to LEO) for the Rural Readiness Grant project. Staff is still assembling documentation from the Circuit Court ZBA appeal to submit for reimbursement from the insurance claim.

Due to the additional time spent moving the office there is no compliance report submitted for the month of December – look for updates towards the end of January 2025.

JANUARY AMENDMENT: [Compliance] The ZA invoice for January 2025 shows a credit in the amount of $125.00 based on end of year holiday / time out of office. With the recent weather much of the time has been spent creating a permanent filing and retention system. It is anticipated that the ZA budget for fiscal 2025/2026 will reflect a minor reduction due to seasonal work being absorbed into the normal office hours

Speaking of INSURANCE

Our very first annual premium for the calendar year 2017 was paid in January (of the same year) in the amount of $2602.00. In January of 2024 we paid $3736.00. This calendar year, the WJPC - Zoning Board of Appeals heard an appeal of an administrative decision made by the ZA which was upheld. The applicants filed an appeal in circuit court – this is an insurable event, and a claim was filed to cover extraordinary anticipated costs. [a claim for reimbursement has not been submitted as of the date of this report] On December 12, 2024 the WJPC staff received an invoice for our insurance premium (for 2025) in the amount of $10,000.00.

The reasoning for the increase according to our insurance representative's email:

The increase is due to an ongoing claim that has reached $25,000 so far.[1] Sometimes, timing can be a factor and right now the insurance industry is in a 'hard market' with rates increasing due to literally the cost of everything going up. When we get the loss ratio back down we can bring the premium back down with it.

Staff Comments: (the ZA) has already been reaching out for possible solutions to such an exorbitant rate increase. The last direction we want to take is to raise existing permit fees and / or participating municipality share to off-set this cost. We do have unassigned funds in reserve if it does become necessary to amend the current 2024 / 2025 budget.

[1] The WJPC filed a claim – the appeal action was dropped – we are covered for our expenses that approximate $7,500 that we (the WJPC) have NOT claimed as of the date of this report.

Future Recommendation

Increase our Contingency / Legal Funds (this would require amending the Ordinance and Agreement) to a higher level to protect against minor claims

JANUARY AMENDMENT: The insurance representative was contacted via email immediately after the special meeting of January 14th. It was requested that he be present at our January 27th regular meeting to present new premium quotes for WJPC insurance.

The ZA has made no additional progress on large scale alternative energy ordinances as they relate to the WJPC areas of jurisdiction. An initial review of the zoning ordinance indicates that we (the WJPC) do not allow them in all districts and the current 'new rules' promulgated indicate that they must be allowed in all zoning districts.

JANUARY AMENDMENT: Although we (the Wexford Joint Planning Commission) do not have a CREO (Compatible Renewable Energy Ordinance), or a 'Workable Ordinance' (maybe / maybe not?), this does NOT prohibit us from accepting an application for a large-scale renewable energy project in our jurisdiction. It DOES allow a project to bypass us and go straight to the MPSC (Michigan Public Service Commission) for permitting. Having an Ordinance does NOT mandate that a developer must come through us.

Excerpt from MTA 'sample' Workable Ordinance – Large Scale Solar (*ZA comments in italics*)

3. Setbacks: Setback distance shall be measured from the property line or road right of-way to the closest point of the solar array at minimum tilt or any other solar energy system components and as follows:

A. One hundred (100) feet from any property line of a non-participating lot.

B. One hundred (100) feet from any public or private right-of-way or easement.

C. Three hundred (300) feet from any existing non-participating dwelling unit.

D. A Principal-Use Solar Energy System is not subject to property line setbacks for common property lines of two or more participating lots, except that road right-of-way setbacks shall apply.

E. One hundred (100) feet from a stream, river, pond, lake, wetland, drain, or lands located within a 100-year floodplain as identified by the Federal Emergency Management Agency

In certain districts subject only to SPR and SLU standards a large scale solar development is possible under NIACS major Group 22

Items of significant interest:

MTA to file *amicus* brief in PA 233 lawsuit

MTA's Legal Defense Fund has approved filing an *amicus curiae* brief in a lawsuit filed challenging the Michigan Public Service Commission's order implementing Public Act 233 of 2023, which shifted siting of utility-scale renewable energy facilities. Nearly 80 townships, along with several counties, have jointly filed an appeal to the Michigan Court of Appeals contesting certain aspects of the MPSC order. The appeal is currently pending, and no court orders have been issued. MTA advises you to consult with your township legal counsel to discuss the litigation further.

Zoning bills impact local authority

Several bills, opposed by MTA, were reported this week that create a one-size-fits-all approach on zoning and continue the erosion of local control. House Bill 6095, sponsored by Kristian Grant (D-Grand Rapids), would prohibit a zoning ordinance from requiring more than 1.5 parking spaces per dwelling unit for residential property. HB 6096 would require local units to have a form listing all required studies or documents at the time of an application and restrict when any additional study could be required. HB 6098 would require that a residential duplex be a permitted use in any single-family residence district wholly or partly located within or adjacent to a metropolitan statistical area. MTA testified in opposition to all of the bills, which will likely be considered by the House next week. MTA encourages members to share their concerns and opposition with your state representative.

WJPC ZA NOTES

HB 6095- house analysis offers pros and cons that focus on the financial impact on developers being mandated to provide minimum parking spaces / area based on local municipal regulations – as a means to provide more affordable housing

HB 6096- house analysis mandates that a local unit of government must list specifically what type of documentation / studies are required to be submitted with a site plan – overlooking the fact that every development project should be reviewed on its own specific merits – additionally, blank site plan application forms must be provided by the local government

HB 6098- this bill actually is related to protest petitions regarding housing development

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JANUARY

In response to the special meeting of January 14th, 2025 of the WJPC – the following is an indication of financial resources available to absorb the cost of **NOT filing an insurance claim to seek reimbursement.**

Wexford Joint Planning Commission
401 N. Lake Street
Cadillac, Michigan 49601

www.wexfordjpc.org planningandzoning@wexfordjpc.org 231-444-6159

As mentioned in the ZA's memo to the PC, (special meeting 01/14/2025) we are not anticipating additional or extraordinary legal fees that were anticipated with being awarded the MDARD Rural Readiness Grant. Therefore, we do have unexpended (budgeted) funds available in our legal line item (251.721.827.03).

Also – as per the Ordinance and Agreement (Section 9.g.2.b), the WJPC 'budgets' approximately 20% of our total annual budget as a contingency Legal Fund, or about **$18,790** for fiscal 2024/2025.

ACTION ITEM REQUEST:
Staff requests that the WJPC authorize the immediate payment of the Spectrum Business (Internet/Phone) invoice as it is received as a recurring bill. This will avoid additional late fees of $8.95 per month.

ACTION ITEM REQUEST:
Staff requests that the WJPC authorize the ZA to attend the MTA educational conference on April 1st and 2nd. Registration = $400 | Lodging = $200 +/- … Norman Township has already approved a $150.00 reimbursement to the WJPC and Filer Charter Township will split the remainder, costing the WJPC approximately **$225.00**

For your review,

Robert (Bob) Hall

WJPC
WEXFORD JOINT
PLANNING COMMISSION

Wexford Joint Planning Commission
4830 E. M – 55 Highway
Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org
www.wexfordjpc.org

231-775-1138 x 6

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, November 25, 2024
Meeting location: Wexford County Road Commission Meeting Room, 85 West Highway M-115, Boon, Michigan.
Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

A. Call to Order@635pm, Pledge of Allegiance, Roll Call

Members Present: Paul Osborne, Chairman (Antioch)
Randy Brewer, Vice Chairman (Springville)
Beverly Monroe, Secretary (Liberty)
Richard Harvey (Boon)
Mike Woodward (Hanover)
Lori Wetherell (Selma)

Members Absent: *Alan Devereaux (Slagle)
*Donna Taylor, Treasurer (South Branch)
Marty Dahlstrom (Cherry Grove)
Vacant (Wexford)

Others Present: Robert Hall, Zoning Administrator
Ben Townsend, Assistant Zoning Administrator
Heather O'Connor, Recording Secretary

B. Set/Amend/Approve the Agenda: Motion to Approve the Agenda with additions from Beverly Monroe under new business – (see G1 & G2) made by **Randy Brewer**, supported by **Richard Harvey** and passed via voice vote. See (Agenda).

C. Matters pertaining to citizens, in the following order:
1. **Planner Grobbel –** ADUs / Housing / Creative Zoning techniques – Grobbel not present

D. Public Comment – The Chair recognized one (1) member of the public present. No comments offered

E. Housekeeping Business
1. Consent Business
   a. Approval of October 28, 2024 Minutes - Motion to Approve the October 28, 2024 Meeting Minutes as presented made by **Mike Woodward** supported by **Richard Harvey** and passed via voice vote. See (Proposed Minutes)

   b. Approval of Commissions Expense Report (pay the bills for NOVEMBER 2024) - Motion to pay October Bills as presented ($2805.01) made by **Richard Harvey**, supported by **Randy Brewer** passed via voice vote. See (Bills and Support Docs).

2. Treasurer's Budget Report – Donna Taylor - Absent

3. Planning & Zoning Report – Robert Hall – See (Staff Report)
*There has been a brief delay in securing the lease for our new office location due to Wexford County personnel being occupied by more urgent matters.
*Staff (ZA) is preparing to submit the insurance claim related to legal costs involved in the ZBA Bismack appeal in the amount of $4270.00.

AND

NEW OFFICE LOCATION: [ACTION ITEM – AMEND BYLAWS]

** According to the WJPC attorney, it would only be necessary to amend our by-laws

5. Fiduciary, Office of Record, Professional Services

A. Office of Record: ~~The Cherry Grove Township Hall, 4830 East M-55~~, **401 N. Lake Street** - Cadillac, Michigan 49601, shall be the office of record for the Commission.

Motion to Amend Bylaws, noting the following under **Fiduciary, Office of Record, Professional Services** to **A. Office of Record: 401 N Lake Street – Cadillac, MI 49601** made by **Mike Woodward**, supported by **Randy Brewer** passed via voice vote.

Motion to approve Resolution: 11252024 for 2025 meeting dates made by **Richard Harvey**, supported by Mike Woodward. Roll Call – Osborne, Brewer, Monroe, Harvey, Woodward, Wetherell - **YES**

F. Unfinished Business & Reports - (items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office)

1. ADU Ordinance 'draft' language discussion – (Grobbel not present)

G. New Business – (added to Agenda – see **B.**)

1. Communications channels – please include WJPC respective township member when communicating with Planner Grobbel
2. General Theory of WJPC – discussion of Zoning vs Planning vs Master Plan as pertaining to individual townships

H. Public Comment – None offered

I. Adjournment – Motion to adjourn made by **Richard Harvey**, supported, and adjourned at 7:18pm.

Prepared by Heather A. O'Connor, Recording Secretary, for Secretary
Respectfully submitted:

WJPC
WEXFORD JOINT
PLANNING COMMISSION

Wexford Joint Planning Commission
4830 E. M – 55 Highway
Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org
www.wexfordjpc.org

231-775-1138 x 6

DRAFT Meeting Minutes

Time & Date: 6:30pm, Tuesday, January 14, 2025
Meeting location: Wexford County Road Commission Meeting Room, 85 West Highway M-115, Boon, Michigan.
Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

A. Call to Order@635pm, Pledge of Allegiance, Roll Call

Members Present: Paul Osborne, Chairman (Antioch)
Donna Taylor, Treasurer (South Branch)
Richard Harvey (Boon)
Mike Woodward (Hanover)
Amanda Kimbel-Sparks (Liberty)
Alan Devereaux (Slagle)

Members Absent: *Randy Brewer, Vice Chairman (Springville)
*Marty Dahlstrom (Cherry Grove)
*Lori Wetherell (Selma)
Vacant (Wexford)

Others Present: Robert Hall, Zoning Administrator
Ben Townsend, Assistant Zoning Administrator
Heather O'Connor, Recording Secretary

B. Set/Amend/Approve the Agenda: Motion to Approve the Agenda as presented made by **Mike Woodward**, supported by **Donna Taylor** and passed via voice vote. See (Agenda).

C. Public Comment – The Chair recognized zero (0) members of the public present.

D. New Business –

a. Insurance Premium Discussion – See (Insurance Invoice) & (Memo to PC) – Adam Gandolf – discussion regarding increased premiums. Mr Gandolf to seek further information regarding claims impacting premiums and give clearer details at the January regular meeting. Motion to table a decision until the regular January 27th meeting made by **Richard Harvey**, supported by **Alan Devereaux** and passed via voice vote.

E. Public Comment – Mr Hall - MTA Conference & legal opinion township ordinances as individuals to add to January 27th meeting agenda

F. Adjournment – Motion to adjourn made by **Mike Woodward**, supported, and adjourned at 7:03pm.

Prepared by & respectfully submitted by Heather A. O'Connor, Recording Secretary

Grobbel Environmental & Planning Associates
PO Box 58 Lake Leelanau Michigan 49653

January 22, 2025

Wexford Joint Planning Commission
Wexford County Building
4830 E. M-55 Highway
Cadillac, MI 49601

RE: Summary of Affordable Housing Tools: Accessory Dwelling Units and Micro-Planned Unit Developments (micro-PUDs)[1]

Dear WJPC,

According to a study by the National Low Income Housing Coalition, in order to afford a 2-bedroom residence in many northern lower Michigan communities, an individual needs to work 1.7 full-time minimum wage jobs, or approximately 77 hours a week.[2] This disturbing statistic highlights the affordability challenge of the housing market in northern lower Michigan, and how it impacts its residents. Additional challenges for affordable housing in northern lower Michigan result from a relatively homogenous housing stock, which is typified by "single-family dwelling units." Without diverse housing options competition increases between perspective buyers/renters (long and short-term), having further negative impacts on housing affordability.

Year-round and seasonal occupancy vary greatly by the type of home, also leading to a lack of affordable housing in northern lower Michigan. For example, nearly one-half of single-family homes in many northern lower Michigan counties are seasonally occupied, compared to 42% of multi-family homes, and 31% of mobile homes. In many communities less than 5% of all single-family homes are

[1] Adapted from Housing, V2 to PC, Leelanau Township, January 7, 2022.

[2] "Out of Reach – The High Cost of Housing", National Income Housing Coalition, 2021, https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach_2021.pdf 2

available for sale or rent, which is consistent with the availability of multi-family homes (less than%) and mobile homes (less than 3%).

Housing Affordability

Relatively high and increasing housing market values, rents, and other housing costs also contribute to housing unaffordability in our regioin. Table 1 below summarized the generally accepted definitions of housing affordability.

Table 1: Housing Costs as a Percentage of Household Income

Affordable	< 30%
Unaffordable	30% - 50%
Severely Unaffordable	> 50%

The 'unaffordability burden" is often disproportionally felt by lower income households who have to spend more of their income on housing. The right to quality affordable housing is essential of the physical and mental health of residents. Living in an affordable unit frees up income that can be spent on nutritious food and health care, financial stability reduces mental stress, and quality housing units reduce exposure to negative environmental factors.[3]

The Missing Middle (i.e., Housing Density)

Many WJPC Township primarily possess single-family homes, and occasional mobile home parks and/or large apartment buildings. A significant jump between low-density and high-density residential zoning can also create a stark visuals and lead to resentment within residents. However, in between the low-density hosing unit types and high-density apartment buildings are a range of other housing types,

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3 Maqbool, N., Viveiros, J., Ault, M., "The Impacts of Affordable Housing on Health", Center for Housing Policy, April 2015. https://www.rupco.org/wp-content/uploads/pdfs/The-Impacts-of-Affordable-Housing-on-HealthCenterforHousingPolicy-Maqbool.etal.pdf

called “the missing middle.” As the WJPC has previously discussed, this missing middle of housing types includes: duplexes, triplexes, quadplexes, small apartment buildings, bungalow court/converted motels, townhouses, multiplex, and live/work units. The lack of dense urban centers in much of Wexford County means that some of the missing middle housing options towards the dense end of the spectrum are likely not applicable. The most applicable types of units would fall between duplexes and multiplexes. Often arguments against higher density homes are that they will not fit into the existing neighborhood style or architecture. But through the zoning ordinance, building style can be regulated so that denser homes fit seamlessly into existing neighborhoods.

Based on previous discussion among the WJPC, two of the affordable housing tools that should be further considered include accessory dwelling units (ADUs) and “micro-planned unit developments” (micro-PUDs).

Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs) are defined as an additional unit on a property that functions as a complete home with a kitchen, bedroom, and bathroom. ADUs fall into three general categories, internal, attached, and detached. ADUs are a powerful tool to increase housing affordability by increasing the housing supply without significant new construction. ADUs could be permitted in all residential districts, and where allowed the elimination of minimum lot size restrictions for ADUs is recommended. *See Appendix A below for sample ADU zoning language.*

Micro-Units and Micro-Planned Unit Developments (Micro-PUDs)

Micro-units or “tiny-homes” are dwelling units that have a maximum floor area of 400 sq. ft. Gaining popularity during and since the Great Recession of the late 2008 and beyond, micro-units are often an affordable housing option due to their small size and low construction cost. By eliminating minimum dwelling unit size within zoning, micro-units can be permitted in most residential districts and would be treated as single-family homes. Micro-units at a density of one unit per parcel would increase the

affordability of housing within Wexford County, and the small footprint of micro-units would have minimal impact on the natural and rural character of townships within Wexford County.[4]

In addition to individual micro-units, micro-unit communities or micro-PUDs are another option for expanding affordable housing options in the County. Micro-unit communities operate in a similar fashion to mobile home communities, but micro-units have a smaller footprint and are often built to a higher standard than mobile homes. From an infrastructure perspective micro-unit communities could be treated as mobile home communities but are not regulated under the Michigan Mobile Home Commission Act.[5] Therefore, WJPC townships will need to draft additional language on single micro-units and/or micro-PUDs.

If you have any questions, please feel free to contact me directly at grobbelenvironmental@gmail.com or 231-499-7165. Thank you.

Sincerely,

Christopher P. Grobbel, Ph.D.
Sr. Planner

[4] Zoning should specify if micro-units need to be fixed to a foundational slab, and requirements for water and septic treatment systems.

[5] Tiny Homes – 2018 International Residential Code, https://codes.iccsafe.org/content/IRC2018/appendix-q-tinyhouses#IRC2018_AppxQ_SecAQ101

Appendix A: Sample ADU Zoning Ordinance

Section XX.X Definition: Accessory Dwelling Unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs include but are not limited to accessory apartments, secondary suites, granny flats, etc. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

Section XX.X: Accessory Dwelling Units

Accessory dwelling units shall comply with the following regulations:

1. Residence and Incidental Use
   The accessory dwelling unit shall be clearly incidental to the principal residence or commercial use on the site. Accordingly, the following conditions shall be met:

   A. Only one (1) such accessory dwelling unit shall be permitted on each parcel.

   B. The total floor area of the accessory dwelling unit shall not exceed the square footage of the first floor of the primary structure.

2. Compatibility with Surrounding Land Use
   The design of the accessory dwelling unit shall not detract from the single-family character and appearances of the principal residence or the surrounding neighborhood. When viewed from the outside, it shall appear that only one household occupies the site.

3. Parking and Access
   In addition to required parking for the principal residence, one additional parking space shall be provided for the accessory dwelling unit.

Appendix B: Affordable Housing Zoning Tools

1. Fill the "missing middle":

    a. accessory dwelling units (ADUs)
    b. duplexes
    c. triplexes
    d. quadplexes
    e. townhouses
    f. small apartment buildings
    g. micro-planned unit developments (micro-PUDs)
    h. individual tiny homes, etc.

2. Eliminate minimum dwelling unit sites in residential and other districts

3. Increase allowable density in residential districts

4. Agricultural district "circuit breaker"

5. Reduce minimum lot area/lot width

6. Reduce or eliminate parking requirements in residential districts

7. Density bonuses

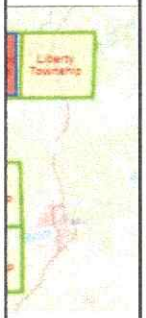
8. Loosen height restrictions/height bonuses in multi-family family and mixed use developments

9. Expand permitted/allowable uses in zoning districts

10. Streamline development process (e.g., increase administrative review categories, increase PC review/approvals)

Invoice Date	Vendor	Service / Item Procured	Amount	Line Item - Budget	
	Mika Meyers-Legal		**$0.00**	251.721.827.03	
	Mika Meyers-Legal		**$0.00**	251.727.827.03	
	JackPine Business Center		**$0.00**	251.721.727.00	
	Cadillac News		**$0.00**	251.727.900.00	
	Grobbel Env. & Planning Assoc.		**$0.00**	251.721.827.04	
11/30/2024	VC3, Inc.	Office Move Equipment #INV12269VC3	**$2,064.00**	251.721.727.00	
12/2/2024	VC3, Inc.	Office Move Tech - Labor #VC3-178604	**$3,529.17**	251.721.727.00	
12/12/2024*	Municipal Underwriters of MI, Inc.	WJPC INSURANCE (REMOVED)	**$0.00**		
	Spectrum Business	Spectrum Internet - Phone # ()	**$0.00**	251.721.801.00	
					Wexford Joint Planning C
					c/o Cherry Grove To
	Michigan Townships Assoc.		**$0.00**	251.721.960.00	7830 E M-55 Hig
	Michigan Townships Assoc.			251.721.960.00	Cadillac, Michigan
					www.wexfordjp
12/11/2024	CZServices Monthly Contract	Contracted Base Pay	**$1,775.00**	251.721.827.00	
12/11/2024	CZServices Additional Pay	Meeting(s) Attendance/Site Visits	**$30.00**	251.721.827.00	231-775-1138
12/11/2024	CZServices Mileage	Meeting(s) - Site Inspections(Miles)	**$18.76**	251.721.860.00	
12/8/2024	CZServices Expense	Office Phone Purchase - Walmart	**$58.30**	251.721.727.00	
12/11/2024	Ben Townsend - Contract Pay	Hourly	**$608.00**	251.721.827.05	
12/11/2024	Ben Townsend Mileage	Mileage	**$13.40**	251.721.860.00	
				251.721.827.00	**2024-WJPC BIL**
	PC/ZBA Quarterly Pay	**OCT-NOV-DEC-2024**	**$0.00**	251.721.705.00	**DECEMBER 01 thru DEC**
	PC/ZBA/Rec. Sec'y Quarterly Mileage	**OCT-NOV-DEC-2024**	**$0.00**	251.721.860.00	
	Recording Sec'y Quarterly Pay	**OCT-NOV-DEC-2024**	**$0.00**	251.721.827.01	
	TOTAL BILLS FOR THIS MONTH		**$8,096.63**		
		Adjusted Bill Total:			
					Date Approved: _____ / _____
Donna Taylor - WJPC Treasurer					No December 2024 Me
	Treasurer Notes:				

CORRECTED



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LS

EMBER 31

/ 2025*

eting

VC3, Inc.
1301 Gervais Street,
Suite 1800
Columbia SC 29201
United States

Customer Invoice

Bill To
Township of Cherry Grove, MI Attn: Ben Pearson 4830 E M-55 Cadillac MI 49601 United States

Date	Invoice
11/30/2024	INV12269VC3
Account	
ITR29683534	

Description: Ticket #3052728 - Quote #: KG005021 - 2024.10 - PFF - Moving to new location - Approved by Ben Townsend

Terms	Due Date	PO #	Currency
Net 30	12/30/2024	WJPC11252024	USD

Item	Quantity	Rate	Amount
Lenovo ThinkCentre M70q G5 Tiny Computer, Intel Core i5-14400T 14G, 16GB RAM, 512GB SSD, Q670 Chip, Windows 11 Pro, UHD Graphics 730, English Keyboard, 802.11ax, 90W	2	$1,025.00	$2,050.00
Shipping and Handling	1	$14.00	$14.00

Make checks payable to VC3, Inc

Remit To:

VC3, Inc

PO Box 746804

Atlanta, GA 30374-6804

visit https://www.vc3.com/client-support to pay via credit card

If you are signed up for VC3's ACH program, drafts will occur after 15 calendar days.

ACH payments may be submitted to the following account information. Please send remittance detail to finance@vc3.com.

Bank Name: PNC Bank

Routing Number: 021052053

Account Number: 51843132

Invoice Subtotal:	**$2,064.00**
Invoice Total:	**$2,064.00**
Payments/Credits:	**$0.00**
Balance Due:	**$2,064.00**

INV12269VC3

VC3 Inc
PO Box 746804
Atlanta, GA 30374-6804
(803) 733-7333

Bill To:
Township of Cherry Grove, MI Attn: Lynn Nixon 4830 E M-55 Cadillac, MI 49601 United States

Date	**Invoice**
12/02/2024	VC3-178604
Account	
ITR29683534	

Terms	**Due Date**	**Customer PO#**	**Reference**
Net 30 days	01/01/2025	WJPC11252024	
Service Ticket #3052728 - 2024.10 - PFF - Moving to new location Quote #: KG005021 Approved by Ben Townsend			

Project Name	**PFF - Moving to new location**	
Other Charges		Amount
Downpayment Invoice		$3,529.17
	Total Other Charges:	**$3,529.17**

Make checks payable to VC3 Inc

Remit To:
VC3, Inc
PO Box 746804
Atlanta, GA 30374-6804

visit www.vc3.com/pay-invoice to pay via credit card

If you are signed up for VC3's ACH program, drafts will occur after 15 calendar days. Please email finance@vc3.com with any issues to stop the draft of any invoice.

ACH payments may be submitted to the following account information. Please send remittance detail to finance@vc3.com.
Bank Name: PNC Bank
Routing Number: 021052053
Account Number: 51843132

Invoice Subtotal:	$3,529.17
Sales Tax:	$0.00
Invoice Total:	**$3,529.17**
Payments:	$0.00
Credits:	$0.00
Balance Due:	**$3,529.17**

CERTIFIED ZONING SERVICES

Robert Hall
511 E. Division Street
Cadillac, Michigan 49601

email: CZServices@hotmail.com

Certified Zoning Services

Compliance Specialists

DECEMBER 2024
INVOICE FOR SERVICES

DATE	PURPOSE - DESTINATION - DESCRIPTION of TRIP	MILES		
12/16/2024	DECEMBER WJPC MEETING	28		
	TOTAL MILES	28		
	[A] Amount Due at 2024 IRS rate of 67.0 cents / mile	$18.76	860.00	Miles
	EXPENSES		Line Item	
12/16/2024	Contracted Compensation-Certified Zoning Services-Admin & Compliance	$1,775.00	827.00	Salary
12/8/2024	Phone Set - New Office - Walmart	$58.30	727.00	Office
12/16/2024	WJPC x 2hr.	$30.00	827.00	Add. Pay
			827.00	Add. Pay
		$0.00		
	[B] TOTAL EXPENSES	$1,863.30		
	[A+B] = [C] TOTAL AMOUNT DUE:	$1,882.06		

ZONING

Robert Hall

12/11/2024

You could win a $1000 GiftCard!
Visit survey.walmart.com#7TP380HHYDS
For more details,see back of receipt.

Walmart

WM Supercenter
231-775-8778 Mgr:CORNELIA
8917 E 34 RD
CADILLAC MI 49601
ST# 01432 OP# 006656 TE# 24 TR# 07945
ITEMS SOLD 1
TC# 1210 4007 2544 0822 0690

VT CS5249 073507804847 55.00 X

SUBTOTAL	55.00
TAX 1 6.000 %	3.30
TOTAL	58.30
DEBIT TEND	58.30
CHANGE DUE	0.00

EFT DEBIT
PAY FROM PRIMARY
58.30 TOTAL PURCHASE
CapitalOne Debit ** **** **** 5546 I 0
REF # 434300070287
NETWORK ID. 0056 APPR CODE 002246
US Debit
AID A0000000042203
AAC B098678E476C89F8
*Pin Verified
TERMINAL # 53331249
12/08/24 11:11:30

****** RETURN & EXCHANGE POLICY ******
Electronics may be returned
for refund or exchange with receipt
WITHIN 30 days
****

Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

12/08/24 11:11:34

Dr. Ben Townsend

201 N. Clark St.
Mesick, Michigan 49668

Email – btownsend@wexfordcounty.org

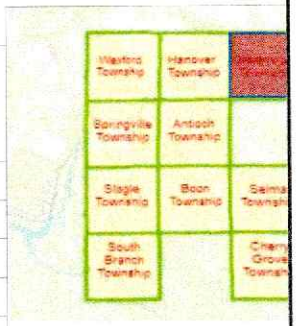
December 11, 2024

To Whom it may concern:

I, Benjamin E. Townsend, Assistant Zoning Administrator, during the month of December, 2024:
251-721-827.05 Pay – 38 Hours @ $16 per hour = $608.00
251-721-860.00 Mileage – 20 to PC meeting @ $.67 per mile = $13.40
Total = $621.40
Truly yours,

Dr. Ben Townsend

Invoice Date	Vendor	Service / Item Procured	Amount	Line Item - Budget	
	Mika Meyers-Legal		**$0.00**	251.721.827.03	
	Mika Meyers-Legal		**$0.00**	251.727.827.03	
1/1/2025	JackPine Business Center	Domain Registration-Annually	**$24.95**	251.721.727.00	
	Cadillac News		**$0.00**	251.727.900.00	
	Grobbel Env. & Planning Assoc.		**$0.00**	251.721.827.04	
	AMAZON	Office Supplies (2 Invoices)	**$220.32**	251.721.727.00	
1/11/2025	SPECTRUM BUSINESS	Office-Internet and Phone Service	**$178.91**	251.721.801.00	
	Michigan Townships Assoc.		**$0.00**	251.721.960.00	
	Michigan Townships Assoc.			251.721.960.00	
1/22/2025	CZServices Monthly Contract	Contracted Base Pay	**$1,775.00**	251.721.827.00	
1/22/2025	CZServices Additional Pay	Meeting(s) Attendance/Site Visits	**$60.00**	251.721.827.00	
1/22/2025	CZServices Mileage	Meeting(s) - Site Inspections(Miles)	**$79.38**	251.721.860.00	
1/22/2025	CZServices Expense	MEIJER - RCA CABLE - OFFICE	**$21.19**	251.721.727.00	
1/22/2025	Ben Townsend - Contract Pay	Hourly	**$944.00**	251.721.827.05	
1/22/2025	Ben Townsend Mileage	Mileage	**$28.00**	251.721.860.00	
1/22/2025	Ben Townsend-Office	Business Cards	**$28.60**	251.721.727.00	
1/27/2025	PC/ZBA Quarterly Pay	**OCT-NOV-DEC-2024**		251.721.705.00	
1/27/2025	PC/ZBA/Rec. Sec'y Quarterly Mileage	**OCT-NOV-DEC-2024**		251.721.860.00	
1/27/2025	Recording Sec'y Quarterly Pay	**OCT-NOV-DEC-2024**		251.721.827.01	
	TOTAL BILLS FOR THIS MONTH		**$3,360.35**		
		Adjusted Bill Total:			



Wexford Joint Planning C
c/o Cherry Grove To
7830 E M-55 High
Cadillac, Michigan

www.wexfordjp

231-775-1138

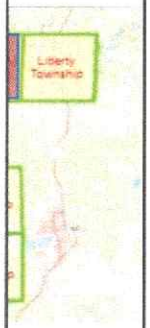
2025-WJPC BIL

JANUARY 01 thru JAN

Date Approved: _____ / _____

Donna Taylor - WJPC Treasurer

Treasurer Notes:



ommission
wnship
nway
49601

c.org

x6

LS
UARY 31

/ 2025

JACKPINE
Internet Service
INCORPORATED

Suite 1 • 76 Filer Street
Manistee, Michigan 49660
1.800.968.8999 • 231.723.8344

INTERNET BILL

Account #	Date
7751138	1/1/2025
Amount Enc.	

Bill To

Wexford Joint Planning Commission
Robert Hall Planning and Zoning Admin.
C/O Cherry Grove Township
4830 E. M55
Cadillac, MI 49601

Terms	Due Date	Amount Due
Net 30	1/31/2025	**$24.95**

Date	Description	Item	Qty	Rate	Amount	Balance
12/31/2024	Balance forward					0.00
01/01/2025	Due 01/31/2025. REGISTRATION OF DOMAIN NAME,wexfordjpc.org	DOMAIN/R...	1	24.95	24.95	24.95

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	***Amount Due***
24.95	0.00	0.00	0.00	0.00	***$24.95***

If your account is more than 30 days past due we reserve the right to temporarily disconnect your service until your account is brought up to date. You are responsible to pay for any collection costs associated with unpaid balances on your account.

To pay online go to www.jackpineinternetservice.com.

amazon.com

Details for Order #114-3364300-0559409

Print this page for your records.

Order Placed: January 8, 2025
Amazon.com order number: 114-3364300-0559409
Order Total: $14.36

Not Yet Shipped

Items Ordered	Price
1 of: *Columbian #10 Security Envelopes, 500/Box, No Window, 4-1/8 x 9-1/2 Inches, Release & Seal Self Seal, White (COLO151)* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$14.36

Shipping Address:
Cherry Grove Township
4830 M 55
CADILLAC, MI 49601-9332
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 7408

Billing address
Cherry Grove Township
4830 M 55
CADILLAC, MI 49601-9332
United States

Item(s) Subtotal:	$14.36
Shipping & Handling:	$0.00
Total before tax:	$14.36
Estimated tax to be collected:	$0.00
Grand Total:	**$14.36**

To view the status of your order, return to Order Summary.

amazon.com

Details for Order #114-7696385-9255425

Print this page for your records.

Order Placed: January 8, 2025
Amazon.com order number: 114-7696385-9255425
Order Total: $205.96

Not Yet Shipped

Items Ordered	Price
2 of: *GOOGIC 3-Drawer Mobile File Cabinets Rolling Metal Filing Cabinet for Legal & Letter File Anti-tilt Design with Lock Under Desk Office Drawers Fully Assembled Except Casters Black* Sold by: googic (seller profile) Supplied by: Other Condition: New	$62.99

Shipping Address:
Cherry Grove Township
4830 M 55
CADILLAC, MI 49601-9332
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 7408

Billing address
Cherry Grove Township
4830 M 55
CADILLAC, MI 49601-9332
United States

Item(s) Subtotal:	$125.98
Shipping & Handling:	$79.98
Total before tax:	$205.96
Estimated tax to be collected:	$0.00
Grand Total:	**$205.96**

To view the status of your order, return to Order Summary.

Spectrum BUSINESS

January 11, 2025
Invoice Number: 0245451011125
Account Number: **8284 13 203 0245451**
Security Code: **2177**
Service At: 401 N LAKE ST STE 100
CADILLAC MI 49601-1876

RECEIVED JAN 2 2 2025

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary
Service from 01/11/25 through 02/10/25 details on following pages

Previous Balance	84.98
Payments Received	0.00
Past Due Balance - Due Now	**$84.98**
Spectrum Business™ Internet	59.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
One-Time Charges	8.95
Current Charges Due By 01/28/25	$93.93
Total Due	**$178.91**

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT – 2ND NOTICE
You are currently past due on your account balance and have been scheduled for disconnection. The total past due amount will need to be paid to avoid further collection activity and final disconnection of services. If you resume service after disconnection, you will be required to pay your full past due amount, first month of service and a reconnection fee.

Spectrum BUSINESS

4145 S FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2450 NO RP 11 01122025 NNNNNYNN 01 000620 0004

WEXFORD JOINT PLANNING COMMISSION
401 N LAKE ST STE 100
CADILLAC MI 49601-1876

January 11, 2025
WEXFORD JOINT PLANNING
Invoice Number: 0245451011125
Account Number: 8284 13 203 0245451
Service At: 401 N LAKE ST STE 100
CADILLAC MI 49601-1876

Total Due **$178.91**
Amount you are enclosing $

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 94188
PALATINE IL 60094-4188

828413203024545100178913

January 11, 2025

WEXFORD JOINT PLANNING COMMISSION
Invoice Number: 0245451011125
Account Number: 8284 13 203 0245451
Security Code: **2177**

Spectrum BUSINESS®

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2450 NO RP 11 01122025 NNNNNYNN 01 000620 0004

Charge Details

Previous Balance	84.98
Past Due Balance - Due Now	**$84.98**

Payments received after 01/11/25 will appear on your next bill.

Service from 01/11/25 through 02/10/25

Spectrum Business™ Internet

Security Suite	0.00
Spectrum Business Internet	129.99
Promotional Discount	-80.00
Business WiFi	10.00
	$59.99
Spectrum Business™ Internet Total	$59.99

Spectrum Business™ Voice

Phone number (231) 444-6159

Spectrum Business Voice	49.99
Promotional Discount	-30.00
	$19.99

For additional call details and terms of service, please visit spectrum.net/calldetails.

Spectrum Business™ Voice Total $19.99

Other Charges

Payment Processing	5.00
Other Charges Total	$5.00

One-Time Charges

Late Fee	01/11	8.95
One-Time Charges Total		$8.95

Current Charges Due By 01/28/25	**$93.93**
Total Due	**$178.91**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Complaint Procedures - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Continued on the next page...

Local Spectrum Store: 614 S Mitchell St, Cadillac MI 49601 Store Hours: Mon, Tues, Wed & Fri - 10:00am to 7:00pm; Thur - 10:00am to 8:00pm; Sat - 10:00am to 5:00pm

Simplify your life with **Auto Pay!**

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net
(My Account login required)

Spectrum BUSINESS®

Payment Options

Pay Online – Create or Login to MyAccount to pay or view your bill online at **spectrumbusiness.net**.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Charter. Please do not include correspondences of any type with payments.

January 11, 2025

WEXFORD JOINT PLANNING COMMISSION

Invoice Number: 0245451011125
Account Number: 8284 13 203 0245451
Security Code: **2177**

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2450 NO RP 11 01122025 NNNNNYNN 01 000620 0004

Franchise Administrator - City of Cadillac 200 N Lake St Cadillac MI 49601 Phone: (231) 775-0181

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - TAXES: E911 Fee $0.25, E911 Operational $3.00, E911 Technical $0.69, Sales Tax $0.91. FEES AND CHARGES: Federal USF $1.00.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

Timely Payment - If your payment is not received by the next billing statement, your account is subject to interruption of service. Charter equipment may be rendered non-functional prior to termination. You may be subject to a change of service charge to reinstate your digital channels and Internet service when function is restored.

Statements with Zero or Credit Balances - Customers with a zero or credit balance on their bill will not receive a paper statement.

January 11, 2025

WEXFORD JOINT PLANNING COMMISSION
Invoice Number: 0245451011125
Account Number:: 8284 13 203 0245451
Security Code: **2177**

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2450 NO RP 11 01122025 NNNNNYNN 01 000620 0004

CERTIFIED ZONING SERVICES

Robert Hall
511 E. Division Street
Cadillac, Michigan 49601

email: CZServices@hotmail.com

Certified Zoning Services

Compliance Specialists

JANUARY 2025
INVOICE FOR SERVICES

DATE	PURPOSE - DESTINATION - DESCRIPTION of TRIP	MILES	
1/8/2025	LG4 Hanover Site Inspection	57.4	
1/14/2025	Jan 14th Special Meeting-Insurance	28	
01/27/20254	JANUARY WJPC MEETING	28	
	TOTAL MILES	113.4	
	[A] Amount Due at 2024 IRS rate of 67.0 cents / mile	$79.38	860.00 Miles
	EXPENSES		Line Item
1/22/2025	Contracted Compensation-Certified Zoning Services-Admin & Compliance	$1,775.00	827.00 Salary
12/8/2024	MEIJER - RCA CABLE - OFFICE	$21.19	727.00 Office
1/14/2024	WJPC x 2hr.	$30.00	827.00 Add. Pay
1/27/2025	WJPC x 2hr.	$30.00	827.00 Add. Pay
		$0.00	
		$0.00	
	[B] TOTAL EXPENSES	$1,856.19	
	[A −B] = [C] TOTAL AMOUNT DUE:	$1,935.57	

ZONING

Robert Hall

1/22/2025

Dr. Ben Townsend

201 N. Clark St.
Mesick, Michigan 49668

Email – btownsend@wexfordcounty.org

January 22, 2025

To Whom it may concern:

I, Benjamin E. Townsend, Assistant Zoning Administrator, during the month of January, 2025:
251-721-827.05 Pay – 59 Hours @ $16 per hour = $944.00
251-721-860.00 Mileage – 40 Miles to PC and Special PC meetings @ $.70 per mile = $28.00
251-721-727-00 Reimbursement for Business Cards = $28.00
Total = $1000
Truly yours,

Dr. Ben Townsend

You've successfully enrolled in text alerts. To manage preferences go to order details.

Thank you for your order.

Updates will be sent to lmstily@acegroup.cc. For updates, visit order history.

Order #: VP_3IFL6JFN

Order date: January 15th 2025

Shipping method
Economy
Estimated arrival Jan 28th

Shipping address
Benjamin Townsend
201 N Clark St.
Mesick, Michigan 49668-9205
United States of America
2318852368

Billing address
Benjamin Townsend
201 N Clark St.
Mesick, Michigan 49668-9205
United States of America
2318852368

Payment method
Visa $28.60
**** 7797

Items

Standard Business Cards
Quantity: 100

Order placed
Expected delivery: Tuesday, Jan 28
Check status

Order summary

Subtotal	$27.99
Savings	-$7.00
Shipping: Economy	$5.99
Tax	$1.62
Total paid	**$28.60**

Selected options

Item total ~~$27.99~~ $20.99

Wexford Joint Planning Commission
401 N. Lake Street 231-444-6159
Cadillac, Michigan 49601

www.wexfordjpc.org planningandzoning@wexfordjpc.org

An excerpt from the **Open Meetings Act Handbook …**

Agendas and the OMA
While the OMA requires a public body to give public notice when it meets, it has no requirement that the public notice include an agenda or a specific statement as to the purpose of a meeting.[16] No agenda format is required by the OMA.[17]

Notes: (excerpts from AG opinion | October 18, 1994 | #6821

You have asked "whether Michigan's Open Meetings Act requires a township board of a general law township to state, in the public notice of a meeting, the specific nature of all action to be taken at a special meeting of the township board." You also ask whether a notice indicating that the purpose of a special meeting is to "discuss" a matter is sufficient to allow the township board to render a decision on that matter.

It is my opinion, therefore, that **the Open Meetings Act does not require that notice of a special meeting of a general law township board state the specific nature of all action to be taken at the meeting**. (**Emphasis added**)

However, the Legislature has provided in MCL 41.72a(3); MSA 5.64(1)(3), with regard to general law townships, that:

16 OAG, 1993-1994, No 6821, p 199 (October 18, 1994). But, as discussed in OAG No 6821, other statutes may require a public body to state in its notice the business to be transacted at the meeting.
17 Lysogorski v Bridgeport Charter Twp, 256 Mich App 297, 299; 662 NW2d 108 (2003).

> Business shall not be transacted at a special meeting of the township board **unless the business has been stated in the notice of the meeting**. However, if all the members of the board are present at a special meeting, business which might lawfully come before a regular meeting of the board may be transacted at the special meeting. [**Emphasis added**]

Therefore, you will often see a statement like this on 'special meeting' postings:

Purpose(s) of Meeting: Approval of Resolution 2024-16, Authorization for change in signatories on township accounts **and any other such business to come before the board**. [**Emphasis added**]

Excerpt from WJPC Bylaws:

4. Notice of special meetings shall be given by the Secretary to members of the Commission at least seventy-two (72) (Amended as per 3/29/17 by WJPC in Minutes of meeting, pg. 3) hours prior to such meeting and shall state the purpose, time, day, month, date, year and location of the meeting (the Secretary may delegate this function to staff). In addition, notices shall comply with P.A. 267 of 1976, as amended, (being the Michigan Open Meetings Act M.C.L. 15.261 et seq.).

It has been and will continue to be the intent of WJPC staff to promote 100% transparency in all matters related to the Wexford Joint Planning Commission.

Respectfully,
Robert (Bob) Hall

Planning and Zoning Director
Presented on behalf of the Wexford Joint Planning Commission

16 OAG, 1993-1994, No 6821, p 199 (October 18, 1994). But, as discussed in OAG No 6821, other statutes may require a public body to state in its notice the business to be transacted at the meeting.
17 Lysogorski v Bridgeport Charter Twp, 256 Mich App 297, 299; 662 NW2d 108 (2003).