

REGULAR MEETING OF THE

CHARTER TOWNSHIP OF COMSTOCK TOWNSHIP BOARD

MONDAY, SEPTEMBER 15, 2025 at 6:00 PM NOTICE AND AGENDA 5858 KING HIGHWAY KALAMAZOO, MI 49048

- I. Call to Order
- II. Pledge of Allegiance to the Flag of the United States of America
- III. Approval of Agenda
 - Motion to Approve Agenda
- IV. Public Comments(s) on Agenda and Non-Agenda Items

A citizen may state their name and address and may speak only one time, for no more than three (3) minutes. This time may not be given to another citizen to extend their time. The person speaking has the floor and no other citizen shall speak during someone else's time. During this time, you will be making statements to the Board, without discussion from the Board members, but you are welcome to make an appointment with the Supervisor or Superintendent to discuss your comments further (their contact information is located by the door). Please keep comments clean and respectful.

Approved by the Township Board on February 24, 2025.

V. Announcements for Departments/Boards/Commissions

VI. Consent Agenda

The purpose of the Consent Agenda is to expedite Business by grouping non-controversial items together to be dealt with in one Board Motion without discussion. Any member of the public, board, or staff may ask that any item of the Consent Agenda be removed and places elsewhere on the agenda for full discussion. Such requests will be automatically respected. Approval of all of the items on the Consent Agenda shall be accomplished by a single majority vote.

A. Approval Of:

- Township Board Meeting Minutes DRAFT: August 18, 2025
- Township Board Special Meeting Minutes September 8, 2025
- Bills Payable: September 16, 2025

VII. Presentation(s)

VIII. Business

Fire & Rescue

1st Reading of Ordinance 558 - Uniform Fire Code Amendments

Planning & Zoning

First Reading of Ordinance No.559 - 2591 S 33rd St Rezoning Request

First Reading of Ordinance No. 560 - 155 Elliott Rezoning Request

Clerk

Comstock High School Parade Permit

Election Update

Treasurer

Accounts Payable Procedures

Weather Siren Discussion - Vendor Comparisons

Trustee

Deputy Discussion

Supervisor

Acknowledgement and Response to Request Under Public Act 233 of 2023 Requesting Meeting with Chief Elected Official (Township Supervisor) Regarding Compatible Battery Energy Storage System Ordinance and to Discuss Site Plan for the Swan Project ("Offer to Meet").

Finance

2025 Millage Rates Discussion

Summer Tax Collection Agreement

Superintendent

Draft Policy Attorney Use Policy Discussion

Annual Renewal of BCBS Health Care/ HSA contribution and opt out PA 152. Staff Option for Township Board to vote in Board Health insurance.

Professional service agreement DORE' HR Consulting

Superintendent Report

IX. Reports

- August 2025 Fire Report
- August 2025 Fire Dept. Public Relations Report
- Cash Summary by Fund August 2025
- Cash Summary by Bank Account August 2025
- August 2025 KABA Reports

• Bills Paid: August 20-September 11, 2025

X. Informational/Future Action Items

Possible Revenue Sharing Cuts

XI. Public Comment(s) on Agenda and Non-Agenda Items

A citizen may state their name and address and may speak only one time, for no more than three (3) minutes. This time may not be given to another citizen to extend their time. The person speaking has the floor and no other citizen shall speak during someone else's time. During this time, you will be making statements to the Board, without discussion from the Board members, but you are welcome to make an appointment with the Supervisor or Superintendent to discuss your comments further (their contact information is located by the door). Please keep comments clean and respectful.

Approved by the Township Board on February 24, 2025.

XII. Members Comments

XIII. Adjournment



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Kelly Sims, Clerk Admin Assistant

Re: Township Board Meeting Minutes - DRAFT: August 18, 2025

Please see attached.

Attachments:

Township Board Meeting Minutes_08-18-2025_DRAFT.pdf

MINUTES OF THE REGULAR MEETING OF THE CHARTER TOWNSHIP OF COMSTOCK TOWNSHIP BOARD KALAMAZOO COUNTY, MICHIGAN AUGUST 18, 2025

CALL TO ORDER

Attendee Name	Title	Status
Supervisor Ben Martin	Supervisor	Present
Nicole Beauchamp	Clerk	Present
Treasurer Sandy Bloomfield	Treasurer	Present
Trustee Jerry Amos	Trustee	Present
Trustee Kristie Cherry	Trustee	Present
Trustee Terry McIver	Trustee	Present
Trustee Bob Pratt	Trustee	Present
Scott Hess	Superintendent	Present
Catherine Kaufman	Attorney	Present

The meeting was called to order at 6:00 p.m. There were approximately 60 people in attendance.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

The Pledge of Allegiance to the Flag of the United States of America was recited.

APPROVAL OF AGENDA

Clerk Beauchamp made a motion to approve the agenda as amended, adding Mobile Vendor Fees under Treasurer and moving Budget Adjustments from Consent Agenda to Trustee. Trustee Pratt seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Bob Pratt

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

PUBLIC COMMENT(S) ON AGENDA AND NON-AGENDA ITEMS

20 members of the public spoke at public comment.

ANNOUNCEMENTS FOR DEPARTMENTS/BOARDS/COMMISSIONS

There were no announcements.

CONSENT AGENDA

Clerk Beauchamp made a motion to approve the amended Consent Agenda (Budget Adjustments moved under Trustee). Trustee Cherry seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Kristie Cherry

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

• Budget Adjustments

Item moved under Trustee per Approval of Agenda.

Bills Payable: August 19, 2025

Township Board Meeting Minutes: July 21, 2025

PRESENTATION(S)

Audit Presentation

Matt Smith from Vredeveld Haefner LLC presented a review of the financial statements and audit process to the Board.

BUSINESS

FIRE & RESCUE

Request to hire a Part-time/Paid-On-Call Probationary Firefighter

Chief Beauchamp requested to hire Paige Woods as a part-time/paid-on-call probationary firefighter. She has successfully passed the oral interview process, background check, and medical and physical exams. She is already medically trained. She would be the 10th new hire, bringing the active roster to 52.

Treasurer Bloomfield made a motion to approve the hiring of Paige Woods as part-time/paid-on-call probationary firefighter. Trustee Cherry seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Treasurer Sandy Bloomfield
SECONDER: Trustee Kristie Cherry

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

Renewal of Agreement - Department of Natural Resources, Cooperative Mutual Aid Fire Control Agreement

Chief Beauchamp requested to renew the Department of Natural Resources Cooperative Mutual Aid Fire Control Agreement, with Superintendent Hess completing and signing the renewal agreement. This renewal is done every five years, allowing local departments access to federal and state equipment, mutual aid, and DNR assistance in the case of an out-of-control wildland-type fire. The fees are \$1,400.00 for the year.

Clerk Beauchamp made a motion to allow Superintendent Hess to complete and sign the Renewal of Agreement - Department of Natural Resources Cooperative Mutual Aid Fire Control Agreement. Trustee McIver seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Terry McIver,

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

<u>Updated 2025 Kalamazoo County Intergovernmental Fire Protection Hazardous Materials</u> <u>Incident Response Agreement</u>

Chief Beauchamp requested approval to renew the 2025 version of the Kalamazoo County Intergovernmental Fire Protection Hazardous Materials Incident Response Agreement, which is an agreement between municipalities to allow for a cost-effective hazardous material response team for mitigation purposes and recovery/reimbursement of time and equipment. Comstock Fire & Rescue provides personnel and is an active member of this group. The fees for this agreement are \$1,400.00 for the year.

Trustee Cherry made a motion to renew the updated 2025 Kalamazoo County Intergovernmental Fire Protection Hazardous Materials Incident Response Agreement. Trustee Pratt seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Trustee Kristie Cherry
SECONDER: Trustee Bob Pratt

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

PLANNING & ZONING

Second Reading of Ordinance No. 554- Mobile Vendor Ordinance

Clerk Beauchamp made a motion to approve the Second Reading of Ordinance No. 554 - Mobile Vendor Ordinance. Treasurer Bloomfield seconded the motion. A roll call vote was held.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Treasurer Sandy Bloomfield

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

Second Reading of Ordinance No. 557- 6668 E ML Ave Rezoning Request

Treasurer Bloomfield made a motion to approve the Second Reading of Ordinance No. 557 - 6668 E. ML Ave Rezoning Request. Trustee Pratt seconded the motion. A roll vote was held.

RESULT: PASSED [UNANIMOUS]
MOVER: Treasurer Sandy Bloomfield

SECONDER: Trustee Bob Pratt

AYES: Supervisor Ben Martin, Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

CLERK

TREASURER

<u>Accounts Payable Procedures</u>

Treasurer Bloomfield presented adjustments to the Accounts Payable Procedures. The Board reviewed updates requiring that all bills be initialed by the appropriate department prior to payment. Departments must ensure a designee initials bills in the absence of the department head.

The Board reviewed options for the emergency expenditure limit, considering thresholds of \$1,000.00 or \$5,000.00.

The procedure will be brought back for board vote at the next meeting.

Formal Complaint Against Trustee Cherry

The Board held discussion regarding the duties of the Deputy Treasurer, Deputy Supervisor and Deputy Clerk when serving in the absence of their principal.

Trustee Cherry read a statement in regard to the formal complaint against her and the censure by the Kalamazoo GOP.

Thank you for allowing me the opportunity to defend myself as I am ambushed by both the amendment investigation and the second KGOP Vote of No Confidence. I was never notified in writing or by phone about either matter, which leads me to assume this was intentional to prevent me from having a chance to address or defend myself prior to these issues being raised.

In regard to the investigation, I acquiesce to whatever the majority of the Board decides. If the decision is to move forward, I will respect that choice, even with the financial burden it may place on the township.

At the first Vote of No Confidence meeting, I was informed that the KGOP had endorsed me during the election. This was the first time I had heard about this endorsement. No one had reached out to discuss the rules of engagement or the expectations tied to that support. Had such a conversation taken place, I may have chosen to withdraw my submission, knowing I could not simply fall in line with the expectations I had never agreed to. For the future, I encourage the KGOP to establish clear dialogue with any individual they choose to endorse. These conversations should outline exactly what's expected of a candidate if they want to win, giving individuals the opportunity to reflect and decide how they wish to move forward.

I ran for Township Trustee, not for the Republican Party. I am here to represent our people, not the KGOP. The KGOP does not own Republican values, and I stand strong in what I believe the Republican Party truly represents.

If this is the way the KGOP chooses to behave, I do not welcome, want or need their endorsement. They can keep it after receiving the actual Vote of No Confidence from an outside source.

I want to acknowledge one point in the KGOP statement that I fully agree with. I owe Deputy Treasurer Knight, the Chair, the Board as a whole, and the public an apology. I hold myself and others to a high standard of behavior. In that moment, I did not meet that level of conduct I expect from myself as a Board Member. I could have handled it differently, such as addressing the Chair instead of calling out Deputy Knight directly. For that, I apologize. I did not lie or mislead anyone. I shared the information as it was presented at the MTA Conference. Nothing more, nothing less.

To address another concern raised in the second Vote of No Confidence, I will not be resigning from the Board at this time. If I choose to resign it will not be because I was bullied or manipulated. It will be on my terms and my decision alone. I'm not a politician and I am not interested in playing games or doing things in the dark. I'm honest, I'm authentic, and I choose to conduct myself openly for all to see. I do not blindly follow anyone. I keep my circle of influence limited to those whose morals and values align with mine, ensuring I maintain personal checks and balances. I do not give in to peer pressure. I make my own decisions, and they are grounded in logic and reason. Those decisions may not always be accepted by everyone and that's okay. Collectively, we will not always agree. That is the beauty of free will and of being independent thinkers.

In closing, let it be known that I am not perfect. Never claimed that title. Any mistakes I make, I own them, and I do what I can to not make the same mistake twice. I strive to live my life with character and integrity, and I refuse to let fear, intimidation or politics compromise that. Thank you.

Board Member comments included receiving a copy of the MTA Conference presentation and opinions on deputies sitting on the Board for their principals, and whether Attorney Kaufman should write a legal opinion, and what the legalities of the situation are.

Mobile Vendor Fees

Treasurer Bloomfield relayed that the Planning Commission suggested a \$25 per application fee for a mobile vendor permit. Questions were asked and answered.

Trustee Cherry made a motion to entertain the \$25 application fee for Mobile Vendors. Treasurer Bloomfield seconded the motion. A roll call vote was held.

RESULT: PASSED [UNANIMOUS]
MOVER: Trustee Kristie Cherry
SECONDER: Treasurer Sandy Bloomfield

AYES: Supervisor Ben Martin, Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

TRUSTEE

Legal Billing Discussion Continuation

A continuation of the legal billing discussion occurred. The Board discussed having an outside source evaluate how the Township does business concerning legal billing procedures, the possibility of bringing back Board workshops, meetings without a quorum, forming a legal services committee, setting a budget for each department or approving a chain of command. Attorney Kaufman asked for guidance on who is allowed to contact her. More discussion included the roles of the Superintendent and Township Board and assignment of duties.

Treasurer Bloomfield made a motion to have Superintendent Hess create a policy in which anyone needing to have legal counsel who works under him as a hired employee needs to go through him first for legal counsel. And as far as the Supervisor, the Clerk, and the Treasurer, if any of their deputies need to use legal counsel, they will go through their superior first and together they will use legal counsel. And as for the rest of the Board, for the four trustees, they may use legal counsel at their hopefully conservative demand. Supervisor Martin seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Treasurer Sandy Bloomfield
SECONDER: Supervisor Ben Martin

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

Moratorium Discussion

Discussion continued regarding the BESS Moratorium. Legal counsel was asked to provide information on the potential of lifting the moratorium. The official statement from Comstock Public Schools was read regarding BESS placement near schools. Attorney Kaufman outlined several positive outcomes of the moratorium, including the identification of weaknesses in the proposed ordinance, incorporation of new information on emergency and hazardous response planning, and the addition of a decommissioning agreement and trigger mechanisms. She noted that the joint Planning Commission and Moratorium Committee are reviewing options such as an overlay district, permitting BESS in industrial areas, and establishing setbacks. Sensitive areas such as schools, hospitals, nursing homes and adult care facilities are being given additional consideration in the ordinance. Attorney Kaufman also provided clarification regarding ongoing litigation involving over 70 municipalities related to the MPSC's implementation of PA 233. Following this, the Board tabled further discussion, which will continue at the next meeting. The discussion will continue into future board meetings.

Budget Adjustments

Trustee Amos requested clarification on the budget adjustment for the Ordinance Department. It was explained that \$50,000 is from carryover funds and \$50,000 is being reallocated from other departments. Superintendent Hess noted that Pitsch is used for demolitions because they have an asbestos pit, which is necessary as most of the demolished houses contain asbestos. He further explained that this year has seen a significant spike in blight, with court cases being lengthy and costly. Although costs are charged back to landowners, recovery may be delayed or uncollectible in cases that result in foreclosure.

Later in the meeting this item was voted upon.

Clerk Beauchamp made a motion to approve the budget adjustments as presented. Trustee Amos seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Jerry Amos

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

SUPERVISOR

Opioid Settlement Discussion

Supervisor Martin reported receiving emails regarding various company names involved in the opioid settlement cases. Attorney General Matt Walker informed him that the Township has eight cases from previous years. Superintendent Hess noted that the Township participates in some settlements jointly with the County, bringing the total settlement amount to approximately \$16,553. These funds are subject to restrictions on their use. It was also noted that grants may be available through the Kalamazoo County Foundation and the Community Foundation. Attorney Kaufman explained that the Township could either enter into a class action settlement or approve a resolution accepting monies as they are received. The Board would then need to determine whether to pursue grants and matching funds, or decide on how to allocate the settlement funds and communicate that decision to the community.

FINANCE

2025 Millage Rates Discussion

Finance Director Padgett indicated that millage rates are due to the county by September 30th, so a decision will need to be made at the next meeting, with the Truth in Taxation hearing happening that night or on September 29. He explained the millage calculations and the spreadsheet, explaining millage rates over the last four years, what is taken into account, and what needs to be done to send the rates to the County.

BS&A Training Opportunity

Finance Director Padgett is seeking Board approval to attend the BS&A Engage training in Charlotte, NC where he is hoping to gather more information to bring back to share with the BS&A users in the office, since there was not much training when the Township converted to BS&A Cloud.

Clerk Beauchamp made a motion to approve Finance Director Padgett's attendance at the BS&A annual customer conference to be held in Charlotte, NC, from October 6th to the 9th. Trustee Pratt seconded the motion.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Bob Pratt

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

SUPERINTENDENT

Ordinance Enforcement Report

Ordinance Officer Szczepanski reported that the first Coffee and Codes meeting was held in July and no one showed up. They will hold it for two more months; if there are no attendees, it will be discontinued. He had 21 court appearances, three written citations, and nine warnings. There were 31 complaints with no violations. He received two calls for noise, six for vehicles, two for trailers, and 11 for litter. 46 corrective violations are still open, nine cases are open, and three properties have been cleaned up, but are ongoing as they are public properties. Changing his processes has seemed to help compliance within 15 days because he is engaging with people and indicating exactly what their violation includes, instead of sending a generic letter.

Employment Status - Deputy Fire Chief Dyer

Discussion took place regarding Deputy Fire Chief Dyer's employment status. Superintendent Hess provided a brief summary of events. The Board was asked to decide what next steps would be taken as far as monitoring the case or to relieve him of his position.

Supervisor Martin made a motion to terminate Deputy Fire Chief Dyer. Clerk Beauchamp seconded the motion. A roll call vote was held.

RESULT: FAILED [3 TO 4]

MOVER: Supervisor Ben Martin

Clerk Nicole Beauchamp

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy Bloomfield

NAYS: Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry McIver, Trustee

Bob Pratt

REPORTS

- July 2025 KABA Reports
- July 2025 Sheriff's Reports
- July 2025 Fire Report
- July 2025 Fire Dept. Public Relations Report
- Cash Summary by Bank Account July 2025
- Cash Summary by Fund July 2025
- Bills Paid: July 23-August 14, 2025

INFORMATIONAL/FUTURE ACTION ITEMS

FOIA Requests

PUBLIC COMMENT(S) ON AGENDA AND NON-AGENDA ITEMS

Six members of the public spoke at Public Comment.

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Board member comments were heard.

ADJOURNMENT

The	meeting	was	adi	ourned	at	9:17	p.m.
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Minutes signatures

Attested:

Nicole Beauchamp, Township Clerk

Ben Martin, Township Supervisor



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Kelly Sims, Clerk Admin Assistant

Re: Township Board Special Meeting Minutes - September 8, 2025

Please see attached.

Attachments:

Special Board Meeting minutes 9-8-25.pdf

MINUTES OF THE SPECIAL TOWNSHIP BOARD MEETING OF THE CHARTER TOWNSHIP OF COMSTOCK TOWNSHIP BOARD KALAMAZOO COUNTY, MICHIGAN SEPTEMBER 8, 2025

CALL TO ORDER

Attendee Name	Title	Status
Supervisor Ben Martin	Supervisor	Present
Nicole Beauchamp	Clerk	Present
Treasurer Sandy Bloomfield	Treasurer	Present
Trustee Jerry Amos	Trustee	Present
Trustee Kristie Cherry	Trustee	Present
Trustee Terry McIver	Trustee	Present
Trustee Bob Pratt	Trustee	Present
Scott Hess	Superintendent	Present
Catherine Kaufman	Attorney	Present

The meeting was called to order at 3:00p.m. There were approximately three members of the public in attendance.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

The Pledge of Allegiance to the Flag of the United States of America was recited.

APPROVAL OF AGENDA

Clerk Beauchamp made a motion to approve the agenda. Treasurer Bloomfield seconded the motion.

A roll call vote was completed.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Treasurer Sandy Bloomfield

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry McIver,

Trustee Bob Pratt

PUBLIC COMMENT(S) ON AGENDA AND NON-AGENDA ITEMS

There were no public comments.

BUSINESS

Closed Session

At 3:02p.m. Clerk Beauchamp made a motion that the Township Board meet in a closed session under Section 8 (1) (h) of the Open Meetings Act, pursuant to section 13(1)(g) of the Freedom of Information Act, to consult with our attorneys regarding a written legal opinion. Attorney Robert Thall was also included. Trustee Pratt seconded the motion. A Roll Call vote was completed.

RESULT: PASSED [6 TO 1]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Bob Pratt

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Trustee Jerry Amos,

Trustee Kristie Cherry, Trustee Terry McIver, Trustee Bob Pratt

NAYS: Treasurer Sandy Bloomfield

At 4:11 pm, Trustee Cherry made a motion to exit closed session. Trustee Jerry Amos seconded the motion.

A roll call vote was completed.

RESULT: PASSED [UNANIMOUS]
MOVER: Trustee Kristie Cherry
SECONDER: Trustee Jerry Amos

AYES: Supervisor Ben Martin, Nicole Beauchamp, Treasurer Sandy Bloomfield,

Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry McIver, Trustee

Bob Pratt

Possible Action Items from Closed Session

Clerk Beauchamp made a motion to instruct Supervisor Martin to respond timely to the P.A. 233 letter and ask for a meeting. Trustee Amos seconded the motion. A Roll Call vote was held.

A roll call vote was completed.

RESULT: PASSED [UNANIMOUS]
MOVER: Clerk Nicole Beauchamp
SECONDER: Trustee Jerry Amos

AYES: Supervisor Ben Martin, Clerk Nicole Beauchamp, Treasurer Sandy

Bloomfield, Trustee Jerry Amos, Trustee Kristie Cherry, Trustee Terry

McIver, Trustee Bob Pratt

PUBLIC COMMENTS(S) ON AGENDA AND NON-AGENDA ITEMS

There were no public comments.

MEMBERS COMMENTS

There were no Board Member comments.

ADJOURNMENT

The meeting was adjourned at 4:13 p.m.

Minutes signatures

Attested:

Nicole Beauchamp, Township Clerk

Ben Martin, Township Supervisor





MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Kelly Sims, Clerk Admin Assistant

Re: Bills Payable: September 16, 2025

Please see attached.

Attachments:

Bills Payable-September 16 2025.pdf

INVOICE DISTRIBUTION REPORT FOR CHARTER TOWNSHIP OF COMSTOCK

POST DATES 09/16/2025 - 09/16/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	EN AND PAID Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 101 GENER							
Department: 000					/ /		
	OFFICE SUPPLIES/EQUIPMENT	ZEMLICK OFFICE PRODUCTS		164319-0	09/16/2025	44.05	163795
	CONTRACTED SERVICES	DALE W. HUBBARD, INC.	SEWER MAIN LINE CLEANOUT	475129	09/16/2025	568.00	163783
101-000-804.000		BAUCKHAM, THALL, SEEBER BAUCKHAM, THALL, SEEBER		15446 15534	09/16/2025	4,937.98 2,548.58	163781 163781
101-000-804.000	LEGAL SERVICES VEHICLE REPAIRS AND MAINTENANCE	RICH AND SONS AUTO	OIL CHANGE-2018 MAINTENANC		09/16/2025 09/16/2025	124.78	163791
101-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	KICH AND SONS AUTO	OIL CHANGE-2016 MAINTENANC	Total Department	_	8,223.39	103/91
Department: 253	TREASURER			rocar bepar emeric	OUO GENERAL	0,223.33	
	OFFICE SUPPLIES/EQUIPMENT	HI-TECH	LAPTOP	12220	09/16/2025	949.00	163787
				Total Department 25	3 TREASURER	949.00	
Department: 257							
	LEGAL SERVICES	BAUCKHAM, THALL, SEEBER		15446	09/16/2025	170.00	163781
101-257-804.000	LEGAL SERVICES	BAUCKHAM, THALL, SEEBER	PROFESSIONAL SERVICES	15534	09/16/2025	50.00	163781
				Total Department 25	7 ASSESSING -	220.00	
Department: 262			DD567W67 3 404 0440	1606 5604 000 5	00/16/2025	50.00	162700
101-262-731.000	SUPPLIES/EQUIPMENT - OPERATIONS	AMAZON CAPITAL SERVICES		1GWG-F6H4-NMLR	09/16/2025 _	50.99	163780
				Total Department 26	2 ELECTIONS	50.99	
Department: 265	MAINTENANCE SUPPLIES/EQUIPMENT - OPERATIONS	KALAMAZOO LAWN & GARDEN	WEED WHIP HEAD/MAINTENANCE	260013	09/16/2025	31.99	163788
101-203-731.000	SUFFEILS/ EQUIFMENT - OFERATIONS	RALAMAZOO LAWIN & GARDEN	•			31.99	103700
			10	tal Department 265	MAINTENANCE	31.99	
	ORDINANCE ENFORCEMENT				/ /		
	SUPPLIES/EQUIPMENT - OPERATIONS	GRAINGER, INC.	COVERALLS	9625601324	09/16/2025	105.24	163785
	SUPPLIES/EQUIPMENT - OPERATIONS	GRAINGER, INC.	PERSONAL PROTECTION SUPPLI		09/16/2025	84.36	163785
101-301-731.000	-, -,	GRAINGER, INC.	SUPPLIES	9614074293	09/16/2025	175.53	163785
101-301-804.000	LEGAL SERVICES LEGAL SERVICES	BAUCKHAM, THALL, SEEBER		15446 15534	09/16/2025 09/16/2025	3,920.29 923.28	163781 163781
101-301-804.000	LEGAL SERVICES	BAUCKHAM, THALL, SEEBER		ment 301 ORDINANCE	<i>' '</i> -	5,208.70	103/61
Department: 567	CEMETERIES		Total Depart	Ment 301 ORDINANCE	ENFORCEMENT	3,208.70	
•	OFFICE SUPPLIES/EQUIPMENT	ZEMLICK OFFICE PRODUCTS	OFFICE SUPPLIES	164319-0	09/16/2025	31.79	163795
	3, 3			otal Department 567	<i> </i>	31.79	
Department: 703	COMMUNITY DEVELOPMENT			•			
101-703-804.000		BAUCKHAM, THALL, SEEBER	PROFESSIONAL SERVICES	15446	09/16/2025	2,475.00	163781
	LEGAL SERVICES	BAUCKHAM, THALL, SEEBER		15534	09/16/2025	2,122.80	163781
		, ,	Total Depart	ment 703 COMMUNITY	DEVELOPMENT -	4,597.80	
				Total Fund 101 G	ENERAL FUND —	19,313.66	
Fund: 206 FIRE (OPERATING FUND			Total Fund 101 C	LITERALE TOTAL	13,313.00	
Department: 000							
	SUPPLIES/EQUIPMENT - OPERATIONS	NYE UNIFORM CO.	UNIFORMS	08292025-MULTI	09/16/2025	294.50	163790
206-000-731.000		NYE UNIFORM CO.	UNIFORMS	919398	09/16/2025	294.50	163790
206-000-731.000	, ,	NYE UNIFORM CO.	UNIFORMS	919395	09/16/2025	339.44	163790
206-000-731.000		THE SPIRIT SHOPPE	UNIFORMS/APPAREL	23652	09/16/2025	1,992.00	163794
206-000-930.000	LAND/BUILDING REPAIRS AND MAINTEN	ALRO STEEL CORPORATION	BUILDING MAINTENANCE	FIB7809KZ	09/16/2025	20.00	163779
206-000-930.000		HANSEN'S SNOW PLOWING	SUPPLIES	186	09/16/2025	32.38	163786
206-000-931.000	EQUIPMENT REPAIRS AND MAINTENANCE	CERTASITE, LLC	FIRE EXTINGUISHER INSPECTI	0 12760990	09/16/2025	370.53	163782

Page: 1/3

INVOICE DISTRIBUTION REPORT FOR CHARTER TOWNSHIP OF COMSTOCK

POST DATES 09/16/2025 - 09/16/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 206 FIRE (
Department: 000			,				
206-000-931.000	EQUIPMENT REPAIRS AND MAINTENANCH	· · · · · · · · · · · · · · · · · · ·	EXTINGUISHER/SYSSTEM INSPEC		09/16/2025	392.98	163782
206-000-931.000	EQUIPMENT REPAIRS AND MAINTENANC	E ROE-COMM, INC.	VHF ANTENNA	363260	09/16/2025	83.00	163792
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE-982	0021267	09/16/2025	155.00	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE-921	0021200	09/16/2025	1,186.30	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE -982	0021209	09/16/2025	387.50	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE-T981	0021231	09/16/2025	602.45	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE-985	0021240	09/16/2025	980.00	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE	EMERGENCY VEHICLE PRODU	VEHICLE MAINTENANCE-932	0021239	09/16/2025	554.05	163784
206-000-932.000	VEHICLE REPAIRS AND MAINTENANCE		VEHICLE MAINTENANCE-981	0021238	09/16/2025	155.00	163784
206-000-960.000	EDUCATION & TRAINING	MICHIGAN STATE FIREFIGH		6434	09/16/2025	438.04	163789
				Total Department	000 GENERAL —	8,277.67	
			Total	Fund 206 FIRE OPE	RATING FUND	8,277.67	
Fund: 211 FIRE (CAPITAL IMPROVEMENT FUND						
Department: 000	GENERAL						
211-000-970.000		ROE-COMM, INC.	RADIO/INTERCOM SUPPLIES FOR	363311	09/16/2025	5,564.00	163792
211-000-970.000	CAPITAL OUTLAY	SIGN IMPRESSIONS, INC.	f150 CREW CAB LETTERING	20534	09/16/2025	1,260.00	163793
				Total Department	000 GENERAL	6,824.00	
			Total Fund 211	FIRE CAPITAL IMPRO	VEMENT FUND -	6,824.00	

INVOICE DISTRIBUTION REPORT FOR CHARTER TOWNSHIP OF COMSTOCK

POST DATES 09/16/2025 - 09/16/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
TOTALS BY	′ FUND						
		101 206	GENERAL FUND FIRE OPERATING FUND			19,313.66 8,277.67	
		211	FIRE CAPITAL IMPROV			6,824.00	
		Total For All Fund	ds:			34,415.33	



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Kerrie Beauchamp, Executive Assistant

Re: 1st Reading of Ordinance 558 - Uniform Fire Code Amendments

This ordinance is to bring us up to date with the most current National Fire Codes.

Attachments:

Fire code Amendment558.docx

CHARTER TOWNSHIP OF COMSTOCK

ORDINANCE NO. 558

ADOPTED:	
	•

EFFECTIVE: Thirty days after publication after adoption

THE CHARTER TOWNSHIP OF COMSTOCK

COMSTOCK COUNTY, MICHIGAN,

ORDAINS:

SECTION I UNIFORM FIRE CODE "NFPA 1" 2024 EDITION

Section 162.000 An ordinance to adopt by reference the NATIONAL FIRE PROTECTION ASSOCIATION ("NFPA 1") UNIFORM FIRE CODE, 2024 EDITION, and ANNEXES and INDEX; to prescribe regulations for the safeguarding to a reasonable degree of life and property from the hazards of fire and explosion; to amend certain provisions of the said NFPA 1/UNIFORM FIRE CODE 2024 including conflicts between it and the state construction code; open fires; premises markings; board of appeals; records; existing apartments buildings; indication of central service station; and means of egress inspections; to repeal existing Ordinances or parts of Ordinances in conflict herewith and to provide a savings clause.

SECTION II TITLE

Section 162.001 This Ordinance shall be known and cited as the "Comstock Charter Township UNIFORM FIRE CODE Ordinance".

SECTION III PURPOSE

Section 162.002 This Ordinance is adopted pursuant to the authority vested in Townships by Section 1 of 1945 PA 246, as amended (MCL 41.181), and Section 5 of 1951 PA 33, as amended (MCL 41.805), the purpose of which Ordinance is to adopt a Uniform Fire Code with annexes, index, and amendments thereto; to prescribe regulations for the safeguarding to a reasonable degree of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises.

SECTION IV ADOPTION OF "NFPA 1/UNIFORM FIRE CODE, 2024 EDITION"

Section 162.003 A certain document or booklet, which is marked and entitled as "NFPA 1/UNIFORM FIRE CODE, 2024 EDITION" and the annexes and index thereto, said Code being published by the National Fire Protection Association, official copies of which are on file in the office of the Township Clerk and which may be examined by the general public during regular business hours or by appointment, is hereby adopted by reference as if fully set forth herein. Each and all of the regulations, provisions, penalties, conditions and terms thereof, except as they may hereafter be modified, shall be deemed adopted and made a part hereof by this reference as if fully set forth in this Ordinance.

SECTION V CONFLICTS

Section 162.004 Section 1.3.3 of the said NFPA1/UNIFORM FIRE CODE, 2024 EDITION, regarding "Conflicts" is hereby amended to add Section 1.3.3.1 as follows:

"1.3.3.1. Where a conflict between this document and the Michigan Construction Code occurs, the specific requirements of the Michigan Construction Code shall apply".

SECTION VI BOARD OF APPEALS

Section 162.005 Section 1.11.1 of the said NFPA1/ UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"1.11.1. A Board of Appeals shall be established consisting of members and alternate members who shall be appointed by the Charter Township of Comstock Board of Trustees and whom by reason of education, experience, and knowledge and are deemed to be competent to sit in judgment on matters concerning this Code and its enforcement."

SECTION VII OPEN FIRES

Section 162.006 Section 10.10 of the said NFPA1/ UNIFORM FIRE CODE, 2024 EDITION, is hereby amended by the deletion of subsections 10.10.1 through 10.10.9 thereunder and by the addition of the following language:

"10.10 Open fires, incinerators and commercial fireplaces shall be regulated by separate Township Ordinance."

SECTION VIII PREMISES MARKINGS

Section 162.007 Section 10.11.1.2 of the said NFPA 1/UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"10.11.1.2 Address number (other than 1 or 2 family dwellings) shall be a minimum of 10 inches (254 mm) high with a minimum stroke width of 2 inches (50.8 mm.)"

SECTION IX RECORDS

Section 162.008 Section 13.3.3.4.3.1.1 of the said NFPA 1/UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"13.3.4.3.1.1 Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the Fire Chief using a system as specified by the Fire Chief."

SECTION X EXISTING APARTMENT BUILDINGS

Section 162.009 Section 13.7.2.18.1 of the said NFPA 1/ Uniform Fire Code, 2024 EDITION, is hereby amended to read as follows:

"13.7.2.18.1 Apartment buildings with more than two stories or with more than 11 dwellings units, other than those meeting 13.7.2.18.1.2 of NFPA 101, shall be provided with a fire alarm system in accordance with Section 13.7 and NFPA 101, except as modified by 13.7.2.18.1.2 of NFPA 101. (101:31.3.4.1.1)".

SECTION XI INDICATION OF CENTRAL STATION SERVICE

Section 162.10 Section 13.7.3.4 of the said NFPA 1/UNIFORM FIRE CODE, 2024 EDITION is hereby amended to read as follows:

"13.7.3.4 Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a listed central station as defined in NFPA 72. A Certificate or Placard shall be issued by a recognized listing organization that has listed the prime contractor for all newly installed fire alarm systems in commercial occupancies in accordance with NFPA 72. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies for which permits are required. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and/or alarm system components are to be

replaced shall be considered newly installed for the purposes of this section. Also, where there is reasonable cause due to non-compliance or faulty conditions, the fire Chief may require an existing fire alarm system meet the same requirement as a newly installed system. Central station service in full compliance with the 2024 Edition of NFPA 72, shall be maintained at the protected property, so long as the requirement for the fire alarm system exists."

SECTION XII FIRE DEPARTMENT ACCESS ROADS

Section 162.011 Section 18.2.3.5.1.1 of the said NFPA 1/UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"18.2.3.5.1.1 Fire department access road shall have an unobstructed width of not less than 25 ft. (7.62 m)."

SECTION XIII MARKING OF FIRE DEPARTMENT ACCESS ROADS

Section 162.0121 Section 18.2.3.6.1 of the said NFPA 1/UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"18.2.3.6.1 Where required by the AHJ, Approved Signs, with the language of "FIRE LANE NO PARKING, STOPPING OR STANDING" shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both."

SECTION XIV MEANS OF EGRESS INSPECTION

Section 162.01320.1.5.1.1 of the said NFPA 1/ UNIFORM FIRE CODE, 2024 EDITION, is hereby amended to read as follows:

"20.1.5.1.1 Means of Egress Inspection. The building owner or agent of all public assembly occupancies shall inspect the means of egress to ensure it is maintained free of obstructions, and correct any deficiencies found, prior to each opening of the building to the public and prepare and maintain records of the date and time of each inspection on approved forms, listing any deficiencies found and any action taken to correct them."

SECTION XV VIOLATIONS

Section 162.014 Any person, firm, association, partnership, corporation, or governmental entity who violates any of the provisions of this Ordinance or the Uniform Fire Code adopted

hereunder shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by civil fine determined in accordance with the following schedule:

	Min	Maximum <u>Fine</u>	
1st Offense within 3-year period*	\$	150.00	\$500.00
2nd Offense within 3-year period*	\$	250.00	\$500.00
3rd Offense within 3-year period*	\$	350.00	\$500.00
4th or More Offense	\$	500.00	\$500.00
within 3-year period*			

^{*} Determined on the basis of the date of commission of the offense(s).

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which the Charter Township of Comstock has incurred in connection with the municipal civil infraction. In no case, however, shall costs of less than \$10.00 nor more than \$500.00 be ordered. In addition, the Charter Township of Comstock shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that a violation of this Ordinance exists shall constitute a separate violation of this Ordinance.

SECTION XVI SAVINGS CLAUSE

Any prosecution or other court case pending on the effective date of this Ordinance on a part of portion of an ordinance that is repealed herein shall be permitted to continue to its natural conclusion as if the provision was not repealed.

SECTION XVII EFFECTIVE DATE, SEVERABILITY AND REPEAL OF CONFLICTING ORDINANCES

The within ordinance shall take effect 30 days after publication of a summary hereof, after adoption by the Township Board. The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, paragraph, section or subsection is declared void or inoperable for any reason, it shall not affect any other part or portion thereof. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Nicole Beauchamp, Clerk Charter Township of Comstock 5858 King Highway Kalamazoo, MI 49048 269-381-2360 www.comstockmi.gov

SECTION IX SEVERABILITY

Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the enforceability of the balance of this Ordinance which shall remain in full force and effect.

$\frac{\textbf{SECTION X}}{\textbf{REPEAL}}$

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION XI EFFECTIVE DATE

This Ordinance shall take effect thirty days following publication after adoption.

Nicole Beauchamp, Clerk Charter Township of Comstock



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Khayci Bryant, Planner

Re: First Reading of Ordinance No.559 - 2591 S 33rd St Rezoning

Request

During the July 24, 2025 and August 14, 2025 Planning Commission Meetings the commissioners discussed a rezoning request for 2591 S 33rd St. The parcel is currently zoned R-1A (Single Family District) with hopes to rezone to AGR (Agricultural Residential District).

I have attached a memorandum written for the Planning Commission that discusses, amongst many things, the alignment of this rezone with our current and future land use map.

The planning commission is recommending the approval of this rezoning request.

Attachments:

2591 S 33rd St Rezoning Review 2025_0711 (002).pdf 2591 S 33rd Street Rezone Application.pdf Ord 559 Rezone 3591 S 33rd .doc

MCKENNA



Memorandum

TO: Comstock Charter Township Planning Commission

FROM: Kyle Mucha, AICP, Principal Planner – Township Planning Consultant

SUBJECT: Review of Proposed Rezoning for 2591 S 33rd Street (07-26-405-030), R-1A, Single

Family (Existing) to AGR, Agricultural Residential (Proposed)

DATE: July 11, 2025

Dear Comstock Township Planning Commission:

The Township has received an application from Muhammad Wasim Rizwan Abbas, property owner of 2591 S. 33rd Street, to rezone the subject site from R-1A, Single Family to AGR, Agricultural Residential. The site is approximately 2.22 acres in area, and is located on the east side of S. 33rd street, south of E. ML Avenue.

The site is improved with an approximate 1,384 square-foot dwelling unit, 680 square-foot attached garage and a 1,248 square-foot detached accessory building (garage), located in the rear (east) portion of the site. The applicant indicates the desire is to rezone in order to be permitted hens for the home production (raising) of organic eggs for personal consumption.



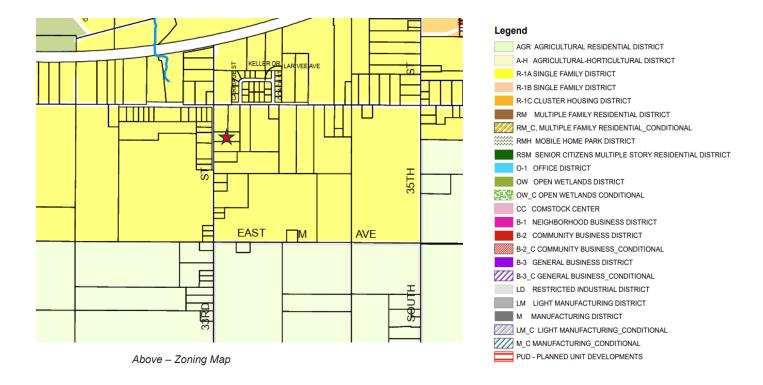
Subject parcel

HEADQUARTERS

235 East Main Street Suite 105 Northville, Michigan 48167 O 248.596.0920 F 248.596.0930 MCKA.COM

Communities for real life.





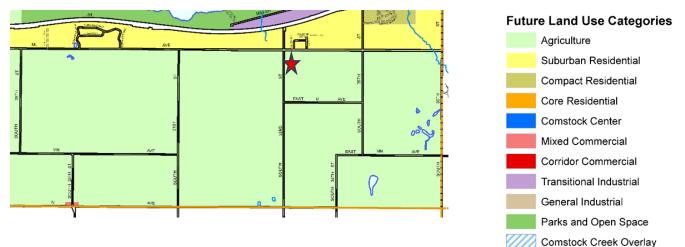
The above graphic is a snippet of the Township's March 2024 Zoning Map; the subject site is denoted with a red star -

The permitted uses and special land uses for both the R-1A District and AGR District are provided following this report. As additional generalized information, if a property is rezoned, any permitted uses/special land uses within the rezoned district would be allowed, subject to meeting all applicable provisions of the Township's Zoning Ordinance.

Below is a table showing the existing land use, current zoning designations, and future land use designations of the parcels surrounding the property.

LOCATION	EXISTING LAND USE	CURRENT ZONING	FUTURE LAND USE DESIGNATION
Subject Site	Single-Family Residential	R-1A, Single Family	Agriculture
North	Single-Family Residential	R-1A, Single Family	Agriculture
South	Single-Family Residential	R-1A, Single Family	Agriculture
East	Single Family Residential	R-1A, Single Family	Agriculture
West	Single-Family Residential	R-1A, Single Family	Agriculture





Above - 2030 Master Plan Future Land Use Map

The following review contains comments on the proposed rezoning per the Comstock Township Zoning Ordinance, Master Plan, and sound planning and zoning principles. In reviewing a rezoning request, the following shall be considered:

1. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan?

The current Master Plan – Vision 2030 - designates the future land use of this property and surrounding properties as "agriculture", as noted by the green colored areas in the above graphic. The southern portion of the Township, from approximately South 26th street (west) to South 36th Street (east) and south of E ML Avenue to the municipal boundary line (East N Avenue) is shown to be future planned for agricultural purposes, which accounts for more than six (6) square miles of landmass.

This classification is defined within the 2030 plan as the following:

This land use designation is intended to protect the Township's existing agricultural land as well as support the bedding plant and greenhouse industry in the Township. Greenhouses are likely to continue to concentrate in the western half of the Township near existing greenhouse establishments. Additional greenhouses may be ideally centrally located in the Township south of Campbell Lake.

Further, within the Goals & Objectives of the 2030 plan, *Sustainability*, provision #4 states: "To discourage sprawl patterns of development and help protect greenspace and natural areas from growth pressures, concentrate development by providing housing and development opportunities where services exist. Low density or farmland designations in areas where natural features, wetlands, or prime farmland exist should be maintained".



Based upon the Township's 2030 Master Plan, rezoning the subject property from R-1A to AGR **would be consistent with the Future Land Use Plan**, as evidenced by the adopted Future Land Use map. The surrounding parcels, adjacent to the subject site, are also planned for agricultural district designation.

2. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area?

The permitted uses and special land uses for both the R-1A District and the AGR District have been attached to the end of this report. Most of the existing uses within the immediate vicinity of the subject site are either residential in nature (single unit) or agricultural (crop cultivation). The below list of permitted uses is shown for both the AGR and R-1A Districts:

Permitted Uses

AGR; Agriculture-Residential

Single-Family dwellings
Parks, parkways, rec facilities
Educational institutions
Places of worship
Temporary sales office
Accessory dwelling units, attached

Farms
Roadside stands
Accessory buildings
Stables, private

Concentrated animal feeding op.
Family child care homes
Adult foster care family home
Adult day care family home

R-1A; Single Family

Single-Family dwellings
Parks, parkways, rec facilities
Educational institutions
Places of worship
Temporary sales office
Accessory dwelling units, attached

Retail sales - ag products grown on premise Cemeteries, public & private Accessory buildings

Retail sales - ag products grown on premise
Family child care homes
Adult foster care family home
Adult day care family home

As the Township's Master Plan calls for this region to become agricultural, the permitted uses in the AGR District relatively align with those uses permitted within the R-1A District; as there are uses that are permitted in both districts. Uses that are not listed as permitted within the R-1A, but are permitted in the AGR (farms, roadside stands, stables, animal feeding) may be compatible with surrounding land uses, *subject to additional review considerations*.



In terms of residential dwellings, the AGR District requires a minimum of one (1) acre for lot size. The R-1A District minimum lot size is on a sliding scale, with the largest minimum lot size being one (1) acre [without water and/or sewer, unplatted] and the smallest minimum lot size being 10,000 square feet [with water and sewer, if platted]. Within a ½ mile radius of the subject parcel, lot sizes begin at 0.5 acres. A residential use would still be consistent with the surrounding character of the area.

Based on the applicant indicating that the proposed rezoning is to allow for a greater number of hens to be on site for personal egg production, it is not anticipated that the rezoning would negatively impact the surrounding area, as a majority of the permitted uses in both the R-1A and AGR district mirror each other.

3. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning?

The proposed rezoning is not anticipated to significantly adversely impact any public services or facilities. Further review of such services would be conducted during a site plan review analysis to ensure proper compliance and harmonious connection to public services. Such review would focus on water and sewer connections, stormwater management of the subject site, and any other applicable service needed in order to utilize the site for a permitted or special land use purpose.

As there are no formal plans submitted for review consideration, the review of this provision is limited. The Planning Commission could inquire with the applicant what potential public services would be needed for use on the parcel; however, as indicated previously, if rezoning is approved, any permitted use would be allowed. However, as referenced in the previous review criteria, the applicant notes the reason for the rezoning is to be permitted a greater number of hens for on-site egg production.

4. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land?

By nature and design, the typical uses found within an agricultural district will be different than those found in a residential district in terms of character. However, as referenced in the previous sections, there is significant cross-over of permitted uses in both the AGR & R-1A District.

The AGR District does allow for more intensive special land uses than that of the R-1A District, most notably airports, wineries, hospitals, camp grounds, sanitary landfills. A full listing can be found at the end of this report. Additionally, parcel sizes within the AGR District tend to be larger than those located within the R-1A District. The Commission may refer to the Township's current zoning map for visualization.

Uses allowed under the proposed rezoning may be better suited to the area, given that parcel sizes are larger and the existing development intensity could be classified as "low". For example, rezoning this site to AGR may not be appropriate if the surrounding area was considered to be more commercial/industrial in nature. However, as noted throughout this report, and consistent with the Township's Master Plan, the uses allowed under the AGR District would be equally suited to the area.



RECOMMENDATION & FINDINGS

The applicant, Muhammad Abbas, seeks to rezone the property at 2591 S. 33rd Street, which is approximately 2.2 acres, from R-1A, Single Family Residential to AGR, Agricultural Residential, in order to facilitate the acquisition of additional hens for on-site egg consumption (not commercial production). Based upon the application materials submitted, and review of the four (4) criteria, the following comments are offered for consideration by the Planning Commission:

- 1. The Comstock Charter Township's 2030 Vision Master Plan classifies the subject site and surrounding land as Agriculture, which encompasses over six (6) square miles of land area.
- 2. The permitted uses within the AGR District appear to be compatible with the character of the area. In terms of special land uses, further review analysis would be required on a case-by-case basis to determine compatibility.
- 3. While the application does not speak to public services, the indicated intended use is not anticipated to negatively impact the subject parcel nor the surrounding landowners.

After the public hearing, the Commission should consider whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land. Therefore, dependent on any comments that come forward and review discussion by the Commission, and after the stipulated review at two (2) meetings [unless by-laws are waived] a motion could be crafted as such:

I move to recommend to the Township Board that the rezoning of 2591 S. 33rd Street, from R-1A to AGR be approved based on the following findings of fact;

1) [List finding]

Alternatively, should the Commission find that the request does not align with the criteria listed within this report, a motion to recommend denial, with a listing of facts [reasons], would be appropriate.

Subject to any and all public comments received prior to and during the Public Hearing on this request, we would further recommend that the Planning Commission evaluate the staff report, public comments, information supplied by the applicant and any other pertinent information prior to making a determination to support or recommend denial of the rezoning request at 2591 S. 33rd Street.

Respectfully,

Kyle Mucha, AICP Principal Planner

KMucha

Comstock Township Planning & Zoning

AGR Agriculture-Residential 3.1.A

1. Intent

The intent here is to provide a district wherein agriculture, farming residential, and low-density dispersed single-family residential uses, along with compatible uses often occupying large areas and accessory uses may occur. The main uses are to be agriculture and farming residential.

User Note: Click on Blue for use-specific standards or refer to Article 4 Use Standards.

2. Permitted uses

- Single-family dwellings[□] §4.17 a.
- Parks, parkways and recreational facilities, and b. publicly owned and operated
- Educational institutions, public C.
- Places of worship §4.36 d.
- Temporary sales office §4.50 e.
- Accessory dwelling units, attached §4.1 f.
- Farms¹¹ g.
- Roadside stands[□] §4.46 h.
- Accessory buildings and uses i.
- Stables, private §4.39 j.
- k. Concentrated animal feeding operations §4.15
- Family child care homes §4.13 ١.
- Adult foster care family home m.
- Adult day care family home Adult day care family home n.

3. Special land uses

- Veterinary offices, hospitals, and clinics a.
- Stables, public and riding academies §4.42 b.
- Public utility[™] and municipal buildings C. §4.41
- d. Dog parks
- Kennels[□] and/or boarding kennels[□] §4.27 e.
- f. Educational institutions, private §4.58
- Airports, heliports, landing fields and g. platforms, helipads, hangars, masts and other facilities for the operation of aircraft §4.3
- Wineries, including tasting rooms and sales h.
- Home occupations §4.21

- Cemeteries, public and private §4.11 j.
- Human care, residential facilities for k. §4.43
- Hospitals §4.22 l.
- Adult day care centers[□] m.
- Golf courses and country clubs §4.20 n.
- Radio or television stations Ο.
- Recreational facilities, private private p.
- Temporary buildings or trailer offices q. incidental to construction
- Commercial quarry excavation r.
- Farm ponds, subject to the requirements of s. §4.29
- Essential services §4.18 t.
- Camp grounds §4.10 u.
- Two-family dwellings, attached (duplexes) V. §4.55, §4.17
- Sanitary landfills §4.47 W.
- Planned unit developments §3.24 х.
- Child care centers[□] §4.13 y.
- Telecommunication towers §4.60 Z.
- Telecommunication antennas located on aa. structures other than telecommunication towers §4.60
- ab. Group child care homes §4.13
- Adult foster care small group home ac.
- Adult day care group home and ad.
- Accessory dwelling units,[™] detached §4.1 ae.
- Event barn §4.19 af.
- Temporary use for highway construction ag. purposes §4.52
- ah. Temporary outdoor festivals and similar events §4.48
- Temporary use for anemometers and ai. supporting towers §4.51











3.1.A AGR Agriculture-Residential

4. Development standards

Lot size

Minimum area: One (1) acre
Minimum width: 165 ft.

Minimum setbacks (in feet)

Front yard: 30

Side yard

One must be at least: 10
The other must be at least: 5
Rear yard: 35

Maximum building height

In stories: 2
In feet: 35

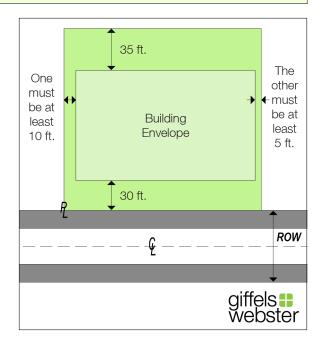
Lot coverage by buildings

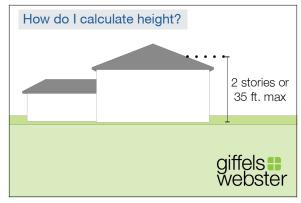
Maximum percentage: 10

Floor area per dwelling unit

Minimum single-story: 960 s.f.
Minimum ground floor two-story: 750 s.f.

See §3.2 and §3.10 for more information.





() 🖳 (

User Note: Click on Blue for use-specific standards.

5. Additional requirements

These are links to additional, but not comprehensive, requirements for the district.

Article 5

Residential accessory buildings and structures §5.1

Off-street parking requirements §5.2

Landscaping §5.4

Exterior lighting §5.10

Fences §5.9

Signs §5.18

Article 6

Site plan review procedures §6.1

Special land uses §6.2











2. Definitions

R1-A Single-Family Residential 3.1.C

1. Intent

The intent here is to provide two (2) districts, the "R1-A" and "R1-B", Single-Family Residential districts, of different lot sizes and/or density wherein single-family residential uses, incorporating a reasonable range of lot sizes, plus compatible and/or accessory uses, may develop while at the same time promoting a predominantly semi-urban character within the community.



User Note: Click on Blue for use-specific standards or refer to Article 4 Use Standards.

2. Permitted uses

- Single-family dwellings[□] §4.17 a.
- Parks, parkways and recreational facilities, and b. publicly owned and operated
- Educational institutions, public C.
- Cemeteries, public and private d.
- Places of worship §4.36 e.
- Accessory buildings[□] and uses[□] f.
- Incidental raising and retail sale of g. horticultural and agricultural products grown on the premises
- Family child care homes §4.13 h.
- Temporary sales office §4.50 i.
- Adult foster care family home Adult foster care family home j.
- Adult day care family home k.
- Accessory dwelling units, attached §4.1 I.

3. Special land uses

- Accessory dwelling units, detached §4.1 a.
- Publicly owned buildings including libraries, b. post offices, community centers, and museums
- Public utility[™] and municipal buildings C. §4.41
- Child care centers[□] §4.13 d.
- Institutions of an educational, philanthropic e. or charitable nature §4.25
- Kindergartens or nursery schools for children f. of preschool age
- Golf courses and country clubs §4.20 g.
- Recreational facilities, private private h.
- Home occupations §4.21 i.

- j. Radio stations
- k. Temporary buildings or trailer offices incidental to construction
- Essential services §4.18 l.
- Stables, public and riding academies §4.42 m.
- Stables, private §4.39 n.
- Public buildings or portions thereof no Ο. longer used for public purposes §4.40
- Planned unit developments §3.24 p.
- Two-family dwellings, attached (duplexes) q. §4.55, §4.17
- Raising and keeping of animals §4.4, r. §4.12
- Kennels[□] and/or boarding kennels[□] §4.27 s.
- Group child care homes §4.13 t.
- Telecommunication antennas located on u. structures other than telecommunication towers §4.60
- Adult foster care small group home V.
- Adult day care group home Adult day care group home W.
- Temporary use for highway construction х. purposes §4.52
- Temporary use for anemometers and у. supporting towers §4.51











3.1.c R1-A Single-Family Residential

4. Development standards

Lot size

	Unpla	itted	Platted			
	Without water and/or sewer	With water and sewer	Neither water nor sewer	With water or sewer	With water and sewer	
Minimum	One (1)	3/4	13,200	12,000	10,000	
area:	acre	acre	s.f.	s.f.	s.f.	
Minimum width:	165 ft.	150 ft.	100 ft.	90 ft.	80 ft.	

Minimum setbacks (in feet)

Front yard: 30

Side yard

One must be at least: 10
The other must be at least: 5
Rear yard: 35

Maximum building height

In stories: 2
In feet: 25

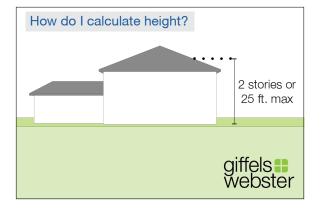
Lot coverage by buildings

Maximum percentage: 20

Floor area per dwelling unit

Minimum single-story: 960 s.f.
Minimum ground floor two-story: 750 s.f.

Platted, with water and sewer illustration 35 ft. The One other must be nust be at least Building at least 10 ft. Envelope 5 ft. 30 ft. ROW giffels# webster



See §3.2, §3.12, and §3.25 for more information.



User Note: Click on Blue for use-specific standards.

5. Additional requirements

These are links to additional, but not comprehensive, requirements for the district.

Article 5

Residential accessory buildings and structures §5.1

Off-street parking requirements §5.2

Landscaping §5.4

Exterior lighting §5.10

Fences §5.9

Signs §5.18

Article 6

Site plan review procedures §6.1

Special land uses §6.2









Shipping: Mailing: Phone:

5858 King Highway, Kal., MI 49048 PO Box 449, Cornstock MI 49041-0449 269-381-2360 Fax: 269-381-4328

PLEASE PRINT

Name	Muhammad Wasim Rizwan Abbas	
Company	SE LINE V	Township Use:
Address	2591 S 33rd st	Fee:
	Galesburg MI 49053	
Email	m_wra@yahoo.com	\$
Phone	269-779-2033 Fax	Escrow:
Interest in	the Property Owner	\$
OWNER*:		Date Paid:
Name	Muhammad Wasim Rizwan Abbas	
Company	·	cash/credit card
Address	2591 S 33rd st	check #
	Galesburg MI 49053	
Email	m_wra@yahoo.com	
Phone	269-779-2033 Fax	
*If dif	ferent	
NATURE O	F REQUEST: (Please check all the appropriate item	(s))
	Administrative Site Plan Review pecial Exception Use ite Condominium ubdivision Plat Review	ezoning flaster Plan Amendment ext Amendment fariance interpretation lanning Escrow

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): I want to rezone so i can have more hens and get more organic eggs, First reason is organic eggs are expensive, Second reason is eggs that are coming from big facilities contain disease called Salmonella,

Revised: September 2020

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):
Using the space behind the Garage estimate around 100' by 100' space which will be fenced properly,

PARCEL NUMBER	R: 3907 - 07-26-405-03	30	
		3rd St, Galesburg MI	49053
PRESENT USE OF	THE PROPERTY:	Residential	
PRESENT ZONIN	G: AGR	SIZE OF PROPE	RTY: 2.21 Acre
NAME(S) & ADI FIRMS HAVING	ORESS(ES) OF ALL G A LEGAL OR EQ	OTHER PERSONS, C UITABLE INTEREST	CORPORATIONS, OR IN THE PROPERTY:
Name(s)		Address(e	es)
	S		
Township officials completing the revunderstand that I (vexpenses in connect	and agents to enter views necessary to p ve) am responsible fo ion with my (our) app	the subject property of process the application. or the reimbursement to	permission for Comstoc the applicant as part of I (we) as Applicant(s, the Township of its actual this Escrow Fee Policy
	Also		06-20-2025
Applicant's Sign	nature	ada barin da kara	Date
Owner's Signate (* If different from	ure authorizing subm Applicant)	ission of Application	Date
22 20 20 20	PLEASE ATTACH	ALL REQUIRED DOC	WINGENERO & &
	LLAGE MI MEN	ALL REQUIRED DOC	UMENIS

Administrative Assistant - Original

Revised: September 2020

CHARTER TOWNSHIP OF COMSTOCK

ORDINANCE NO. 559

EIGHT DAYS FOLLOWING PUBLICATION AFTER ADOPTION

An Ordinance to amend the Comstock Charter Township Zoning Ordinance by rezoning certain property located in Land Section 26 from "R1-A" Single Family Residential District zoning classification to "AGR" Agriculture-Residential District zoning classification; to provide an effective date and to repeal all ordinances or parts of ordinances in conflict herewith.

CHARTER TOWNSHIP OF COMSTOCK KALAMAZOO COUNTY, MICHIGAN

ORDAINS:

SECTION I REZONING OF PROPERTY IN LAND SECTION 26

The Zoning Map, as incorporated by reference in the Comstock Charter Township Zoning Ordinance, is hereby amended by rezoning a 2.21acre parcel at 2591 S. 33rd Street in Land Section 26, tax parcel #3907-26-405-030, which is further described herein, from "R1-A" Single Family Residential District zoning classification to the "AGR" Agriculture-Residential zoning classification:

SEC 26-2-10 COM E1/4 COR SEC 26 TH S 88DEG 58MIN 32SEC W 2148.34 FT ALG E&W1/4 LI SD SEC TH S 1DEG 3MIN 24SEC E 521.14 FT PAR N&S1/4 LI SD SEC TO POB TH CONT S 1DEG 3MIN 24SEC E 190 FT PAR SD N&S1/4 LI TH S 88DEG 58MIN 3SEC W 507.41 FT PAR SD E&W1/4 LI TO SD N&S1/4 LI TH N 1DEG 3MIN 24SEC E 190 FT TH N 88DEG 58MIN 31SEC E 507.41 FT TO POB WLY 33 FT SUBJ TO HWY EASEMENT

SECTION II SEVERABILITY

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event, such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION III REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV EFFECTIVE DATE

This Ordinance shall take effect eight (8) days following publication after adoption.

Nicole Beauchamp, Clerk Charter Township of Comstock



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Khayci Bryant, Planner

Re: First Reading of Ordinance No. 560 - 155 Elliott Rezoning

Request

During the August 28. 2025 Planning Commission Meeting the commissioners discussed a rezoning request for 155 Elliot. The parcel is currently split zoned LM (Light Manufacturing) + R1-B (Single Family District) with hopes to rezone completely to LM (Light Manufacturing) .

I have attached a memorandum written for the Planning Commission that discusses, amongst many things, the alignment of this rezone with our current and future land use map.

The planning commission is recommending the approval of this rezoning request.

Attachments:

155 Elliot Road Rezoning Review 2025_0804 (002).pdf 155 Elliott Application.pdf Ord 560 Rezone 155 Elliott.doc

MCKENNA



Memorandum

TO: Comstock Charter Township Planning Commission

FROM: Kyle Mucha, AICP, Principal Planner – Township Planning Consultant

SUBJECT: Review of Proposed Rezoning for 155 Elliot Road (07-21-201-295), R-1B, Single Family

(Existing) to LM, Light Manufacturing (Proposed)

DATE: August 4, 2025

Dear Comstock Township Planning Commission:

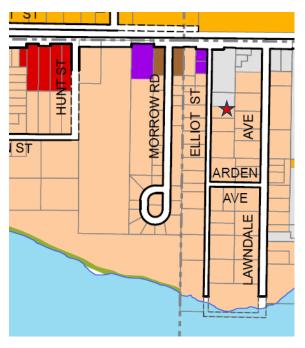
The Township has received an application from Jeremy Brooks, Brooks Property Holding LLC, owner of 155 Elliot Road, to rezone a portion of the site from R-1B, Single Family, to LM, Light Manufacturing. The site is located south of Michigan Avenue and is approximately one (1) acre in size. The property is improved with two structures; 2,016 square foot industrial building and a 9,600 square foot pole barn. The property is currently split zoned, with the smaller structure being located in the LM District, and the larger in the R-1B.



HEADQUARTERS

235 East Main Street Suite 105 Northville, Michigan 48167





Above - Zoning Map



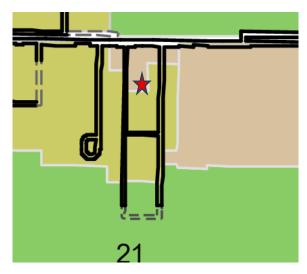
The above graphic is a snippet of the Township's June 2025 Zoning Map; the subject site is denoted with a red star -

The permitted uses and special land uses for both the R-1B District and LM District are provided following this report. As additional generalized information, if a property is rezoned, any permitted uses/special land uses within the rezoned district would be allowed, subject to meeting all applicable provisions of the Township's Zoning Ordinance.

Below is a table showing the existing land use, current zoning designations, and future land use designations of the parcels surrounding the property.

LOCATION	EXISTING LAND USE	CURRENT ZONING	FUTURE LAND USE DESIGNATION
Subject Site	Industrial	R-1B, Single Family / LM, Light Manufacturing	General Industrial
North	Industrial	LM, Light Manufacturing	General Industrial
South	Single-Family Residential	R-1B, Single Family	Compact Residential
East	Single Family Residential	R-1B, Single Family	Compact Residential
West	Single-Family Residential	R-1B, Single Family	Compact Residential





Agriculture

Agriculture

Suburban Residential

Compact Residential

Core Residential

Comstock Center

Mixed Commercial

Corridor Commercial

Transitional Industrial

General Industrial

Parks and Open Space

Above - 2030 Master Plan Future Land Use Map

The following review contains comments on the proposed rezoning per the Comstock Township Zoning Ordinance, Master Plan, and sound planning and zoning principles. In reviewing a rezoning request, the following shall be considered:

1. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan?

The current Master Plan – Vision 2030 - designates the future land use of this property as general industrial, with properties to the west, south and east as compact residential. The General Industrial category is defined as the following:

This land use designation is intended to provide employment opportunities for area residents as well as manufactured goods for the Greater Kalamazoo Area and beyond. General Industrial uses may include warehousing, manufacturing, assembling, mini-storage, contractor's offices and yards and shipping facilities. Facilities will be developed with appropriate utility and transportation connections and in harmony with surrounding uses. Additionally, appropriate screening and landscaping should be present so as to properly separate potentially incompatible uses.

Further, the Master Plan defines compact residential as:

This land use designation is intended to address the need for denser housing options that help to protect open space by utilizing higher densities while providing a mix of housing in a pattern that currently exists in the Township. These areas are intended to be served with public water and sewer systems. Desired building types: Single-family homes on 1/3 acre lots or smaller and duplexes (3-8 dwelling units per acre).



The subject site appears to have been utilized since the 1990s for industrial operations, but has been split zoned between industrial and residential some time between 1997 and 2008. At times, split zoned parcels have been created in order to offer greater buffering and protection between incompatible land uses, such as residential and industrial. The split-zoned component directs the more intensive land use to areas that can support such endeavors, while offering a lower-intensity use adjacent to residential structures.

Zoning Map Background

In October, 1972, the Township classified this area as R-1C, Cluster Housing District. September 1991, the subject site and surrounding area to the west, south and east was designated R-1B, Single Family. The January 1, 1997 Zoning Map notes this and approximate subject parcel to be residential (R-1B). The 2008 zoning map notes the subject site to be split zoned, with the northern portion being industrial and southern residential.

Since October 1972 (53 years), the west, south and eastern portion of the area in question has been zoned for residential use. Since 1972, the Township has gone through multiple reviews of the Master Plan, with the 2030 version being the most recent. As previously indicated, the Township's Master Plan calls for the surrounding area to be compact residential.

NOTE: the Township's Future Land Use Map has been designed by use of polygons and shapes, AND DOES NOT have parcel boundaries overlayed onto the map. Therefore, the determination that the southern portion of the subject site being future planned for industrial <u>cannot be made</u> at this time. It is highly possible that the parcel has been intended to be split zoned in order to provide a buffer between the residential uses immediately adjacent and the industrial uses to the north.

Therefore, a determination that the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Plan cannot be made.

2. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area?

The permitted uses and special land uses for both the R-1B District and the LM District have been attached to the end of this report. Most of the existing uses within the immediate vicinity of the subject site residential in nature (single unit). The below list of permitted uses is shown for both the R-1B and LM Districts:

Permitted Uses

R-1B, Single Family Residential

Single-Family dwellings
Parks, parkways, rec facilities
Educational institutions

LM, Light Manufacturing

The sale at wholesale & warehousing Industrial establishments, light Public utility & municipal buildings



Places of worship
Cemeteries, public & private
Accessory Dwelling Units
Incidental raising and retail sale of
horticultural products

Accessory buildings Temporary Sales Office

Concentrated animal feeding op.
Family child care homes
Adult foster care family home
Adult day care family home

Retail and service establishments

Accessory buildings

Child care centers

Breweries
Micro breweries
Distilleries & wineries
Mini-storage facility

Medical and dental appliance laboratory
Temporary outdoor sales and service
Recreational facilities, indoor
Recreational facilities, outdoor

As previously referenced, the Township's Future Land Use map is unclear as to whether this portion of the subject site is intended for residential or industrial. Uses listed within the LM District are more intensive than those uses permitted within the R-1B and would be more intensive than the existing character of the area, minus the industrial use located immediately north of the subject site.

The building facility located on the southern portion of the property in question is approximately thirty (30) feet to the nearest residence (193 Elliot Road). Further, the existing facility does not meet the minimum side yard standard of 20 feet from the parcel boundary as required by the LM District, which would trigger non-conformity regulations of the Township's Zoning Ordinance. However, the building does meet appear to meet the side yard standards for the R-1B District, of ten (10) feet on one side, and five (5) on the other.

Note: if the subject site was to be rezoned from R-1B to LM, such a rezoning would then create a non-conforming structure due to setback provisions of the Township's Zoning Ordinance.

3. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning?

The application materials do not provide enough detail to make an accurate review and determination on this particular standard. Based on historical documents provided by the applicant, sanitary sewer was considered to be extended down Elliot Road – confirmation of the level of sanitary sewer would need to be provided by the Township Engineer. The applicant should speak further to this provision and if any public services and facilities would be significantly adversely impacted by the development of this parcel for industrial uses.

It should be noted that any expansion or growth of the site for a more intensive land use may require further review by the Township's reviewing agencies (Fire, Engineering, Planning).



4. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land?

By nature, and design, the typical uses found within a residential district are different than those found in industrial classifications. There is minimal cross-over between the residential district of the R-1B and that of the proposed LM District. Further, given that the majority of the surrounding land uses are residential in nature, it is not anticipated that the uses allowed under the proposed rezoning (LM) would be equally or better suited to the area than the uses currently allowed in the R-1B District.

As referenced in review standard #1, the subject site and surrounding area have been zoned and planned for residential uses since the early 1970s (50+ years). A rezoning to LM may have unanticipated consequences pertaining to permitted land uses than what have been currently provided within the application material. The Planning Commission should give careful consideration to those uses currently allowed in the R-1B District and those uses allowed in the LM District, given the surrounding land uses being predominately residential.

RECOMMENDATION & FINDINGS

The applicant, Brooks Property Holding LLC, seeks to rezone the property at 155 Elliot Road, which is currently split zoned, to LM, Light Manufacturing from R-1B, Single Family Residential. The subject parcel is approximately one (1) acre in size and is located south of East Michigan Avenue. Based upon the application materials and review of the four (4) review criteria, the following comments are offered for consideration by the Planning Commission:

- 1. The Future Land Use map does not clearly note the subject site being classified as general industrial. Because the parcel in question does not lie clearly within either the compact residential or general industrial classification, making a determination that the proposed rezoning is compliant with the Master Plan is not possible. Due to this factor, it would be advantageous for the property owner to submit a future land use map amendment request, in order to clearly outline the subject parcel as general industrial.
- 2. The predominate land use within the subject site vicinity is residential; the proposed rezoning would permit land uses that may not be compatible with the existing character and land uses of the immediate area. Additionally, if the site is rezoned to industrial, the southern building may then become non-conforming due to required setbacks of the LM District.
- 3. The application material notes that a sanitary sewer line was reviewed some years ago. Since that time, no further documentation appears to have been produced that would indicate if the proposed rezoning would not adversely impact the existing facilities of the area.
- 4. Historical zoning maps indicate this area of the Township as being residential, since the 1970s. As such, the uses allowed in the LM District may not be suitable to the area given the 53+ years of the region being zoned for residential purposes.



Therefore, dependent on any comments that come forward and review discussion by the Commission, and after the stipulated review at two (2) meetings [unless by-laws are waived] a motion could be crafted as such:

I move to recommend to the Township Board that the proposed rezoning of 155 Elliot Road S. 33rd Street, which is currently split zoned, from R-1B, Single Family Residential to LM, Light Manufacturing, be approved/disapproved;

1) [List finding]

Subject to any and all public comments received prior to and during the Public Hearing on this request, we would further recommend that the Planning Commission evaluate the staff report, public comments, information supplied by the applicant and any other pertinent information prior to making a determination to support or recommend denial of the rezoning request.

Respectfully,

Kyle Mucha, AICP Principal Planner

KMucha

Comstock Township Planning & Zoning

Shipping: Phone:

6138 King Highway, Kal., MI 49048 Mailing: PO Box 449, Comstock MI 49041-0449 269-381-2360 Fax: 269-381-4328

PLEASE PRINT

PROJECT N	AME AND ADDRESS:		
APPLICANT			
Name	Jeremy Brooks		
Company	Brooks Property Holding, LLC		Township Use:
Address	155 Elliot Rd		Fee:
	Kalamazoo, MI 49048		\$
Email	jeremy@precisionmetalsplus.com		Ψ
Phone	269-217-1361	Fax na	Escrow:
Interest in	the Property Owner		\$
OWNER*:			Date Paid:
Name			
Company			cash/credit card
Address			check #
Email			
Phone		Fax	
*If diff	erent		
NATURE OF	REQUEST: (Please check all the a	appropriate item(s))	
□ A □ S _I □ Si □ Si □PU	ite Plan Review dministrative Site Plan Review pecial Exception Use te Condominium abdivision Plat Review JD/PURD/PMUD ther	✓ Rezoning ☐ Master Plan Amendm ☐ Text Amendment ☐ Variance ☐ Interpretation ☐ Planning Escrow	nent
	SCRIBE YOUR REQUEST (Use	, , , , , , , , , , , , , , , , , , , ,	
		curing. The current GIS map shows the par	
		ht Manufacturing. The building located on the R-	
parcel was build	I in 1999 and has always been used in	n the light manufacuring capacity. See Att	tachments

Lot 18, Plat of Lawndale, according to the Plat th	ereof, as recorded in Liber 8 of Plats, Page 24.
PARCEL NUMBER: 390721-201-295	
ADDRESS OF PROPERTY: 155 Elliot Rd	Kalamazoo MI 49048
PRESENT USE OF THE PROPERTY: Light	
PRESENT ZONING: split R-1B/LM	SIZE OF PROPERTY: 1 Acre, 217.8'x200'
NAME(S) & ADDRESS(ES) OF ALL OT	HER PERSONS, CORPORATIONS, OR
FIRMS HAVING A LEGAL OR EQUIT	ABLE INTEREST IN THE PROPERTY:
Name(s)	Address(es)
First National Bank Of MI	348 West Michigan Ave, Kalamazoo, MI 49007
MI Certified Development Corp & US Small Business Admisisration	3737 Coolidge Rd 2nd Floor, East Lansing, MI 48823
ara.	A STATE OF THE STA
	ATURES
I (we) the undersigned certify that the informat required documents attached hereto are to the	
By submitting this Planning & Zoning Applic	cation, I (we) grant permission for Comsto
Township officials and agents to enter the	
completing the reviews necessary to proce understand that I (we) am responsible for the	
expenses in connection with my (our) applicat	ion, under the Township's Escrow Fee Polic
and I (we) agree to pay such amounts under the	e terms of that policy.
Jesemy Brock	07/24/7026
Applicant's Signature	Date
Owner's Signature authorizing submissio	n of Application Date
(* If different from Applicant)	• •

* * PLEASE ATTACH ALL REQUIRED DOCUMENTS * *

Copies to: Planning & Zoning – 1 Applicant – 1

Treasurer - 1

Administrative Assistant - Original

Revised: November 2019

CHARTER TOWNSHIP OF COMSTOCK

ORDINANCE NO. 560

ADOPTED:	
-----------------	--

EIGHT DAYS FOLLOWING PUBLICATION AFTER ADOPTION

An Ordinance to amend the Comstock Charter Township Zoning Ordinance by rezoning certain property located in Land Section 21 from "LM" Light Manufacturing and "R1-B" Single Family zoning classifications to "LM" Light Manufacturing zoning classification; to provide an effective date and to repeal all ordinances or parts of ordinances in conflict herewith.

CHARTER TOWNSHIP OF COMSTOCK KALAMAZOO COUNTY, MICHIGAN

ORDAINS:

SECTION I REZONING OF PROPERTY IN LAND SECTION 21

The Zoning Map, as incorporated by reference in the Comstock Charter Township Zoning Ordinance, is hereby amended by rezoning a portion of a lot located at 155 Elliot Road in Land Section 21, tax parcel #3907-21-201-295, which is further described herein, from "LM" Light Manufacturing and "R1-B" Family Residential District zoning classification to the "LM" Light Manufacturing zoning classification:

Southern Half of Lot 18, Lawndale

SECTION II SEVERABILITY

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event, such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION III REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV

EFFECTIVE DATE

This Ordinance shall take effect eight (8) days following publication after adoption.

Nicole Beauchamp, Clerk Charter Township of Comstock



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Nicole Beauchamp, Township Clerk

Re: Comstock High School Parade Permit

Comstock High School is requesting a parade permit for a Homecoming Parade on September 26th, starting at 5:00 pm. Their route is from the church on H Ave, onto 26th Street into the High School parking lot. The Road Commission has approved the Road Closure application.

Suggested motion: I move to approve the Comstock High School homecoming parade permit request for September 26th.

Attachments:

Comstock High School Permit for Parade 2025.pdf RCKC Approved Permit.pdf



Parade Permit

Organization sponsoring parade:		Comstock High School				
Parade purpose:		Home <mark>c</mark> oming Parades 2025				
Parade date: 9/26/2025 Parade t	ime:	5pm start	Number of participants: 200			
Proposed parade route: Line up in the parking lot of the Family Worship Cer Parade will actually start at 5 pm. It wi						
26th South and then toward the Comstoc						
		¥				
Contact information of parade organiz	zer:					
Abigail Osborn/Kimberly Adams			269-312-1642			
Name			Phone number			
Parade permit application must includ of Kalamazoo County.	e an a	approved road cl	losure permit from Road Commission			

S:_05 CLERK_FORMS-LTRHD-LOGOS\Parade Permit 5-10-19

CRA 100 (03/2005)

Road Commission of Kalamazoo County 4400 S 26th Street Kalamazoo, MI 49048-0000

Phone: 269-381-3171 Fax: 269-381-1760 Application No. Permit No. Issue Date

16854 2025-013279 09/11/2025

APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD APPLICATION

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

Comstock Township S858 King Highway S858 K		e documentation of auth	only to apply for a pe	mit.			
Ralamazoo, MI 49048 Phone(s): 269-381-2360 Phone(s): 269-319-5373		•					
EMail: bowersheather123@gmail.com Applicant/Contractor request a permit for the following work within the right of way of a county road: Miscellaneous - Temporary Road Closures, Other LOCATION: County Road 26th Street Between Gull Road (M-43) And Main Street, E Township Constock Twp Section Side of Road Property ID 26th St HAve to Comstock HS DATE: Work to begin on 19/26/2025 Uork to begin on 19/26/2025 Uork to be be completed by 19/26/2025 Uork to begin on 19/26/2025 Uork to begin on 19/26/2025 Uork to be be completed by 19/26/2025 Uork to begin on 19/26/2025 Uork to bem				l S			
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MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Nicole Beauchamp, Township Clerk

Re: Election Update



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: Accounts Payable Procedures

Attached is an updated draft of written Accounts Payable Procedures for approval.

Attachments:

Accounts Payable Procedures.pdf

Charter Township of Comstock Accounts Payable Procedures

The purpose of these procedures is to ensure that all Comstock Township funds are disbursed and recorded in accordance with Generally Accepted Accounting Principles (GAAP). Accounts Payable is responsible for processing all invoices for payment.

I. Payment Requests

a. Submittal

Requests for payment, including all proper supporting documentation, must be submitted to Accounts Payable by 4:00 p.m. on the Tuesday preceding a Township Board meeting to be included in the packet for Board approval. Requests for payment shall be submitted to Accounts Payable in one of two ways:

- Physical copy placed in the Accounts Payable mailbox (preferred)
- Scanned and emailed to <u>accountspayable@comstockmi.gov</u>

Each department is responsible for ensuring that invoices with proper authorization and all supporting documentation for payment reach the Accounts Payable office in a timely manner.

b. Documentation

Proper supporting documentation shall be an original vendor invoice which includes the following:

- Vendor name and payment address
- Payment due date/terms of payment
- List of items purchased or services rendered
- Unit price and units delivered (if applicable)
- Date goods delivered or services rendered
- Signed and dated by department head
- General ledger account number to which the expense should be recorded

For expense reimbursement, an employee expense reimbursement form is required.

Each department is responsible for providing vendors with the appropriate documentation to ensure purchases are exempt from sales and use tax.

Each department is responsible for staying within budgeted expenditure limits. If a requested payment will cause an expenditure account to exceed its budget, a

corresponding budget amendment must accompany the request to be approved at the next Board meeting.

All documentation required for payment processing must comply with the Code of Ethics Policy as outlined in the Employee Handbook. Individuals involved in approving, processing, or handling payments must avoid conflicts of interest and any potential conflict must be disclosed to the Township Administrative Team.

Any non-compliance with payment procedures, such as missing documentation or incorrect invoices, may result in disciplinary action in accordance with the Disciplinary Action section of the Employee Handbook. Repeated violations may lead to formal disciplinary measures, up to and including termination, as outlined under Township policy.

c. Review

All payment requests will be reviewed by the Treasurer (or his/her designee). Payments will be reviewed for the following elements:

- Proper supporting documentation
- Accuracy of invoice
- Legality of purchase
- Expenditure account verification
- Budget compliance

If the request for payment is out of compliance with any of these elements, Accounts Payable will not process the payment and the documentation will be returned and/or the department will be notified to provide proper paperwork.

d. Approval

All payments must be approved by the Township Board prior to disbursement, with the exception of property tax disbursements. The following types of payments can be made prior to Board approval through the Post-Audit Authorization Policy:

- Invoices with penalties that would be incurred if payment is not received prior to the Board meeting in which the invoices will be approved
- Utility bills and other recurring invoices
- Payroll
- Expenses for Board approved projects
- The Superintendent may authorize emergency expenditures, up to \$5,000, when deemed essential due to the imminent threat to the health, safety, and welfare of the Township

Expenditures of the Comstock Township Library and Downtown Development Authority must be approved by their respective Boards prior to disbursement. Those invoices will be submitted, reviewed, and processed in the same manner as those approved under the Post-Audit Authorization Policy.

II. Payment Processing

Once properly documented invoices have been reviewed, Accounts Payable shall process the payments.

a. Paper Checks

Accounts Payable shall prepare checks no less than bi-weekly. The checks shall be prepared in the following manner.

i. Post-audit Bills

Checks for payments that conform to the Post-audit Authorization Policy shall be printed and presented to the Treasurer for distribution. The Treasurer shall verify the accuracy of the checks and then distribute them. Accounts Payable shall prepare a report of all checks paid under this policy to be presented at the next Board meeting.

ii. Regular Bills

Checks for payment that do not conform to the Post-audit Authorization Policy shall be printed and presented to the Treasurer for review. The Treasurer shall verify the accuracy of the checks and secure them for distribution. Accounts Payable shall prepare a report of all checks to be approved by the Township Board at the next Board meeting. Upon approval of the Township Board, the Treasurer shall disburse the checks.

b. Electronic Payments

Following Township Board approval or in compliance with the Post-audit Authorization Policy, Accounts Payable shall initiate electronic payments. The Treasurer shall verify the accuracy of the payments and then process them. Electronic payments or ACH agreements are authorized if in compliance with the following provisions.

i. ACH Definitions

- "Automated Clearing House" or "ACH" means a national and governmental organization that has authority to process electronic payments, including, but not limited to, the National Automated Clearing House Association and the Federal Reserve System.
- An "ACH arrangement" means the agreement between the originator of the ACH transaction and the receiver of an ACH transaction.
- An "ACH transaction" means an electronic payment, debit or credit transfer processed through an automated clearinghouse.
- An "ACH policy" means the procedures and internal controls as outlined in these written procedures developed and adopted by the Township Board.

ii. ACH Arrangements

The Treasurer is responsible for the Township's ACH agreements, including payment approval, accounting, reporting, and compliance oversight. Accounts Payable shall submit to the Township Board documentation detailing the goods or services purchased, the cost of the goods or services, the date of the payment, and the department levels serviced by each payment of public funds made by electronic transfer. This report may be contained in the Township's electronic general ledger software system or in a separate report to the Township Board.

iii. Internal Controls

- The Treasurer shall prepare a list of vendors authorized to be paid by ACH transaction and provide that list to Accounts Payable.
- Accounts Payable initiates the transaction upon receipt of a properly documented and approved invoice included on the authorized ACH list.
- Accounts Payable presents the list of bills for payment, including electronic payments, for Township Board approval.
- Following Board approval, or in compliance with the Post-audit Authorization Policy, Accounts Payable initiates the electronic transaction with the vendor.
- Accounts Payable shall retain all ACH transaction documents for audit purposes.

c. Automatic Payments

Recurring payments may be set up to be paid automatically upon approval of the Township Board or in compliance with the Post-audit Authorization Policy.

d. Credit Card Payments

Township credit cards may be used only by an officer or employee of the Township for the purchase of goods or services for the official business of the Township and must comply with the Township Credit Card Use Policy. Township credit card use is limited to Board approved invoices, payments that comply with the Post-audit Authorization Policy, and the following transaction types:

- Registration for educational and conference events necessary to Township business as well as any relevant educational materials
- Registration, travel, meals, and accommodations while on Township business (excluding expenses incurred in operating a privately owned automobile)
- Gas, oil, and other necessary expenses incurred in operating a Township-owned vehicle
- Retail transactions necessary for Township operations

Township credit card use must strictly follow the Township's Business Expense Reimbursement Policy as detailed in the Employee Handbook. This includes proper documentation for travel, lodging, and other expenses. All credit card transactions must align with the standards set in the Business Expense Reimbursement section, ensuring that purchases are justified and for official Township business.

Any misuse of credit cards or breach of internal controls will be subject to the disciplinary procedures outlined in the Employee Handbook. These may include verbal or written warnings, suspension, or termination, depending on the severity of the violation.

III. Advance Payments

Generally, goods and services provided to Comstock Township are paid after receiving such goods and services. On occasion it may be necessary to provide a vendor with advance payment. Advance payments which exceed \$5,000 require approval of the Township Board.

General Provisions

Advance payments shall be avoided whenever possible. It is always a prudent business practice to not pay for goods or services until they have been received and rendered satisfactory.

Exceptions to this provision may include but are not limited to:

 Books, periodicals, and newspapers, including trade and professional publications

- Service contracts and subscriptions
- Vendors who offer and demonstrate substantial payment discounts
- Membership dues
- Seminar/Conference registrations

Vendors to whom an advanced payment is to be issued must provide an invoice that complies with the documentation requirements of the accounts payable procedures. Advance payments issued to individuals must be supported by documentation indicating the need for advance payment.

IV. Vendors

- **a.** All vendors and independent contractors are required to provide their Taxpayer Identification Number (TIN) to Accounts Payable using IRS Form W-9. Payments to vendors failing to meet proper filing requirements may be withheld.
- **b.** Any vendor or independent contractor used for projects paid for with Federal Grants or other Federal funding must be an approved entity in good standing with the System for Award Management (SAM.gov) and provide documentation as such.
- **c.** As per the Township's Equal Employment Opportunity (EEO) and Non-Discrimination Policy, no vendor may be excluded from the bidding or payment process on the basis of any legally protected characteristic.

V. Check Controls

Numerically controlled, pre-numbered checks shall be used. Cleared checks are stored electronically. All checks require the dual signatures of the Clerk and Treasurer, with the exception of property tax disbursements.

VI. Records

All records shall be retained in accordance with the State of Michigan Retention and Disposal Schedules. Records shall be stored digitally whenever possible.

VII. Fiscal Year End

All financial and accounting transactions must be recorded in the fiscal year in which they are made to properly report the Township's financial position as of December 31st. If services are performed or an item is received by December 31st, then the invoice will be charged to the fiscal year ended December 31st regardless of the invoice date or when the invoice is actually paid. Invoices for the period ending December 31st must be received by Accounts Payable before March 1st of the subsequent year. If an invoice is received on or

after March 1st and the invoice is under \$50,000 for a service or an item that was received on or before December 31st, the invoice will be deferred to the following fiscal year. If an invoice is over \$50,000 it will be charged to the fiscal year in which the service was performed, or the item was received.

VIII. Training and Compliance

Regular training sessions will be conducted to ensure that all individuals involved in the Accounts Payable process are familiar with these written procedures, Township policies, and the ethical guidelines outlined in the Code of Ethics.

Approved by the Township Board on XXXX.



MEMO

Charter Township of Comstock Township Board September 15, 2025

From: Sandy Bloomfield, Treasuer

Re: Weather Siren Discussion - Vendor Comparisons

A discussion of weather siren options with a side-by-side comparison of all vendor proposals.

Attachments:

Comstock_Township_Siren_Quotes_All_Vendors.docx Weather siren financing.pdf

Tornado Siren Vendor Comparison – All Quotes

Prepared by: William (Rob) Knight, Deputy Treasurer

Feature/Cost	West Shore	American	American	ASC Voice	HQE
Item	Services	Signal	Signal	Siren (1	Systems
	(WSS)	Corporation	Corporation	Siren for	
		(ASC – 10	(ASC – 9	Voice	
		Sirens)	Sirens)	Zones)	
Siren Model	Federal	T-128	T-128	i-FORCE-	LAS-120
	Signal 2001	AC/DC	AC/DC	2400 Omni-	Omni-
	AC/DC	(129.5dB)	(129.5dB)	Directional	directional
				Siren +	Voice &
			_	Voice	Tone Sirens
Number of Sirens	10	10	9	1	9
Per Siren Cost	\$27,900	\$17,620 (avg	\$17,752 (avg	\$32,103	N/A
		incl.	incl.		(turnkey
		components	components		quote)
	+0=0 000))	+00.400	+=00 (1 = 0
Total Equipment	\$279,000	\$176,201	\$159,767	\$32,103	\$598,615.8
Cost	T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4440000	4400000	444.65=	2
Installation Cost	Included in	\$112,000	\$100,800	\$11,627	Included
	total cost	(quoted	(quoted		
0.6 /0	22222	separately)	separately)	D00 1/00	G1G4 XX 1 1 1
Software/Contro	SS2000+	Included in	Included in	ECC, MCS,	SiSA Hybrid
l Hardware	Encoder,	equip. cost	equip. cost	Radio	(Cloud +
	Digital			Interface,	On-Prem),
	Commande			partial SiSA	IPAWS,
	r Software			features	SMS, Voice,
Central Control	Included	CSC-960 +	CSC-960 +	Motorola	Email On-Prem +
	included	Server +	Server +	Radio	Cloud
Unit		Software	Software	Interface +	station
		Software	Software	MCS	included
				Controller	Iliciuded
Annual	< ¢E00 non	\$410 Year 1	\$410 Year 1	Not	Ontional
Annual Maintenance	< \$500 per	\$410 Year 1	/ \$358 Year		Optional
	site/year	•	* ·	specified	plan
(Estimate)		2 per site	2 per site		available, not priced
		(\$8,040 total			
Pattory Paglain	Yes	2 years) Yes	Yes	Yes	in proposal
Battery Backup Included	162	162	162	162	Yes (AC +
included					battery
					standard, solar
Warranty	5 years	5 years	5 years	Standard	optional)
Warranty	(standard)	siren, 2	_	ASC	1 year limited
	(Standard)	=	siren, 2	Warranty	
	1	years	years	vvarrality	warranty

		controls	controls	Applies to Order	
Command System Software	Digital Commande r Software	CompuLert NEXGen	CompuLert NEXGen	Microphon e Control + MCS + Radio	SiSA Hybrid License
Activation from 911/Dispatch	Yes	Yes	Yes	Yes	Yes (FEMA IPAWS, County compatible)
Monitoring Capability	Yes (2-way digital)	Yes (via NEXGen, RTU, CSC- 960)	Yes (via NEXGen, RTU, CSC- 960)	Yes	Yes (real- time monitoring + alerts)
Total Project Estimate	\$297,490 (excluding IT)	\$288,201	\$260,567	\$43,730	\$598,615.8 2

Update – Voice-Capable Siren Quote from West Shore Services

West Shore Services I set to provide a quote for a combined tone and voice-capable siren. We are currently awaiting their response and will include that option in our comparison as soon as the quote is received.

This ensures we evaluate all available technologies — including tone-only sirens, voice-enabled sirens, and full-scale mass notification systems — before any final recommendation is made.

Additional Note

Voice-and-tone sirens offer enhanced utility in high-density public areas or zones of elevated risk. These systems are particularly beneficial in places where people congregate and need both tone-based warnings and live voice instructions in real-time. In Comstock Township, locations such as Merrill Park and Robert Morris Park are ideal candidates for this type of coverage due to their recreational use and visitor volume.

Benjamin Martin, Supervisor Nicole Beauchamp, Clerk Sandra Bloomfield, Treasurer



Jerry Amos, Trustee Kristie Cherry, Trustee Terrance McIver, Trustee Robert Pratt, Trustee

July 16, 2025

Comstock Township Board of Trustees:

Per a request from Deputy Treasurer William Knight, I am providing a brief fiscal impact analysis regarding the potential purchase of weather sirens. Based on the quotes received, this purchase is feasible under certain scenarios, each carrying a different financial impact for the Township. The following assumptions and estimates—subject to change—were used in evaluating these options:

- 1. Projected year-end fund balance based on estimated final revenue and expenditures for 2025
- 2. Preliminary 2026 budget based on historical trends, expected revenues, and typical expenditure increases, with no other capital projects
- 3. General Township millage rate remaining unchanged from the prior year (except in scenario three)
- 4. Estimated purchase cost of \$280,000, based on the average of the three lower vendor quotes
- 5. Annual maintenance costs are negligible and therefore excluded

Scenario one: Use fund balance for purchase this year

The projected year-end fund balance for fiscal year 2025 is approximately \$871,000, representing 23% of projected 2026 expenditures. If the sirens were purchased this year, the fund balance would decrease to approximately \$591,000, or 15.9% of projected 2026 expenditures. While financially feasible, this would leave the Township with a reduced cushion in the event of an unexpected expense or revenue shortfall.

Scenario two: Include in the capital improvement plan

The sirens could be included as a capital improvement project and budgeted at an optimal time in the future. With a projected fund balance at 23% of 2026 expenditures, and greater clarity expected later this year regarding final 2025 numbers and the 2026 budget, this option allows for more informed planning and potential inclusion in next year's budget.

Office: 5858 King Highway, Kalamazoo, Michigan 49048
Mailing: P.O. Box 449, Comstock, Michigan 49041-0449
Phone (269) 381-2360 ◆ FAX (269) 381-4328

Scenario three: Increase the general millage

The current millage rate is 1.8484 mills. An increase to 2.0000 mills would generate sufficient additional revenue to cover the siren purchase next year without using fund balance. Alternatively, the purchase could occur this year, with the expectation that the increased revenue would replenish the fund balance in 2026.

In summary, the purchase of weather sirens is financially feasible under each of the above scenarios, though each has different financial implications. If the Board chooses to proceed, it should determine the level of fund balance and/or millage adjustment with which it is comfortable.

Respectfully,

Bret Padgett, Finance Director Charter Township of Comstock



Charter Township of Comstock Township Board September 15, 2025

From: Nicole Beauchamp, Township Clerk

Re: Deputy Discussion

Discussion regarding the roles of the Deputy Clerk, Deputy Treasurer and Deputy Supervisor presented by Trustee Cherry.



Charter Township of Comstock Township Board September 15, 2025

From: Ben Martin, Supervisor

Re: Acknowledgement and Response to Request Under Public Act

233 of 2023 Requesting Meeting with Chief Elected Official (Township Supervisor) Regarding Compatible Battery Energy Storage System Ordinance and to Discuss Site Plan for the Swan

Project ("Offer to Meet").

Attachments:

PA 233 Email.docx Comstock Act 233 Letter Re Offer to Meet with CEO (10733774.2).docx From: Ben Martin < bmartin@comstockmi.gov > Sent: Wednesday, September 10, 2025 3:40:51 PM To: Stephen R. Estey < SEstey@zausmer.com >

Cc: Catherine Kaufman <a ul>kaufman@michigantownshiplaw.comRob Thall

<thall@michigantownshiplaw.com>

Subject: Re: Act 233 Letter Re Offer to Meet with CEO (10729689.1)

Good Afternoon,

We are in receipt of the Public Act 233 letter dated September 4, 2025. My response is to certify that Charter Township of Comstock does not have a Compatible Renewable Energy Ordinance (CREO).

We want to meet and accept your offer to meet and discuss the proposed project. Please provide us with your availability to meet and discuss.

Thank you,

Ben Martin

Charter Township of Comstock Supervisor

P.O. Box 449

Comstock, MI 49041

(269) 381-2360 ext 126



From: Stephen R. Estey < SEstey@zausmer.com > Sent: Wednesday, September 3, 2025 5:31:40 PM

To: Catherine Kaufman < kaufman@michigantownshiplaw.com>; Ben Martin

bmartin@comstockmi.gov>

Cc: Jan Porvaznik <japv@cip-tt.com>; John A. Lewsley <JLewsley@zausmer.com>; Heather Newport

<hnewport@aileroninc.com>

Subject: Act 233 Letter Re Offer to Meet with CEO (10729689.1)

You don't often get email from sestey@zausmer.com. Learn why this is important

Catherine (Ben):

Please see the attached letter requesting a meeting under Act 233. My client is commencing the Act 233 process, and this meeting is the first step in that process, as you are aware. Thank you in advance for your attention to this matter. We look forward to receiving a response and to coordinating a proposed meeting date/time.

Stephen R. Estey

Shareholder

Zausmer)

ZAUSMER, P.C. 32255 Northwestern Highway, Suite 225 Farmington Hills, MI 48334-1530

Direct: (248) 254-4865 Mobile: (734) 233-1517 www.zausmer.com

This email and any attachments may be privileged or confidential. If you are not the intended recipient, please delete the email and any attachments and notify us immediately.



ZAUSMER, P.C. 32255 Northwestern Highway, Suite 225 Farmington Hills, MI 48334-1574 (248) 851-4111 · Fax (248) 851-0100

STEPHEN R. ESTEY Shareholder sestey@zausmer.com

supervisor@comstockmi.gov

September 4, 2025

VIA EMAIL & CERTIFIED U.S. MAIL

Benjamin Martin Charter Township of Comstock Supervisor 5858 King Highway Kalamazoo, MI 49048

Re: Request Under Public Act 233 of 2023 Requesting Meeting With Chief Elected Official (Township Supervisor) Regarding Compatible Battery Energy Storage System Ordinance And To Discuss Site Plan For The Swan Project ("Offer to Meet")

Dear Supervisor Martin:

Our firm represents Copenhagen Infrastructure Partners ("CIP") with regard to certain property located on 7600 E. Main St., Kalamazoo, MI 49048, Tax Parcel: 07-16-205-015 ("Property"), which is within the AGR zoning district of the Comstock Township Zoning Ordinance ("Ordinance"). CIP intends to construct a battery energy storage system project ("Project") on the Property.

Accordingly, CIP is offering to meet with you to discuss the Ordinance as well as the proposed site plan for the Project. We respectfully request your response to this Offer to Meet within thirty (30) days after receipt of this letter. In the event we do not receive a response, CIP will proceed in accordance with the State of Michigan Act 233 of 2023 ("Act").

In addition, CIP asks that you please confirm to us in writing that the Township does not currently have a compatible renewable energy ordinance as that term is defined under the Act.

We thank you in advance for your timely attention to this request and look forward to working with the Township.

Sincerely,

ZAUSMER, P.C.

Stephen R. Estey

cc: Client

Township Board



Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: 2025 Millage Rates Discussion

Township millage rates for 2025 will need to be approved and submitted to Kalamazoo County Equalization by September 30. Rates will need to be finalized this evening and a truth in taxation hearing scheduled for September 29. See attached for a spreadsheet with a few options for comparison.

Attachments:

Millage rate options.pdf

				Add law	
		Add law	Add law	enforcement and	
	Add law	enforcement and	enforcement and	increase general and	Maximum
Levied last year	enforcement	increase general	increase roads	roads	Allowable
1.8484	1.8484	2.0000	1.8484	2.0000	4.8427
0.5048	0.5048	0.5048	0.5048	0.5048	0.5048
0.9685	0.9685	0.9685	0.9685	0.9685	0.9685
0.0000	0.9920	0.9920	0.9920	0.9920	0.9920
1.2500	1.2500	1.2500	1.5000	1.5000	2.9760
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
5.5717	6.5637	6.7153	6.8137	6.9653	11.2840
ome					
	99.20	114.36	124.20	139.36	571.23
	1.8484 0.5048 0.9685 0.0000 1.2500 1.0000 5.5717	Levied last year enforcement 1.8484 1.8484 0.5048 0.5048 0.9685 0.9685 0.0000 0.9920 1.2500 1.2500 1.0000 1.0000 5.5717 6.5637	Levied last year Add law enforcement enforcement increase general 1.8484 1.8484 2.0000 0.5048 0.5048 0.5048 0.9685 0.9685 0.9685 0.0000 0.9920 0.9920 1.2500 1.2500 1.2500 1.0000 1.0000 1.0000 5.5717 6.5637 6.7153	Levied last year Add law enforcement enforcement and increase general increase general increase roads enforcement increase general increase roads 1.8484 1.8484 2.0000 1.8484 0.5048 0.5048 0.5048 0.5048 0.9685 0.9685 0.9685 0.9685 0.0000 0.9920 0.9920 0.9920 1.2500 1.2500 1.5000 1.0000 1.0000 1.0000 5.5717 6.5637 6.7153 6.8137	Levied last year Add law enforcement and enforcement and increase general increase general and increase general increase general increase general and increase



Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: Summer Tax Collection Agreement

Attached is an agreement between Comstock Township and Comstock Public Schools for the Township to collect the school tax on the summer tax bill. An agreement to collect the taxes has been in place for many years, but I could not locate a physical copy. Therefore, I would like to reapprove the agreement for the record.

Suggested motion: I move that we approve the summer tax collection agreement between Comstock Township and Comstock Public Schools, as presented.

Attachments:

Summer Tax Collection Agreement 9-15-25.pdf

Summer Tax Collection Agreement

This Agreement is made this 15th day of September, 2025 between Comstock Public Schools of 6138 King Highway, Kalamazoo, Michigan, 49048 ("School") and the Charter Township of Comstock, of 5858 King Highway, Kalamazoo, MI ("Township").

WHEREAS, the School, pursuant to Public Act 451 of 1976, as amended (the Revised School Code), has resolved to levy one hundred percent (100%) of school property taxes, including debt service and sinking funds as authorized by voters, in the summer of each and every tax year, and

WHEREAS, pursuant to Public Act 451 of 1976, as amended (the Revised School Code), a school district that has adopted such a resolution shall request each city and township in which it is located to agree to collect the summer levy, and

WHEREAS, pursuant to Public Act 451 of 1976, as amended (the Revised School Code), the governing body of the city or township shall negotiate the reasonable expenses incurred in assessing and collecting the school taxes, to the extent that the expenses are in addition to the expenses of assessing and collecting any other taxes at the same time.

NOW, THEREFORE BE IT RESOLVED THAT:

- 1. The Township agrees to collect property taxes levied by the School in the summer of each and every tax year.
- 2. The Township agrees to disburse the tax monies received, including any late payment interest, to the School within ten days of the first and fifteenth of each month during the normal collection period of July 1 through March 1.
- 3. The School agrees to furnish the Township with a certified copy of the amount of millage requested to be levied no later June 30 of each year.
- 4. The School agrees to pay the Township two dollars and fifty cents (\$2.50) per parcel for each and every "tax paying" parcel located within the School boundary, in the Township.
- 5. The School agrees to remit payment of the agreed upon fees within thirty (30) days after receipt of payment invoice. The Township shall not present the payment invoice to the School before September 1 of each year.

- 6. This agreement shall remain in effect until rescinded or replaced.
- 7. All resolutions and parts of resolutions that preceded or are in conflict with this resolution are hereby rescinded.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written

By:		Date:
	Jeffrey Thoenes, Superintendent Comstock Public Schools	
By:		Date:
•	Scott Hess, Superintendent Charter Township of Comstock	



Charter Township of Comstock Township Board September 15, 2025

From: Scott Hess, Superintendent

Re: Draft Policy Attorney Use Policy Discussion

Attachments:

Township Attorney Use Policy.docx

Township Attorney Use Policy

1. Purpose

The purpose of this policy is to establish clear guidelines for when and how the Township Attorney may be engaged to ensure consistent, efficient, and cost-effective legal services for Comstock Township.

2. Scope

This policy applies to all elected officials, appointed officials, department heads, and employees of the Township who may seek legal advice or services from the Township Attorney.

3. Authorized Contacts

- Contact: The Township Superintendent shall serve as the primary liaison to the Township Attorney and contact the Attorney on matters directly related to township matters.
- Contacts: The Township Supervisor, Clerk, Treasurer and trustees may contact the Attorney on matters directly related to their statutory duties

4. Permissible Uses

The Township Attorney may be consulted after All internal resources have been utilized.

- 1. Drafting or reviewing ordinances, contracts, resolutions, and policies.
- 2. Providing legal opinions on statutory authority, compliance, or procedures.
- 3. Representing the Township in litigation, claims, or administrative hearings.
- 4. Advising on land use, zoning, or development matters.
- 5. Ensuring compliance with state and federal laws (e.g., Open Meetings Act, FOIA).
- 6. Other matters specifically authorized by the Township Board.

5. Restrictions

- **No Personal Matters**: The Township Attorney shall not be used for personal legal advice or representation of officials, employees, or residents.
- Board Approval for Major Issues: Engagements likely to result in significant cost (e.g., litigation, complex negotiations) require prior Board approval unless immediate action is necessary.
- **Departmental Requests**: Department heads must route all attorney requests through the Township Superintendent.

6. Cost Control

- **Monthly Reports**: The Township Attorney shall provide itemized by department, monthly billing statements.
- **Pre-Approval of Major Expenses**: Legal services anticipated to exceed a threshold (e.g., \$5,000) shall require Board authorization.
- **Annual Review**: The Township Board shall review attorney use and costs annually to ensure accountability.
- **Annual Budget**. At the adoption of the budget each year the superintendent will present spending amounts for each authorized contacts and departments. The board will vote to accept these amounts in the approval process of the Budget.

7. Confidentiality & Attorney-Client Privilege

- Communications with the Township Attorney are subject to attorney-client privilege.
- Only the Township Board, may waive privilege after a majority Board vote.

8. Emergency Situations

In urgent matters requiring immediate legal advice (e.g., court deadlines, compliance issues), the Superintendent may authorize direct attorney contact and shall promptly notify the Township Board.

9. Policy Review

This policy shall be reviewed by the Township Board at least once every three years and updated as needed.

•



Charter Township of Comstock Township Board September 15, 2025

From: Scott Hess, Superintendent

Re: Annual Renewal of BCBS Health Care/ HSA contribution and opt

out PA 152. Staff

Option for Township Board to vote in Board Health insurance.

Motion to accept mapped renewal of 2026 Heath care and current HSA contributions Motion to opt out of PA 152 for calendar year 2026, resolution #2025-17 optional motion for Board Insurance.

Attachments:

heath care current.xlsx Compensation PolicIES.docx renewal health.pdf RESOLUTION TO OPT OUT OF PA 152 FOR CALENDAR YEAR 2023 (003).docx

		Library					
Fire	Parks	Admin.	Township				
1,597.77	1,435.79	785.58	1,599.79				
994.97	851.11	602.82	1,105.76				
1,545.60	412.19	870.21	513.33				
1,319.54		630.06	1,467.31				
1,384.46		1,276.52	1,954.24				
1,796.30			358.99				
1,275.14			2,020.73				
1,351.55			403.88				
357.46							
1,745.68							
374.07							
1,015.81							
1,004.23							
1,170.65							
1,493.74							
1,441.93							
977.80							
969.26							
21,815.96	2,699.09	4,165.19	9,424.03	Totoal	38,104.27	-	

HSA contribution \$5000 family, \$2500 single

Totals for each Department .

Library and Fire have there own funding.

COMPENSATION POLICIES

Compensation

The Charter Township of Comstock Board establishes a compensation policy for Comstock Township. The term, "compensation", is traditionally understood to mean salary or pay. By compensation, the Board recognizes according to this policy, a larger definition to mean both salary and benefits. Salary and benefits together constitute a very significant budget expenditure for the Township and should be viewed by employees as two parts of one compensation package.

It is the policy of the Charter Township of Comstock to set employee compensation levels consistent with the following principles:

- Compensation is under the authority of the Board and shall be annually reviewed and established by the Board.
- Compensation shall be set at levels necessary to recruit and retain qualified employees.
 Salary levels are determined by the duties and responsibilities of the particular position, the
 educational requirements for the positions, a comparison to the salary levels for the Township
 positions, the prevailing salary levels for other Township positions, the prevailing salary levels
 for similar positions with other employers within relevant labor markets, the financial condition
 of the Township and other relevant considerations.
- Benefit levels are determined by the prevailing benefit levels with other employers within
 relevant labor markers, including both cost and value of benefits, the financial condition of the
 Township and other relevant considerations, with consideration that deferred benefits should
 be crafted to encourage continued service by qualified employees.
- Each year Administration shall make recommendations to the Board during the budget process for changes in compensation levels based upon the financial condition of the Township, changes in cost of living, prevailing compensation levels for employees of other employers within relevant labor markets and other relevant considerations.
- Compensation shall be established in a manner which is fiscally prudent and does not jeopardize either vital Township services or the Township's financial well-being.
- Compensation is under the authority of the Board and shall be annually reviewed and established by the Board.

PROPOSAL COMSTOCK CHARTER TOWNSHIP

November 1, 2025





Financial Summary (Monthly Premiums)



Current vs. Renewal

	EMPLOYEES	ENROLLMENT	EMPLOYER	\$ CHANGE	% CHANGE	MONTHLY TOTAL	\$ CHANGE	% CHANGE
Medical Current (Blue Care Michigan) Renewal	Network of 35	85 85	\$36,819 \$42,890	\$6,072	- 16.5%	\$36,819 \$42,890	- \$6,072	- 16.5%
Dental Current (BlueCross Michigan) Renewal	BlueShield of 35	85 85	\$2,133 \$2,173	- \$40	- 1.9%	\$2,133 \$2,173	- \$40	1.9%
Vision Current (BlueCross Michigan) Renewal	BlueShield of 35	85 85	\$357 \$359	- \$2	- 0.5%	\$357 \$359	- \$2	0.5%
	Program Monthly Costs - All Program Monthly Costs - All		\$39,309 \$45,422	- \$6,113	- 15.6%	\$39,309 \$45,422	- \$6,113	- 15.6%

Life/AD&D (MedMutual Life) – under rate guarantee until 5/2026 Short Term Disability (Mutual of Omaha – under rate guarantee until 11/2027 Long Term Disability (Mutual of Omaha – under rate guarantee until 11/2027

Medical Snapshot

Monthly Premiums









TOTAL MONTHLY PREMIUM \$36,819

TOTAL DIFFERENCE

Mapped Renewal HMO HSA \$3300







TOTAL MONTHLY PREMIUM \$42,890

TOTAL DIFFERENCE 16.5% (\$6,072)

HMO HSA \$3300 20%





TOTAL MONTHLY PREMIUM \$37,702

TOTAL DIFFERENCE 2.4% (\$883)

HMO HSA \$4500





TOTAL MONTHLY PREMIUM \$38,576

TOTAL DIFFERENCE 4.8% (\$1,758)

HMO HSA \$7500







TOTAL MONTHLY PREMIUM \$34,163

TOTAL DIFFERENCE -7.2% (-\$2,655)

HMO \$500





TOTAL MONTHLY PREMIUM \$62,488

TOTAL DIFFERENCE 69.7% (\$25,669)

Medical Snapshot

Monthly Premiums



HMO HSA \$3300

PriorityHealth

\$39,484

7.2% (\$2,665)

HMO HSA \$5500

PriorityHealth

\$39,189

6.4% (\$2,371)

HMO HSA \$7500

PriorityHealth

\$34,629

-5.9% (-\$2,189)

EPO HSA \$3300



\$37,217

1.1% (\$398)

EPO HSA \$5500



\$38,808

5.4% (\$1,990)

EPO HSA \$7050



\$35,708

-3.0% (-\$1,111)

Medical Snapshot Monthly Premiums



HMO HSA \$3300

VEBA

TOTAL MONTHLY PREMIUM TOTAL DIFFERENCE \$47,480 29.0% (\$10,661)

Declined

aetna

Declined

MPEC

Declined

UnitedHealthcare

Page 7

	Current	Mapped Renewal	HSA \$3300 20%	A CRISURE
ALTERNATIVE	Sur Care Find Care	Mar Can Introduce	the Care Personal Per	Sur Can Netson
MEDICAL PLANS	2024 BCN HSA Gold Option 3 AR Con	2025 BCN HSA Gold Option 3 W/Elective	2025 BCN HSA Silver Option 1 W/Elective	2025 BCN HSA Silver Option 3 W/Elective
NETWORK	Blue Care Network	Abortion Blue Care Network	Abortion Blue Care Network	Abortion Blue Care Network
NETWORK	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY
Deductible - Individual	\$3,200	\$3,300	\$3,300	\$4,500
Deductible - Family	\$6,400	\$6.600	\$6,600	\$9,000
OOPM - Individual	\$3,200	\$3,300	\$7,500	\$7,000
OOPM - Family	\$6,400	\$6,600	\$15,000	\$14,000
Co-insurance	0%	0%	20%	0%
PCP	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Specialist	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
X-Ray	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Lab	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Inpatient Hospital	\$0 after deductible	\$0 after deductible	\$0 after deductible 20% after deductible	
Outpatient Surgery	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Emergency Room	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Urgent Care	\$0 after deductible	\$0 after deductible	20% after deductible	\$0 after deductible
Rx				
Rx Individual / Family Deductible	Included in Medical / Included in Medical	Included in Medical / Included in Medical	Included in Medical / Included in Medical	Included in Medical / Included in Medical
Member Copay Tier 1/2	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	\$6 after deductible / \$25 after deductible	\$15 after deductible / \$40 after deductible
Member Copay Tier 3	\$0 after deductible	\$0 after deductible	\$60 after deductible	\$80 after deductible
Member Copay Tier 4	\$0 after deductible	\$0 after deductible	\$80 after deductible	\$100 after deductible
Member Copay Tier 5/6	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	20% after deductible, up to \$200 / 20% after deductible, up to \$300	20% after deductible, up to \$200 / 20% after deductible, up to \$300
Mail Order	\$0 after deductible	\$0 after deductible	3x - \$10	3x - \$10
Enrollment & Cost	CURRENT	MAPPED RENEWAL	HSA \$3300 20%	HSA \$4500
Employee Enrollment	35 / 35	35 / 35	35 / 35	35 / 35
Employer Total	\$36,818.69	\$42,890.22	\$37,701.62	\$38,576.33
Monthly Total	\$36,819	\$42,890	\$37,702	\$38,576
Annual Total	\$441,824	\$514,683	\$452,419	\$462,916
Change from Current - \$		\$72,858	\$10,595	\$21,092
Change from Current - %		+16.5%	+2.4%	+4.8%

Current HSA Funding (not included in proposal): \$3,250/\$6,500 (library staff); \$2,500/\$5,000 (other staff)

	Renewal	HSA \$7500	HMO \$500	ACRISUR	
ALTERNATIVE	Figure Cont	Rench	The Covered States	Priorityl-lealth ✓	
MEDICAL PLANS	2025 BCN HSA Gold Option 3 W/Eli Abortion	2025 BCN HSA Bronze W/Elective Abortion	2025 BCN Platinum W/Elective Abortion	PriorityHSA HMO Silver S33	
NETWORK	Blue Care Network	Blue Care Network	Blue Care Network	Priority HMO	
	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	
Deductible - Individual	\$3,300	\$7,500	\$500	\$3,300	
Deductible - Family	\$6,600	\$15,000	\$1,000	\$6,600	
OOPM - Individual	\$3,300	\$7,500	\$1,500	\$7,500	
OOPM - Family	\$6,600	\$15,000	\$3,000	\$15,000	
Co-insurance	0%	0%	0%	30%	
PCP	\$0 after deductible	\$0 after deductible	\$20	30% after deductible	
Specialist	\$0 after deductible	\$0 after deductible	\$30	30% after deductible	
X-Ray	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible	
Lab	\$0 after deductible	\$0 after deductible	\$0	30% after deductible	
Inpatient Hospital	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible	
Outpatient Surgery	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible	
Emergency Room	\$0 after deductible	\$0 after deductible	\$150 after deductible	30% after deductible	
Urgent Care	\$0 after deductible	\$0 after deductible \$35		30% after deductible	
Rx					
Rx Individual / Family Deductible	Included in Medical / Included in Me	cluded in Medical / Included in Medical Included in Medical / Included in Medical		Included in Medical / Included in Medical	
Member Copay Tier 1/2	\$0 after deductible / \$0 after deduc	ible \$0 after deductible / \$0 after deductible	\$4 / \$15	\$5 per script after deductible / \$35 per scrip after deductible	
Member Copay Tier 3	\$0 after deductible	\$0 after deductible	\$40	\$60 per script after deductible	
Member Copay Tier 4	\$0 after deductible	\$0 after deductible	\$80	\$80 per script after deductible	
Member Copay Tier 5/6	\$0 after deductible / \$0 after deduc	ible \$0 after deductible / \$0 after deductible	20%, up to \$200 / 20%, up to \$300	20% after deductible, up to \$350 / 20% after deductible, up to \$550	
Mail Order	\$0 after deductible	\$0 after deductible	3x - \$10	2.0x after deductible	
Enrollment & Cost	CURRENT RENEWAL	HSA \$7500	HMO \$500	HMO HSA \$3300	
Employee Enrollment	35 / 35	35 / 35	35 / 35	35 / 35	
Employer Total	\$36,818.69 \$42,890.2	2 \$34,163.20	\$34,163.20 \$62,487.73		
Monthly Total	\$36,819 \$42,890	\$34,163	\$62,488	\$39,484	
Annual Total	\$441,824 \$514,683	\$441.824 \$514,683 \$409,958		\$473,806	
Change from Current - \$	\$72,85	-\$31,866	\$308,028	\$31,982	
Change from Current - %	+16.5%		+69.7%	+7.2%	

	Renewal	HMO HSA \$5500	HMO HSA \$7500	ACRISURE EPO HSA \$3300
ALTERNATIVE	Sur Care	PriorityHealth ✓	Priority Health ∜	thap
MEDICAL PLANS	2025 BCN HSA Gold Option 3 W/E	PriorityHSA HMO Silver S551	PriorityHSA HMO Bronze B75	HAP EPO Silver HSA D33 EMB
NETWORK	Blue Care Network	Priority HMO	Priority HMO	EPO/PPO
	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY
Deductible - Individual	\$3,300	\$5,500	\$7,500	\$3,300
Deductible - Family	\$6,600	\$11,000	\$15,000	\$6,600
OOPM - Individual	\$3,300	\$7,100	\$7,500	\$7,200
OOPM - Family	\$6,600	\$14,200	\$15,000	\$14,400
Co-insurance	0%	0%	0%	30%
PCP	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Specialist	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
X-Ray	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Lab	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
npatient Hospital	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Outpatient Surgery	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Emergency Room	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Urgent Care	\$0 after deductible	\$0 after deductible	\$0 after deductible	30% after deductible
Rx				
Rx Individual / Family Deductible	Included in Medical / Included in M	edical Included in Medical / Included in Medical	Included in Medical / Included in Medical	Included in Medical / Included in Medical
Member Copay Tier 1/2	\$0 after deductible / \$0 after dedu	ctible \$5 per script after deductible / \$35 per script after deductible	\$0 after deductible / \$0 after deductible	30% after deductible / 30% after deductible
Member Copay Tier 3	\$0 after deductible	\$70 per script after deductible	\$0 after deductible	30% after deductible
Member Copay Tier 4	\$0 after deductible	\$90 per script after deductible	\$0 after deductible	30% after deductible
Member Copay Tier 5/6	\$0 after deductible / \$0 after dedu	ctible 20% after deductible, up to \$350 / 20% after deductible, up to \$550	\$0 after deductible / \$0 after deductible	30% after deductible / 30% after deductible
Mail Order	\$0 after deductible	2.0x after deductible	\$0 after deductible	30% after deductible
Enrollment & Cost	CURRENT RENEW	AL HMO HSA \$5500	HMO HSA \$7500	EPO HSA \$3300
Employee Enrollment	35 / 35	35 / 35	35 / 35	35 / 35
Employer Total	\$36,818.69 \$42,890	.22 \$39,189.32	\$34,629.35	\$37,216.62
50 S				
Monthly Total	\$36,819 \$42,89	0 \$39,189	\$34,629	\$37,217
Annual Total	\$441,824 \$514,6	\$470,272	\$415,552	\$446,599
Change from Current - \$	\$72,8	58 \$28,448	-\$26,272	\$4,775
Change from Current - %	+16.5	% +6.4%	-5.9%	+1.1%

	Renewal	EPO HSA \$5500	EPO HSA \$7050	ACRISURI
ALTERNATIVE	Bur Cem recook	hap	hap	VEBA
MEDICAL PLANS	2025 BCN HSA Gold Option 3 W/Elective Abortion	HAP EPO Silver HSA F55 EMB	HAP EPO Bronze HSA H705 EMB	HMO \$3300 HSA
NETWORK	Blue Care Network	EPO/PPO	EPO/PPO	нмо
	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY
Deductible - Individual	\$3,300	\$5,500	\$7,050	\$3,300
Deductible - Family	\$6,600	\$11,000	\$14,100	\$6,600
OOPM - Individual	\$3,300	\$5,500	\$7,050	\$3,300
OOPM - Family	\$6,600	\$11,000	\$14,100	\$6,600
Co-insurance	0%	0%	0%	0%
PCP	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Specialist	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
X-Ray	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Lab	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Inpatient Hospital	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Outpatient Surgery	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Emergency Room	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Urgent Care	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Rx	*			
Rx Individual / Family Deductible	Included in Medical / Included in Medical	Included in Medical / Included in Medical	Included in Medical / Included in Medical	Included in Medical / Included in Medical
Member Copay Tier 1/2	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible
Member Copay Tier 3	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Member Copay Tier 4	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Member Copay Tier 5/6	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible	\$0 after deductible / \$0 after deductible
Mail Order	\$0 after deductible	\$0 after deductible	\$0 after deductible	\$0 after deductible
Enrollment & Cost	CURRENT RENEWAL	EPO HSA \$5500	EPO HSA \$7050	HMO HSA \$3300
Employee Enrollment	35 / 35	35 / 35	35 / 35	35 / 35
Employer Total	\$36,818.69 \$42,890.22	\$38,808.43	\$35,707.74	\$47,479.50
Manathir Total	606 040	228 909	635 700	647.490
Monthly Total	\$36,819 \$42,890	\$38,808	\$35,708	\$47,480
Annual Total	\$441,824 \$514,683	\$465,701	\$428,493	\$569,754
Change from Current - \$	\$72,858	\$23,877	-\$13,331	\$127,930
Change from Current - %	+16.5% +5.4%		-3.0%	+29.0%

Dental Snapshot

Monthly Premiums









\$2,133

TOTAL DIFFERENCE

Renewal





\$2,173

1.9% (\$40)

Delta Dental



\$2,604

101AL DIFFERENCE 22.1% (\$471)

MetLife



\$2,537

18.9% (\$404)

MOO



\$2,672

101AL DIFFERENCE 25.2% (\$539)

The Standard



\$2,408

12.9% (\$275)

Dental Snapshot Monthly Premiums





	Cur	rent	Ren	ewal	Delta	Dental		RISUR
ALTERNATIVE	© 7	flux Cross But Stand	⊕ ₹		△ DELTA	DENTAL	M M	etLife
DENTAL PLANS		ld of Michigan Dental			100/80/50; \$25/\$7	Ded - \$1250 May	100/80/50 (80/50/50)	
		50/50) 1250(800) SG		50/50) 1250(800) SG		-		
NETWORK	IN	Network OUT		Network OUT		letwork OUT	DPPO I	
Calendar Year Maximum		\$1,250	IN S4 250		IN S4.050		IN	OUT
odividual Deductible	\$1,250 \$25	\$1,250	\$1,250 \$25	\$1,250 \$50	\$1,250 \$25	\$1,250	\$1,250	\$1,250
					40-0000	\$25	\$25	\$50
amily Deductible	\$75	\$150	\$75	\$150	\$75	\$75	\$75	\$150
Vaived for Preventive	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Class I - Preventive	100%	80%	100%	80%	100%	100%	100%	80%
Class II - Basic	80%	50%	80%	50%	80%	80%	80%	50%
Class III - Major	50%	50%	50%	50%	50%	50%	50%	50%
Class IV - Orthodontia	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covere
Pediatric Dental	Incl	uded	Included		Included		Included	
nrollment & Cost	CUR	RENT	REN	EWAL	DELTA	DENTAL	METLIFE	
Employee Enrollment	35	35	35	/ 35	35 / 35		35 / 35	
imployee Only					\$31.68		\$30.80	
pouse					\$59.9	2 (2P)	\$62	.60
Child(ren)							\$71	.13
amily					\$109	9.24	\$11	0.41
Employer Total	\$2,13	33.11	\$2,17	72.87	\$2,60	93.92	\$2,50	37.18
Monthly Total	\$2,	133	\$2,	173	\$2,6	604	\$2,	537
Annual Total	\$25	597	\$26	,074	\$31,	247	\$30	446
Change from Current - \$			\$4	77	\$5,	650	\$4,	849
Change from Current - %			+1.	.9%	+22	.1%	+18	.9%
Rate Guarantee					1 y	ear	1 v	ear

Dental Side-by-	side						ACRIS	URF
	Ren	ewal	N	100	The S	tandard	ACKIS	W IVE
ALTERNATIVE	40	Ske Dran Ske Stato	Gr Man	С ∦ Митчас «Отана		arties.		
DENTAL PLANS	Blue Cross Blue Shie PPO 100/80/50 (80/	Id of Michigan Dental	100	/80/50	100/80/5	0 (80/50/50)		
NETWORK		letwork	DPPO	Network	DPPO	Network		
	IN	OUT	IN	OUT	IN OUT			
Calendar Year Maximum	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$800		
Individual Deductible	\$25	\$50	\$25	\$25	\$25	\$50		
Family Deductible	\$75	\$150	\$75	\$75	\$75	\$150		
Waived for Preventive	Yes	Yes	Yes	Yes	Yes	Yes		
Class I - Preventive	100%	80%	100%	100%	100%	80%		
Class II - Basic	80%	50%	80%	80%	80%	50%		
Class III - Major	50%	50%	50%	50%	50%	50%		
Class IV - Orthodontia	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered		
Pediatric Dental	Included		Excluded Included		luded			
Enrollment & Cost	CURRENT	RENEWAL	,	100	THE STANDARD			
Employee Enrollment	35	35	35 / 35		35	/ 35		
Employee Only			\$3	1.75	\$2	9.06		
Spouse			\$6	6.67	\$57.4	46 (2P)		
Child(ren)			\$7	6.20				
Family			\$1	15.88	\$10	00.02		
Employer Total	\$2,133.11	\$2,172.87	\$2,6	371.63	\$2.4	108.06		
Monthly Total	\$2,133	\$2,173	\$2	1,672	\$2	,408		
Annual Total	\$25,597	\$26,074	\$33	2,060	\$28	3,897		
Change from Current - \$		\$477	\$6	,462	\$3	,299		
Change from Current - %		+1.9%	+2	5.2%	+1:	2.9%		
Rate Guarantee			1	year	1	year		

Vision Snapshot Monthly Premiums







TOTAL MONTHLY PREMIUM \$357

TOTAL DIFFERENCE

Renewal



TOTAL MONTHLY PREMIUM \$359

TOTAL DIFFERENCE 0.5%

EyeMed



TOTAL MONTHLY PREMIUM \$594

TOTAL DIFFERENCE 66.5% (\$237)

VSP



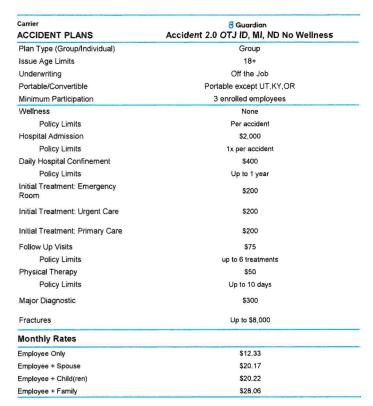
TOTAL MONTHLY PREMIUM \$652

82.9% (\$296)

	Current	Renewal	EyeMed	ACRISUR
ALTERNATIVE	The Ores	The State	6x6	vsp
/ISION PLANS	Blue Cross Blue Shield of Michigan Mutual Insurance Company VisionSM 12-12-12- \$5/\$10	Blue Cross Blue Shield of Michigan Mutual Insurance Company VisionSM 12-12-12- \$5/\$10	12/12/12	12/12/12
JETWORK	VPPO Network	VPPO Network	VPPO Network	VPPO Network
	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY	IN-NETWORK ONLY
xams Frequency	1x every calendar year	1x every calendar year	1x every plan year	1x every 12 months
enses Frequency	1x every calendar year	1x every calendar year	1x every plan year	1x every 12 months
rames Frequency	1x every calendar year	1x every calendar year	1x every plan year	1x every 12 months
ontacts Frequency	1x every calendar year	1x every calendar year	1x every plan year	1x every 12 months
xam Copay	\$5	\$5	\$10	\$10
aterials Copay	\$10	\$10	\$10	\$10
ontacts Allowance	\$130	\$130	\$160	\$130
rame Allowance	100% after \$130 allowance	100% after \$130 allowance	\$160	\$130
nrollment & Cost	CURRENT	RENEWAL	EYEMED	VSP
mployee Enrollment	35 / 35	35 / 35	35 / 35	35 / 35
mployee Only			\$8.28	\$9.82
pouse			\$15.73 (2P)	\$16,55
hild(ren)				\$16.89
amily			\$23.10	\$27.23
mployer Total	\$356.71	\$358.54	\$593.97	\$652.49
fonthly Total	\$357	\$359	\$594	\$652
innual Total	\$4,281	\$4,302	\$7,128	\$7,830
hange from Current - \$		\$22	\$2,847	\$3,549
change from Current - %		+0.5%	+66.5%	+82.9%
Rate Guarantee			4 years	2 years

Marketing Analysis

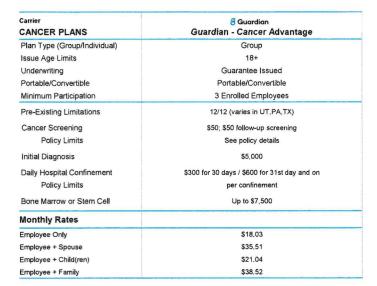
Guardian - Accident





Marketing Analysis

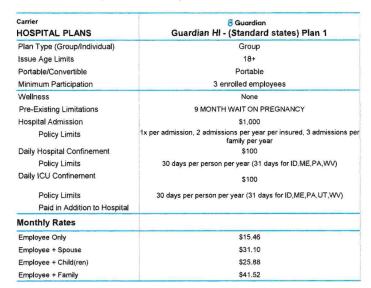
Guardian - Cancer





Marketing Analysis

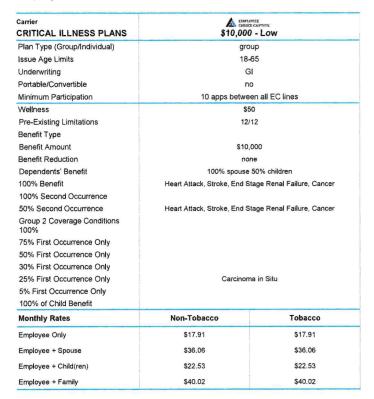
Guardian - Hospital Indemnity





Marketing Analysis

Employee Choice - Critical Illness







Disclaimers

The information contained herein is intended to serve only as a brief outline of the various insurance coverages. To avoid misunderstanding or misinterpretation as to the full scope of protection afforded, reference must be made to the respective policies for complete coverage details.

RESOLUTION TO OPT OUT OF PA 152 FOR CALENDAR YEAR 2026

WHEREAS, Comstock Charter Township is a charter township located in Kalamazoo County, Michigan, that provides employee health insurance to qualified employees and board members in accordance with MCL 41.110b et seq., and the Comstock Charter Township Employee Welfare Benefits Ordinance; and

WHEREAS, by resolution the Township Board has determined for 20235that the Township will pay more than 80% of the single person insurance premium coverage for qualified employees and board members, as well the additional coverage for two-person and family insurance coverage; and

WHEREAS, MCL 15.568(1), being Section 8(1) of PA 152 of 2011, provides that a Township may exempt itself from the requirements of the Act by a 2/3 vote of the Board; and

WHEREAS, the Township Board desires to exempt the Township from the requirements of the Act for the year 2025.

NOW THEREFORE BE IT HEREBY RESOLVED that the Township hereby exercises its option under MCL 15.568 (1) and exempts itself from the requirements of PA 152 for the year 2026.

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of the Resolution adopted at a Regular Meeting of the Charter Township of Comstock Board held on Monday, September 15, 2025 and said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 PA 267; that a quorum of the Board was present and voted upon said Resolution as set forth in the minutes of said meeting, which were kept and have been or will be made available as required by said Open Meetings Act.

Nicole M. Beauchamp, Clerk Charter Township of Comstock



Charter Township of Comstock Township Board September 15, 2025

From: Scott Hess, Superintendent

Re: Professional service agreement DORE' HR Consulting

Motion to Have Superintendent enter into agreement with DORE' HR Consulting to review and edit Township Personnel Policy Manual.

Attachments:

Professional Services Contract_Dore HR Consulting Services_9-10-2025.docx

CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CHARTER TOWNSHIP OF COMSTOCK AND DORÉ HR CONSULTING, LLC

WHEREAS the Township desires to contract with the Consultant to review and edit the Township's Personnel Policy Manual.

WHEREAS the Consultant possesses the experience, expertise, and training to accomplish the duties outlined in this Contract.

SECTION I. THE CONSULTANT'S DUTIES

The Consultant agrees to perform the following duties:

- Review of the current Personnel Policy Manual for compliance, best practices, consistency, and clarity.
- Provide written recommendations and proposed revisions.
- Up to two (2) rounds of edits of the Manual. Additional revisions or new policy development will be considered out-of-scope and billed at the hourly rate.
- Deliver a clean, final version of the Manual in MS Word format (.docx).
- Provide a summary memo with key changes highlighted.
- Conduct up to one (1) briefing session with Township leadership (virtual or inperson). Additional meetings billed at the hourly rate (\$150/hour).

SECTION II: COMPENSATION

Township shall compensate the Consultant for its services under this Contract at a flat fee of \$4,000.00 total for the duties defined above. 50% of the flat fee shall be due within fifteen (15) days after the Effective Date of this Contract, defined as the date of the last signature below. The remaining 50% shall be due within fifteen (15) days following the Consultant's delivery of the final Manual and implementation memo. The initial 50% payment is non-refundable once Services have commenced.

SECTION III: GENERAL TERMS AND CONDITIONS APPLICABLE TO BOTH PARTIES

The following duties and responsibilities apply equally to the Consultant and the Township unless the provision specifically states that they apply only to the Consultant or the Township.

1. INSURANCE. The Consultant shall provide the Township with a certificate of insurance for a commercial liability insurance policy on an occurrence basis. The

Page 1 of 4 113

- policy limits shall be at least one million dollars (\$1,000,000), including, but not limited to, personal injury, bodily injury, property damage, and contractual liability.
- 2. INDEMNITY. The Consultant agrees to indemnify and hold harmless the Township, its agents, employees, officers, and representatives from all fines, costs, lawsuits, claims, demands, and actions of any kind or nature, including reasonable attorney fees, which occur because of any wrongful act, gross negligence or wrongful omission on the part of the Consultant, its agents, employees, officers, or representatives, in performing this Contract. To the extent permitted by law, the Township agrees to indemnify and hold harmless the Consultant, its agents, employees, officers, and representatives from all fines, costs, lawsuits, claims, demands, and actions of any kind or nature, including reasonable attorney fees, which occur because of any wrongful act, negligence or wrongful omission on the part of the Township, its agents, employees, officers, or representatives. in performing this contract; Notwithstanding any provision to the contrary contained in this Contract, nothing shall be construed as a waiver of any governmental immunity of the Township and its agents, employees, officers or representatives by common law, statute or court decision.
- 3. DISPUTE RESOLUTION. If a dispute arises between the Township and the Consultant concerning the performance of this Contract, the parties agree to meet and negotiate in good faith to attempt to resolve the dispute. Said meeting shall occur within thirty (30) days after one party sends the other party written notice identifying the cause or reason for the dispute and requesting a meeting. THIS PARAGRAPH DOES NOT APPLY TO DISPUTES INVOLVING ACTS, CONDUCT, ERRORS, NEGLIGENCE, OR OMISSIONS BY THE CONSULTANT THAT CONSULTANT THAT CONSTITUTE A MATERIAL BREACH OF THIS CONTRACT.
- 4. GOVERNING LAW AND JURISDICTION. This Contract shall be governed, construed, and enforced in accordance with the laws of the State of Michigan. If any actions arising under this Contract are brought by or against the Parties, such actions shall be in Michigan Courts whose jurisdiction and venue shall be established by the statutes of the State of Michigan and/or Michigan Court Rules. If any action is brought in or moved to the Federal Court, the venue shall be the Federal Judicial District of Michigan, Western District, Southern Division.
- 5. RELATIONSHIP BETWEEN THE PARTIES. It is expressly understood and agreed that the Consultant is an independent contractor. The conduct and control of the work shall rest solely with the Consultant. The Consultant shall in no way be deemed to be, and shall not hold themselves out as, an employee, servant, or agent of the Township and shall not be entitled to any fringe benefits of the Township, such as, but not limited to, health and accident insurance, life insurance, paid vacation or sick leave, or longevity. The Consultant shall be responsible for paying any vendors providing supplies that the Consultant utilizes to perform services under this Contract. The Consultant shall also be responsible for paying any compensation due to any person in its employ or subcontractors and for withholding and paying all applicable taxes, including, but not limited to, income and social security taxes to the proper Federal, State, and Local governments. The Consultant

Page **2** of **4** 114

- certifies that it has no interests which would conflict with the performance of services required by this Contract.
- 6. NOTICES. All communications, notices, and demands of any kind required or permitted under this Contract between the Parties, including the Consultant's request for assistance from Township personnel in carrying out the Consultant's duties under this Contract, shall be deemed effective if made in writing and delivered by personal service to either Party or sent by confirmed email, or by first class mail to the Party. The Parties agree that Notices and Communications should be sent to the following addresses:

CONSULTANT

Kristine D. Cunningham, Owner Doré HR Consulting LLC 5946 Fairway Circle Kalamazoo, MI 49009 kristinedore@dorehrconsulting.com <u>TOWNSHIP</u>

Scott Hess, Superintendent, Charter Township of Comstock 5858 King Highway Kalamazoo, MI 49048 shess@comstockmi.gov

- 7. NO WAIVERS: No failure or delay on the part of either of the parties to this Contract in exercising any right, power, or privilege thereunder shall operate as a waiver thereof, nor shall a single or partial exercise of any right, power, or privilege preclude any other or further exercise of any other right, power, or privilege.
- 8. AMENDMENTS: Modifications, amendments, or waivers of any provision of this Contract may be made only by the written mutual consent of the authorized representatives of both the Township and the Consultant.
- 9. CONTRACT TERM AND TERMINATION: This Contract shall commence on the date of signing and continue until the Services defined herein are completed, unless terminated earlier as provided below.
 - a. **Termination for Cause.** Notwithstanding any other provision in this Contract to the contrary, either Party may terminate this Contract upon thirty (30) days 'notice if the other Party fails to perform any material term or condition of this Contract and does not cure such failure within that period.
 - b. **Termination for Convenience.** Either Party may terminate this Contract at any time, without cause, upon sixty (60) days' written notice to the other Party. If the Consultant terminates this Contract under this provision, the Consultant agrees to reasonably cooperate with the Township in the transition of services.
 - If the Township terminates for convenience, Consultant shall retain the initial deposit (50%) and be entitled to payment for Services performed up to the effective termination date, calculated on a prorata basis.

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- c. **Effect of Termination.** Termination of this Contract shall not be construed as a waiver by either Party of any rights or remedies they may have in law or equity arising from a breach of the terms of this Contract.
- 10. SECTION TITLES: The titles of the sections outlined in this Contract are for reference only and shall be disregarded when construing or interpreting any of the provisions of this Contract.
- 11. COMPLETE CONTRACT: This Contract and any other documents incorporated herein by reference contain all the terms and conditions agreed upon by the Parties, and supersedes all previous representations, discussions, and undertakings not expressly incorporated herein.
- 12. SEVERABILITY OF INVALID PROVISIONS: All provisions of this Contract are severable, and if any provision or part thereof is held to be unenforceable by any court of competent jurisdiction, then such a provision or part will not affect the validity or enforceability of the remaining provisions or parts thereof. If any provision of this Contract is deemed invalid under law, it should be replaced with a valid provision that best reflects the Parties' intent, unless doing so would frustrate the terms of this Contract.
- 13. CERTIFICATION OF AUTHORITY TO SIGN CONTRACT: The individuals signing on behalf of the Parties to this Contract hereby certify by their signatures that they are duly authorized to sign this Contract on behalf of said Parties and that the Parties have approved this Contract.

THE AUTHORIZED REPRESENTATIVES OF THE PARTIES HERETO HAVE FULLY SIGNED THIS CONTRACT ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

DOKE III. GONGOLIII.G EEG		
By: Kristine D. Cunningham, Owner	Date:	
CHARTER TOWNSHIP OF COMSTOCK		
By:	Date:	

DORÉ HR CONSULTING LLC

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Charter Township of Comstock Township Board September 15, 2025

From: Scott Hess, Superintendent

Re: Superintendent Report



Charter Township of Comstock Township Board September 15, 2025

From: Kerrie Beauchamp, Executive Assistant

Re: August 2025 Fire Report

Incident Type Report - August 2025

Attachments: August 2025.pdf



INCIDENT TYPE REPORT August 2025



Basic Incident Type Code and Description	Total Incidents	Percentage of Incidents	Total Property Loss	Total Content Loss	Total Loss	Percent of Total Loss
INCIDENT TYPE CATEGORY: 1 - FIRE	meidents	or incluents	LUSS	LUSS	10tai 2033	TOtal LUSS
100- Fire, other	0	0.00%				
111- Building Fire	1	0.47%		\$15,000.00	\$25,000.00	35.71%
112 - Fire in structure, other	0	0.47%		\$15,000.00	723,000.00	33.7170
TIZ THE ITSTRUCTURE, OTHER	J	0.0070				
113- Cooking Fire, confined to container	1	0.47%				
114- Chimney or flue fire, confined to	_					
chimney or flue	0	0.00%				
117-Commercial Compactor fire,						
confined to rubbish	0	0.00%				
118-Trash or rubbish fire, contained	1	0.47%				
121-Fire in mobile home used as fixed						
residence	0	0.00%				
122- Fire in motor home, camper,						
recreational vehicle	0	0.00%				
130-Mobile property (vehicle) fire, other	0	0.00%				
131-Passenger vehicle fire	2	0.93%	\$15,000.00	\$15,000.00	\$30,000.00	42.86%
132 - Road freight or transport vehicle fire	0	0.00%				
134-Water vehicle fire	0	0.00%				
137- Camper or recreational vehicle fire	0	0.00%				
138- Off road vehicle or heavy						
equipment fire	0	0.00%				
140 - Natural vegetation fire, other	0	0.00%				
141-Forest, woods or wildland fire	0	0.00%				
142 - Brush or brush-and grass mixture						
fire	0	0.00%				
143 - Grass fire	0	0.00%				
150-Outside rubbish, trash or waste fire	0					
151-Outside rubbish, trash or waste fire	0	0.00%				
154-Dumpster or other outside trash						
receptacle fire	0	0.00%				
155- Outside stationary						
compactor/compacted trash fire	0	0.00%				
160-Special outside fire, other	0	0.00%				
161-Outside storage fire	0	0.00%				
162-Outside equipment fire	0	0.00%				
TOTAL:	5	2.33%	\$25,000.00	\$30,000.00	\$55,000.00	78.57%

INCIDENT TYPE CATEGORY: 2 - OVERPRESSU	RE RUPTUI	RE, EXPLOSIO	N, OVERHEAT (N	NO FIRES)		
221 - Overpressure rupture of air or gas						
pipe/pipeline	0	0.00%				
243- Fireworks explosion (no fire)	0					
251 - Excessive heat, scorch burns with						
no ignition	0	0.00%				
TOTAL:	0	0.00%				
INCIDENT TYPE CATEGORY: 3 - RESCUE & EN	IERGENCY	MEDICAL SEF	RVICE INCIDENT			
300 - Rescue, EMS incident, other	4	1.86%				
311- Medical assist, assist EMS crew	17	7.91%				
320 - Emergency medical service						
incident, other	1	0.47%				
321 - EMS call, excluding vehicle accident						
with injury	81	37.67%				
322 - Motor vehicle accident with injuries	6	2.79%	\$13,000.00	\$2,000.00	\$15,000.00	21.43%
323 - Motor vehicle/pedestrian accident	1	0.47%				
324 - Motor vehicle accident with no						
injuries	8	3.72%				
351 - Extrication of victim(s) from						
building/structure	0	0.00%				
352 - Extrication of victim(s) from vehicle	0	0.00%				
353 - Removal victim(s) from stalled	-					
elevator	0	0.00%				
355- Confined space rescue	0	0.00%				
363- Swift water rescue	0	0.00%				
365-Watercraft rescue	0	0.00%				
381 -Rescue or EMS Standby	0	0.00%				
TOTAL:	118	54.88%	\$13,000.00	\$2,000	\$15,000.00	21.43%
INCIDENT TYPE CATEGORY: 4 - HAZARDOUS			+== ,	+ = /	+== 7,000.00	
400 - Hazardous condition, other	0					
·	U	0.00%				
410 - Combustible/flammable gas/liquid	0	0.000/				
condition, other	0	0.00%				
411 - Gasoline or other flammable liquid	0	0.000/				
spill	0	0.00%				
412 - Gas leak (natural gas or LPG)	1	0.47%				
413-Oil or other combustible liquid	0	0.00%				
422 - Chemical spill or leak	1	0.47%				
424-Carbon Monoxide incident	0	0.00%				
440 - Electrical wiring/equipment						
problem, other	0	0.00%				
441 - Heat from short circuit (wiring),						
defective/worn	0	0.00%				
442 - Overheated motor	0	0.00%				
443 - Breakdown of light ballast	0	0.00%				
444 - Power line down	8	3.72%				
	U	3.72/0				
445-Arching, shorted electrical equipment	0	0.00%				

460-Accident, potential accident, other	0	0.00%				
461- Building or structure weakened or	·	0.0076				
collapsed	0	0.00%				
462 - Aircraft standby	0	0.00%				
463 - Vehicle Accident, general cleanup	0	0.00%				
TOTAL:	10	4.65%	\$0.00	\$0	\$0.00	0.00%
INCIDENT TYPE CATEGORY: 5 - SERVICE CALL						
500 - Service Call, other	0	0.00%				
511 - Lock-out	0	0.00%				
512-Ring or jewelry removal	0	0.00%				
520 - Water problem, other	0	0.00%				
522 - Water or steam leak	0	0.00%				
531 - Smoke or odor removal	0	0.00%				
542 - Animal Rescue	0	0.00%				
550 - Public Service assistance, other	6	2.79%				
551 - Assist police or other governmental	1	0.47%				
552 - Police matter	0	0.00%				
553 - Public service	21	9.77%				
554 - Assist invalid	2	0.93%				
561 - Unauthorized burning	4	1.86%				
571 - Cover assignment, standby, moveup	0	0.00%				
TOTAL:	34	15.81%				
INCIDENT TYPE CATEGORY: 6 - GOOD INTEN	T CALL					
600 - Good intent call, other	0	0.00%				
611 - Dispatched & canceled en route	12	5.58%				
621- Wrong location	0	0.00%				
622 - No incident found on arrival at						
dispatch address	18	8.37%				
631 - Authorized controlled burning	2	0.93%				
650-Steam, other gas mistaken for						
smoke	1	0.47%				
651 - Smoke scare, odor of smoke	0	0.00%				
661 - EMS call, party transported by non-						
fire Agency	0	0.00%				
671-HazMat release investigation w/no						
HazMat	0	0.00%				
TOTAL:	33	15.35%				
INCIDENT TYPE CATEGORY: 7 - FALSE ALARM	1 & FALSE (CALL				
700 - False alarm or false call, other	1	0.47%				
710 - Malicious, mischievous false call,						
other	0	0.00%				
711 - Municipal alarm systems, malicious						
false alarm	1	0.47%				
714 - Central station, malicious false						
alarm	0	0.00%				
	-	*				

TOTAL:	215	100%	\$38,000	\$32,000	\$70,000	100.00%
TOTAL:	5	2.33%				
911 - Citizen complaint	0	0.00%				
900 - Special type of incident, other	5	2.33%				
INCIDENT TYPE CATEGORY: 9 - SPECIAL	INCIDENT TYPE					
TOTAL:	0	0.00%				
814 - Lightning Strike (no fire)	0	0.00%				
812 - Flood assessment	0	0.00%				
other	0	0.00%				
800 - Severe weather or natural disaster,		0.000/				
INCIDENT TYPE CATEGORY: 8 - SEVERE V		TURAL DISA	STER			
TOTAL:	10	4.65%				
activation, no CO	0	0.00%				
746 - Carbon monoxide detector	0	0.000/				
unintentional	1	0.47%				
745 - Alarm system activation, no fire -	4	0.470/				
Unintentional	0	0.00%				
744 - Detector activation, no fire -	_					
unintentional	4	1.86%				
743 - Smoke detector activation, no fire						
unintentional	0	0.00%				
741 -S[rinkler activation, no fire -						
alarm, other	0	0.00%				
740 - Unintentional transmission of						
malfunction	0	0.00%				
736 - CO detector activation due to						
malfunction	1	0.47%				
735 - Alarm system sounded due to						
malfunction	0	0.00%				
734-Heat detector activation due to						
malfunction	1	0.47%				
733 - Smoke detector activation due to						
to malfunction	0	0.00%				
732-Extinguishing system activation due	_					
malfunction	0	0.00%				
730-System manufaction, other 731- Sprinkler activation due to						
730-System malfunction, other		U.T//U				
alarm	0 1	0.00% 0.47%				



Charter Township of Comstock Township Board September 15, 2025

From: Kerrie Beauchamp, Executive Assistant

Re: August 2025 - Fire Dept. Public Relations Report

FD PR Report - August 2025

Attachments:

PR EVENT REPORT - AUGUST 2025.pdf



Fire Department Public Relations Events **August 2025**



Event Details	Date of Event	Smoke Alarms Installed	CO Alarms Installed	Duration (Hours)	Number in attendance	Number of Personnel
SMOKE/CO ALARMS INSTALLATION						
Juneberry Street	8/2/2025	6	1	1	N/A	2
Elliot St	8/2/2025	4	1	1	N/A	2
Hunters Run	8/2/2025	0	2	1	N/A	2
Reynolds	8/2/2025	7	0	1	N/A	2
Berry Street	8/2/2025	4	2	1	N/A	2
Merry Brook	8/2/2025	7	1	1	N/A	2
E. Main Street	8/9/2025	8	1	1	N/A	2
Battenkill	8/9/2025	6	1	1	N/A	2
Francis	8/9/2025	1	1	1	N/A	2
Cynthia St	8/9/2025	7	1	1	N/A	2
Hunters Run	8/9/2025	6	1	1	N/A	2
Ivy Street	8/9/2025	9	1	1	N/A	2
Comstock Ave	8/16/2025	7	2	1	N/A	2
Azuba Ave	8/16/2025	4	1	1	N/A	2
Jennings Drive	8/16/2025	2	5	1	N/A	2
Treetop Drive	8/16/2025	2	9	1	N/A	2
Leigh Ave	8/16/2025	2	0	1	N/A	2
Compass Point Cir	8/16/2025	2	6	1	N/A	2
Gleneagle Drive	8/20/2025	7	2	1	N/A	2
S. 28th Street	8/23/2025	6	1	1	N/A	2
Woodmere	8/23/2025	8	1	1	N/A	2
Pingree St	8/23/2025	2	0	1	N/A	2
Liggett St	8/26/2025	6	1	1	N/A	2
Prescott Trail	8/31/2025	6	2	1	N/A	2
TOTAL:		119	43	24		48

COMMUNITY HANDS ONLY CPR

TOTAL:	N/A	N/A	
CPR CLASSES			

-	_	_		
•	. 1		^	۰

OTHER ACTVITIES:						
National Night Out @ Merrill Park	8/5/2025	N/A	N/A	3	50	8
Overhead Door Company Picnic	8/8/2025	N/A	N/A	1	10	4
Fire Extinguisher Training for Employee at Dan &		N/A	N/A	20	1	า
Jerry Greenhouses	8/12/2025	IN/A	IN/A	20	1	Z

Comstock Learning Center Career Day	8/13/2025	N/A	N/A	40	2	3
TOTAL:				64	50	12
CAR SEAT INSTALLATION/EVENTS						
Car Seat Install @ 9-2	8/1/2025	N/A	N/A	1	3	2
Car Seat Install @ 9-2	8/7/2025	N/A	N/A	1	2	2
Car Seat Install @ 9-1	8/8/2025	N/A	N/A	0.5	2	2
Car Seat Install @ 9-2	8/8/2025	N/A	N/A	0.5	1	2
Car Seat Install @ 9-1	8/8/2025	N/A	N/A	1	3	2
Car Seat Install @ 9-1	8/20/2025	N/A	N/A	1	2	2
TOTAL:				5.00	13	12
ADDRESS SIGNS						
Celery Street	8/20/2025	N/A	N/A	N/A	1	1
TOTAL:					1	1
TOTAL:		119	43	93	64	73



Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: Cash Summary by Fund - August 2025

Attached is a cash summary by fund for the month ending August 31, 2025.

Attachments:

CashSummarybyFund - AUG25.pdf

CASH SUMMARY REPORT FOR CHARTER TOWNSHIP OF COMSTOCK From 08/01/2025 to 08/31/2025

		FI OIII O	8/01/2023 to 08/3	1/2023	
Account	Description	Beginning Balance 08/01/2025	Total Debits	Total Credits	Ending Balance 08/31/2025
Fund: 101	GENERAL FUND				
001.000	CASH - CHECKING	932,368.45	191,798.23	460,161.27	664,005.41
002.020	CASH - MICHIGAN CLASS	0.00	0.00	0.00	0.00
003.030	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
003.032	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
004.000	IMPREST & PETTY CASH	2,300.00	0.00	0.00	2,300.00
00.1000	GENERAL FUND	934,668.45	191,798.23	460,161.27	666,305.41
Fund: 204	MUNICIPAL STREET FUND				
001.000	CASH - CHECKING	89,850.10	324.01	12,117.83	78,056.28
002.020	CASH - MICHIGAN CLASS	513,098.44	1,899.49	0.00	514,997.93
0021020	MUNICIPAL STREET FUND	602,948.54	2,223.50	12,117.83	593,054.21
Fund: 206	FIRE OPERATING FUND				
001.000	CASH - CHECKING	730,840.36	143,651.82	422,158.20	452,333.98
001.000	CASH - MICHIGAN CLASS	1,152,136.49	4,265.22	0.00	1,156,401.71
003.030	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
003.032	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
004.000	IMPREST & PETTY CASH	50.00	0.00	0.00	50.00
0011000		1,883,026.85	147,917.04	422,158.20	1,608,785.69
	FIRE OPERATING FUND	1,883,020.83	147,917.04	422,130.20	1,000,703.09
	POLICE FUND				
001.000	CASH - CHECKING	161,330.01	81.77	0.00	161,411.78
002.020	CASH - MICHIGAN CLASS	258,588.74	957.30	0.00	259,546.04
003.032	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
	POLICE FUND	419,918.75	1,039.07	0.00	420,957.82
	FIRE CAPITAL IMPROVEMENT FUND				
001.000	CASH - CHECKING	530,211.30	1,149.34	116,362.87	414,997.77
002.020	CASH - MICHIGAN CLASS	1,975,609.82	7,313.72	0.00	1,982,923.54
	FIRE CAPITAL IMPROVEMENT FUND	2,505,821.12	8,463.06	116,362.87	2,397,921.31
Fund: 219	STREET LIGHTING FUND				
001.000	CASH - CHECKING	1,010.98	0.48	0.00	1,011.46
	STREET LIGHTING FUND	1,010.98	0.48	0.00	1,011.46
Fund: 223	WATER SYSTEM FUND				
001.000	CASH - CHECKING	82,684.72	445.65	2,200.54	80,929.83
002.020	CASH - MICHIGAN CLASS	619,999.49	2,295.24	0.00	622,294.73
017.010	FIFTH THIRD SECURITIES	44,818.84	0.00	0.00	44,818.84
	WATER SYSTEM FUND	747,503.05	2,740.89	2,200.54	748,043.40
Fund: 225	SEWER SYSTEM FUND				
001.000	CASH - CHECKING	615,536.76	2,697.12	2,686.79	615,547.09
002.020	CASH - MICHIGAN CLASS	251,070.72	929.47	0.00	252,000.19
003.030	CD - SOUTHERN MI BANK & TRUST	1,026,468.04	3,426.51	0.00	1,029,894.55
017.010	FIFTH THIRD SECURITIES	0.00	0.00	0.00	0.00
	SEWER SYSTEM FUND	1,893,075.52	7,053.10	2,686.79	1,897,441.83
Fund: 248	DOWNTOWN DEVELOPMENT AUTHORITY FUND				
001.000	CASH - CHECKING	45,770.39	96.45	5,135.26	40,731.58
002.020	CASH - MICHIGAN CLASS	203,863.79	754.71	0.00	204,618.50
	DOWNTOWN DEVELOPMENT AUTHORITY FUND	249,634.18	851.16	5,135.26	245,350.08
Fund: 249	BUILDING DEPARTMENT FUND	•			•
	• • • • •				

CASH SUMMARY REPORT FOR CHARTER TOWNSHIP OF COMSTOCK From 08/01/2025 to 08/31/2025

	From 08/01/2025 to 08/31/2025				
Account	Description	Beginning Balance 08/01/2025	Total Debits	Total Credits	Ending Balance 08/31/2025
Fund: 249	BUILDING DEPARTMENT FUND				
001.000	CASH - CHECKING	62,760.49	29.53	0.00	62,790.02
	BUILDING DEPARTMENT FUND	62,760.49	29.53	0.00	62,790.02
Fund: 271	LIBRARY FUND				
001.000	CASH - CHECKING	541,789.06	40,581.87	100,602.65	481,768.28
002.020	CASH - MICHIGAN CLASS	811,139.38	3,002.84	0.00	814,142.22
002.070	CASH - CONSUMERS CREDIT UNION	25.54	0.00	0.00	25.54
03.020	CD - MERCANTILE BANK	200,000.00	0.00	0.00	200,000.00
03.052	CD - CIBC US	221,538.08	0.00	0.00	221,538.08
03.060	CD - HORIZON BANK	224,886.31	649.78	0.00	225,536.09
03.070	CD - CONSUMERS CREDIT UNION	223,229.53	699.21	0.00	223,928.74
04.000	IMPREST & PETTY CASH	100.00	0.00	0.00	100.00
	LIBRARY FUND	2,222,707.90	44,933.70	100,602.65	2,167,038.95
und: 284	OPIOID SETTLEMENT FUND				
01.000	CASH - CHECKING	14,712.78	2,613.50	0.00	17,326.28
	OPIOID SETTLEMENT FUND	14,712.78	2,613.50	0.00	17,326.28
und: 285	ARPA FUND				
01.000	CASH - CHECKING	0.00	0.00	0.00	0.00
02.020	CASH - MICHIGAN CLASS	0.00	0.00	0.00	0.00
03.030	CD - SOUTHERN MI BANK & TRUST	0.00	0.00	0.00	0.00
	ARPA FUND	0.00	0.00	0.00	0.00
ınd: 296	SENIOR SERVICES FUND				
01.000	CASH - CHECKING	54,571.49	230.83	296.75	54,505.57
	SENIOR SERVICES FUND	54,571.49	230.83	296.75	54,505.57
.nd. 265		31,371.13	230.03	250.75	31,303.37
01.000	PUBLIC WORKS PROJECTS DEBT CASH - CHECKING	0.00	0.00	0.00	0.00
	PUBLIC WORKS PROJECTS DEBT	0.00	0.00	0.00	0.00
und: 401	CAPITAL PROJECT FUND				
01.000	CASH - CHECKING	0.00	0.00	0.00	0.00
	CAPITAL PROJECT FUND	0.00	0.00	0.00	0.00
und: 701	GENERAL CUSTODIAL FUND				
001.000	CASH - CHECKING	132.00	39,795.90	39,795.90	132.00
	GENERAL CUSTODIAL FUND	132.00	39,795.90	39,795.90	132.00
und: 703	CURRENT TAX COLLECTION FUND		,	,	
01.000	CASH - CHECKING	1,167,174.64	3,394,853.04	1,900,923.87	2,661,103.81
	CURRENT TAX COLLECTION FUND	1,167,174.64	3,394,853.04	1,900,923.87	2,661,103.81
	REPORT TOTALS:	12,759,666.74	3,844,543.03	3,062,441.93	13,541,767.84



Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: Cash Summary by Bank Account - August 2025

Attached is a cash summary by bank account for the month ending August 31, 2025.

Attachments:

CashSummarybyBankAccount-AUG25.pdf

Cash Summary By Bank Account for Comstock Township From 8/1 to 8/31/2025

	General Account		int Tax Account		ust & Agency Account	Digital Payments Account	
Beginning Balance	\$	3,874,152.36 \$	1,531,975.61	\$	10,785.46	\$	9,691.17
Add: Deposits/Credits		644,044.16	3,178,601.34		33,083.35		355,921.17
Less: Checks		(657,251.41)	(2,111,616.77)		(2,059.61)		-
Less: Withdrawals/Debits		(293,278.28)	(168.00)		(32,951.35)		(238,714.73)
Ending Balance	\$	3,567,666.83 \$	2,598,792.18	\$	8,857.85	\$	126,897.61



Charter Township of Comstock Township Board September 15, 2025

From: Nicole Beauchamp, Township Clerk

Re: August 2025 KABA Reports

Attachments:

August 2025 & YTD Permits & Revenue by Jurisdiction.pdf Comstock Township August 2025 Commercial Permit List.pdf Comstock Township August 2025 Residential Permit List.pdf Comstock Township August 2025 Special Permit (Property Maintenance).pdf



2025 MONTHLY PERMITS BY JURISDICTION

MONTH OF AUGUST 2025

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
сомѕтоск	BUILDING	18	5,183.00
сомѕтоск	ELECTRICAL	17	2,983.00
COMSTOCK	MECHANICAL	26	8,539.00
COMSTOCK	PLUMBING	11	1,566.00
COMSTOCK	SPECIAL - JURISDICTION	5	450.00
COMSTOCK	SPECIAL - HOMEOWNER	-	-
TOTAL COMSTOCK		77	\$ 18,721.00
KALAMAZOO	BUILDING	23	3,273.00
KALAMAZOO	ELECTRICAL	15	2,395.00
KALAMAZOO	MECHANICAL	33	4,834.00
KALAMAZOO	PLUMBING	17	2,301.00
KALAMAZOO	SPECIAL - JURISDICTION	4	250.00
KALAMAZOO	SPECIAL - HOMEOWNER	2	120.00
TOTAL KALAMAZOO		94	\$ 13,173.00
PARCHMENT	BUILDING	1	108.00
PARCHMENT	ELECTRICAL	2	242.00
PARCHMENT	MECHANICAL	. 2	280.00
PARCHMENT	PLUMBING	-	-
PARCHMENT	SPECIAL - JURISDICTION	-	-
PARCHMENT	SPECIAL - HOMEOWNER	-	-
TOTAL PARCHMENT		5	\$ 630.00
PINE GROVE	BUILDING	5	1,187.00
PINE GROVE	ELECTRICAL	. 5	831.00
PINE GROVE	MECHANICAL	10	2,586.00
PINE GROVE	PLUMBING	3	834.00
PINE GROVE	SPECIAL - JURISDICTION	-	-
PINE GROVE	SPECIAL - HOMEOWNER	-	-
TOTAL PINE GROVE		23	\$ 5,438.00
RICHLAND	BUILDING	14	4,085.00
RICHLAND	ELECTRICAL	24	3,998.00
RICHLAND	MECHANICAL	18	2,955.00
RICHLAND	PLUMBING	9	1,959.00
RICHLAND	SPECIAL - JURISDICTION	-	-
RICHLAND	SPECIAL - HOMEOWNER	-	-
TOTAL RICHLAND		65	\$ 12,997.00
RICHLAND VILLAGE	BUILDING	-	-
RICHLAND VILLAGE	ELECTRICAL	2	470.00
RICHLAND VILLAGE	MECHANICAL	1	180.00
RICHLAND VILLAGE	PLUMBING	-	-
RICHLAND VILLAGE	SPECIAL - JURISDICTION	-	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	-	-
TOTAL RICHLAND VILLAGE	可受到是一种民族的原理的企业	3	650.00
TOTAL		267	\$ 51,609.00

	REVENUE	REVENUE
Α	UGUST 2024	% PREV YEAR MONTH
\$	47,401.30	108.9%

PERMITS	PERMITS
AUGUST 2024	% PREV YEAR MONTH
229	117%



2025 MONTHLY PERMITS BY JURISDICTION

YEAR TO DATE AS OF: AUGUST 2025

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	173	257,142.00
COMSTOCK	ELECTRICAL	140	31,630.00
COMSTOCK	MECHANICAL	158	34,390.30
COMSTOCK	PLUMBING	125	26,069.00
COMSTOCK	SPECIAL - JURISDICTION	22	2,100.00
COMSTOCK	SPECIAL - HOMEOWNER	3	180.00
TOTAL COMSTOCK		621	\$ 351,511.30
KALAMAZOO	BUILDING	183	34,120.00
KALAMAZOO	ELECTRICAL	185	29,417.00
KALAMAZOO	MECHANICAL	251	35,996.00
KALAMAZOO	PLUMBING	115	15,005.00
KALAMAZOO	SPECIAL - JURISDICTION	35	3,350.00
KALAMAZOO	SPECIAL - HOMEOWNER	17	1,020.00
TOTAL KALAMAZOO		786	\$ 118,908.00
PARCHMENT	BUILDING	9	1,019.00
PARCHMENT	ELECTRICAL	5	667.00
PARCHMENT	MECHANICAL	16	2,210.00
PARCHMENT	PLUMBING	6	690.00
PARCHMENT	SPECIAL - JURISDICTION	6	600.00
PARCHMENT	SPECIAL - HOMEOWNER	2	120.00
TOTAL PARCHMENT		44	\$ 5,306.00
PINE GROVE	BUILDING	30	18,118.00
PINE GROVE	ELECTRICAL	34	5,337.00
PINE GROVE	MECHANICAL	29	5,731.00
PINE GROVE	PLUMBING	12.	3,309.00
PINE GROVE	SPECIAL - JURISDICTION	0	
PINE GROVE	SPECIAL - HOMEOWNER	1	60.00
TOTAL PINE GROVE		106	\$ 32,555.00
RICHLAND	BUILDING	102	69,373.00
RICHLAND	ELECTRICAL	134	29,255.00
RICHLAND	MECHANICAL	179	33,424.50
RICHLAND	PLUMBING	81	19,076.00
RICHLAND	SPECIAL - JURISDICTION	0	100.00
RICHLAND	SPECIAL - HOMEOWNER	2	120.00
TOTAL RICHLAND	DUTI DING	498	\$ 151,248.50
RICHLAND VILLAGE RICHLAND VILLAGE	BUILDING ELECTRICAL	10 12	4,956.00 2,591.00
RICHLAND VILLAGE RICHLAND VILLAGE	MECHANICAL	13	2,391.00
RICHLAND VILLAGE	PLUMBING	8	1,682.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	1,002.00
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	
TOTAL RICHLAND VILLAGE	S. EGINE HOMESTANEN	43	\$ 11,460.00
The state of the s			
			\$ 670,988.80

	REVENUE	REVENUE
YTD -	AUGUST 2024	% 2024 - YTD
\$	428,634.05	156.5%

REVENUE
% 2025 YTD BUDGET
124%

PERMITS	PERMITS
YTD - AUGUST 2024	% 2024 - YTD
1892	110.9%

	TILL COLL	ULATIVE TOTALS	
# PERMITS		REVENUE	
212	\$	56,291.30	JAN
213	\$	42,192.00	FEB
195	\$	40,236.00	MAR
304	\$	118,511.00	APR
226	\$	58,620.00	MAY
339	\$	70,496.00	JUN
342	\$	233,033.50	JUL
267	\$	51,609.00	AUG
-	\$	- 1	SEP
-	\$	-	ОСТ
-	\$	=1	NOV
-	\$	-	DEC
2,098	\$	670,988.80	TOTAL

Permit List 09/02/2025

Com Building

Population: All Records

Permit #	Job Address	Parcel Number	Owner	Contractor	Issue Date	Fee Total	Const. Value
PB25-07-242	4191 N 26TH ST	07-06-280-084	SHANK TIMOTHY F	TBD	08/14/2025	\$2,324.00	\$596,141
Work Description	on: New 5810 s.f. 1 story slab on gr	rade mixed occupancy	building for automotive repair	garage per plans.			
PB25-07-353	5900 NEAL AVE	07-18-430-059	COMSTOCK CHARTER T		08/04/2025	\$108.00	\$0
Work Description	on: Install playground equipment p	er plans.					
PB25-07-380	5802 GULL RD	07-06-430-030	5802 GULL RD LLC	City Sign Erectors, In	08/18/2025	\$182.00	\$0
Work Description	mstan sign package 101 Cinck-1	'II-Λ.			00.10.2020	"	
	FOOTING INSPECTION RE	EQUIRED FOR PYLO	ON SIGN				
PB25-07-417	5688 E ML AVE	07-30-405-013	HUIZINGA PROPERTIES		08/26/2025	\$108.00	\$0
Work Description	on: Install 12' x 12' x 8' pre fab office	ce in addition per plan	s.				
	FIRE SUPPRESSION REQUI	RED AND PROVID	ED				

Total Permits For Type: 4

Total Fees For Type: \$2,722.00

Total Const. Value For Type: \$596,141

Report Summary

Grand Total Fees:

\$2,722.00

Grand Total Permits:

4

- -- --

GovernmentUnitList.UnitCode = 7 AND
Permit.DateIssued Between 8/1/2025 12:00:00 AM AND 8/31/2025 11:59:59 PM AND
Permit.PermitType = Building OR
Permit.PermitType = Com
Building OR
Permit.PermitType = Res Building

Grand Total Const. Value:

\$596,141

Permit List

Res Building

Permit #	Job Address	Parcel Number	Owner	Contractor	Issue Date	Fee Total	Const. Value
PB25-07-374	6015 E H AVE	07-05-355-150	BEISTER RANDOLPH ET	Blue Line Remodelinį	08/04/2025	\$182.00	\$0
Work Descript	tion: Bathroom remodel.						
PB25-07-382	6602 TULSA AVE	07-05-415-030	JOHNCOCK DEBRA F	Coffman Constructio	08/06/2025	\$231.00	\$6,048
Work Descript	tion: Reframe exterior wall for pa	tio slider and construct 12	2' x 16' screened in porch per p	lans.			
PB25-07-383	577 CYNTHIA ST	07-24-110-050	FELDT ERIC & MARY	Coffman Constructio	08/06/2025	\$182.00	\$31,152
Work Descript	tion: Finsh 733 s.f. of existing bas	sement to include 1 bedro	om and 1 bathroom per plans.				
PB25-07-391	6640 HUNTERS DOWN	07-08-254-090	HAMMOND CYNTHIA &	Green Shield Deck B	08/06/2025	\$182.00	\$18,144
Work Descript	tion: Remove existing deck and co	onstruct new 37' x 16' dec	ek per plans				
PB25-07-399	5328 E MAIN ST	07-18-130-010	LEWIS RICHARD N II	Luis Hernandez	08/05/2025	\$182.00	\$0
Work Descript	tion: Re-roof: installing 1/2" OSI	3 over existing wood plan	k decking.				
PB25-07-400	7831 E MAIN ST	07-09-480-070	ONDERLINDE M J & VA		08/14/2025	\$182.00	\$3,024
Work Descript	tion: New 16' x 6' front deck per	plans.					
PB25-07-405	61 PARCOM ST	07-20-105-021	RICHARDS MITCHELL B		08/26/2025	\$108.00	\$2, 670
Work Descript	tion: Install 18' x 21' steel prefab	carport on existing drivew	vay.				
PB25-07-408	4162 WILD MEADOW ST	07-05-281-087	LEMAIRE ZACHARY & S	Matrix Basement Syst	08/25/2025	\$231.00	\$24,565
Work Descript	tion: Finish approx. 578 s.f. of ex	isting basement to include				"	
PB25-07-410	905 RIVER ST	07-19-430-021	OUDING HENRY & KAN	American Steel Carpo	08/28/2025	\$108.00	\$20,790
Work Descript	tion: Remove storm damaged det	cached garage and constru				11	136

PB25-07-421 83 Work Description:	379 E MAIN ST Demolish and remove existing 24	07-10-380-041 ' x 24' detached gara	HOWARD CRAIG W & C. ge and construct new 24' x 36' detached garage per pl	08/28/2025 ans.	\$218.00	\$56,030
PB25-07-428 89 Work Description:	021 E ML AVE 24' X 40' prefab steel detached acc	07-27-280-030 cessory structure on	ZAGRZEBSKI JOSHUA & gravel base per plans.	08/27/2025	\$182.00	\$30,240
PB25-07-429 36 Work Description:	Installation of a 16x32 in ground pound of the NOTE: Fence must meet barrier			08/27/2025	\$161.00	\$0
PB25-07-432 73 Work Description:	373 LIGGETT ST DEMOLISH AND REMOVE D	07-16-380-245 DETACHED ACCE	WILKINS RUTH A SSORY STRUCTURE (GARAGE)	08/21/2025	\$81.00	\$0
PB25-07-439 88 Work Description:	Refinishing the basement that was Must meet 2015 MRC section R3		BERNHEISEL COREY & JCS Construction damage to include new walls, insulation and egress wirks for the egress window.	08/22/2025 adow.	\$231.00	\$38,695

Total Permits For Type: 14

Total Fees For Type: \$2,461.00

Total Const. Value For Type: \$231,358

Report Summary

Population: All Records Grand Total Fees:

\$2,461.00

Grand Total Permits:

14

GovernmentUnitList.UnitCode = 7 AND
Permit.DateIssued Between
8/1/2025 12:00:00 AM AND
8/31/2025 11:59:59 PM
AND
Permit PermitTyres = Puilding Of

Permit.PermitType = Building OR

Permit.PermitType = Com

Building OR

Permit.PermitType = Res Building

Grand Total Const. Value:

\$231,358

Comstock

Special Permit

Permit # Jo	b Address	Parcel Number	Owner	Contractor	Date Entere	Fee Total Due	
PS24-07-080 5291 E M	ICHIGAN AVE	07-18-376-020	MOORE RANDALL L &		08/29/2024	150.00	
Work Description: Proper	rty Maintenance reque	est from Comstock					
Court Appearance		Completed: 08/15/20	025				¥
Property Maintenance Insp	pectio	Completed: 09/18/20	024				
PS24-07-083 5010 E G	AVE	07-06-105-010	LEONARD RICHARD		09/17/2024	50.00	
Work Description: Proper	rty Maintenance reque	est from Comstock				-	
Court Appearance		Completed: 08/15/20	025				
Property Maintenance Insp	pectio	Completed: 09/20/20	024				
PS25-07-040 5441 E M	L AVE	07-30-190-105	VILLANUEVA MIGUEL		05/16/2025	50.00	
Work Description: For Co	ourt Appearance Purp	oses					
Court Appearance		Completed: 08/15/20	025				
Court Appearance		Completed: 05/16/20	025				
PS25-07-055 6060 TWI	LIGHT AVE	07-05-170-040	RITUMS SUSAN		08/05/2025	100.00	
Work Description: Proper	ty Maintenance reque	st from Comstock				And the second second	
Property Maintenance Insp	pectio	Completed: 08/06/20	025				
PS25-07-056 596 HARV	WAY AVE	07-19-190-200	BOWEN MARJORY	•	08/12/2025	100.00	
Work Description: Proper	ty Maintenance reque	st from Comstock					
Property Maintenance Insp	ectio	Completed: 08/14/20	025				
Total Permits:	5				Total Fo	ees Due:	\$450.00

Population: All Records

Permit.PermitType = Special Permit AND
Permit.Status = HOLD (FEE) AND
Permit.Category = Jurisdiction Request AND
GovernmentUnitList.UnitCode = 7 AND
Inspection.DateTimeCompleted in <Pre>Previous month> [08/01/25 - 08/31/25]



Charter Township of Comstock Township Board September 15, 2025

From: Kelly Sims, Clerk Admin Assistant

Re: Bills Paid: August 20-September 11, 2025

Please see attached.

Attachments:

Bills Paid-August 20-September 11 2025.pdf

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 101 GENERA		Vendor Name	Description	Number	Date	Alloune	Number
Department: 000							
101-000-607.000		SHAUN HUGHES	REFUND OF FEE FOR VARIANCE	09092025	09/11/2025	600.00	163776
		ZEMLICK OFFICE PRODUCTS		163713-0	08/28/2025	322.93	163770
	OFFICE SUPPLIES/EQUIPMENT	D & D PRINTING	BUSINESS CARDS AND ENVELOPE		09/11/2025	527.37	163755
	, ,		TRAFFIC CONES FOR DROPBOX	1W7C-RY7D-1FPQ	08/28/2025	91.19	163687
	SUPPLIES/EQUIPMENT - OPERATIONS	HI-TECH	LAPTOP BATTERY	12171	08/28/2025	76.00	163708
	SUPPLIES/EQUIPMENT - FACILITIES	SIGN CENTER	DROP BOX NO PARKING SIGNS	72920	08/28/2025	76.00	163726
101-000-733.000		CINTAS	FIRST AID/MED SUPPLIES	08312025	09/11/2025	7.53	163753
101-000-801.000		CD LAWN MAINTENANCE	MOWING: PARKS/CEMETERIES/TW		08/28/2025	150.00	163691
101-000-801.000		MOLLY MAID	OFFICE CLEANING	08252025	08/28/2025	320.00	163719
101-000-801.000		CD LAWN MAINTENANCE	MOWING	27498	09/04/2025	150.00	163733
101-000-801.000		DATA GUARDIAN	CONTAINER FEES	1097530	09/04/2025	50.00	163736
101-000-801.000		MOLLY MAID	OFFICE CLEANING	08292025	09/04/2025	160.00	163744
101-000-801.000		CINTAS CORP	MATS FOR TWP HALL	08312025	09/11/2025	333.02	163754
101-000-815.000	TECHNOLOGY SERVICES	HI-TECH	ZULTYS USER LICENSE-AUGUST	12190	09/04/2025	446.00	163739
		HI-TECH	WINDOWS SERVER/WORKSTATION/		09/04/2025	950.00	163739
101-000-850.000	COMMUNICATIONS	METRONET	FIBER INTERNET	09042025	09/11/2025	424.95	163767
101-000-900.000	PRINTING & PUBLISHING	MLIVE MEDIA GROUP	AFFIDAVITS/POSTINGS	3407546	09/04/2025	276.19	163743
101-000-930.000	LAND/BUILDING REPAIRS AND MAINTEN	N DALE W. HUBBARD, INC.	DRAIN CLEANING SERVICE CALL	475094	09/11/2025	115.95	163756
101-000-942.000	LEASED EQUIPMENT	QUADIENT LEASING USA, I		Q2001321	09/11/2025	725.94	163773
				Total Department	t 000 GENERAL —	5,803.07	
Department: 101	POADD TRUSTEES			·			
101-101-960.000		TERRY MCIVER	REIMBURSEMENT FOR PARKING A	08182025	08/28/2025	45.00	163728
101-101-960.000			PLANNING/ZBA & TWP BOARD TR		09/11/2025	1,612.49	163768
101 101 300.000	EDUCATION & TRAINING	MICHIGAN ASSOCATION OF	•	Department 101 BG		1,657.49	1037 00
			Ισται	Department for be	DAND INUSTEES	1,037.43	
•	ADMINISTRATIVE SERVICES			252200061540	00 /20 /2025	2 705 55	162600
101-172-725.000			HEALTH INSURANCE PREMIUMS F		08/28/2025	2,705.55	163690
	FRINGE BENEFITS - ADMIN	MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0		08/28/2025	51.78	163717
101-172-725.000		MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01		08/28/2025	148.32	163720
101-172-861.000	MILEAGE REIMBURSEMENT	TAMI PENNY	MILEAGE REIMBURSEMENT	08272025	08/28/2025	327.60	163727
			Total Departmer	nt 172 ADMINISTRA	TIVE SERVICES	3,233.25	
•	FINANCE DEPARTMENT						
101-209-725.000	FRINGE BENEFITS - FINANCE	MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0	036570969-0	08/28/2025	11.61	163717
101-209-725.000	FRINGE BENEFITS - FINANCE	MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01	001941137112	08/28/2025	73.52	163720
			Total Depa	rtment 209 FINANG	CE DEPARTMENT	85.13	
Department: 215	CLERK'S DEPARTMENT						
•		BLUE CARE NETWORK OF MT	HEALTH INSURANCE PREMIUMS F	252200061548	08/28/2025	3,934.88	163690
	FRINGE BENEFITS - CLERK	MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0		08/28/2025	43.32	163717
101-215-725.000		MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01		08/28/2025	175.87	163720
	MILEAGE REIMBURSEMENT	KELLY SIMS	MILEAGE REIMBURSEMENT FOR M		08/28/2025	274.40	163714
	,			rtment 215 CLERK	· · · · —	4,428.47	2007.2.
Department: 253	TDEACHDED		i o ca i bepe	LIJ CLLKK		.,	
101-253-731.000		D & D PRINTING	LOGO APPAREL	80846	08/28/2025	39.50	163695
	SUPPLIES/EQUIPMENT - OPERATIONS SUPPLIES/EQUIPMENT - OPERATIONS	D & D PRINTING D & D PRINTING	BUSINESS CARDS AND ENVELOPE		08/28/2025	45.00	163755
TOT-533-13T:000	SUFFLILS/ EQUIPMENT - UPERATIONS	D & D FKINIING			· · · · <u> </u>		103/33
			٦	otal Department 2	253 TREASURER	84.50	

Department: 257 ASSESSING

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 101 GENER							
Department: 257	ASSESSING CONTRACTED SERVICES	ADDRATSALS DILIS CROUD I	ASSESSING SERVICES: SEPTEMB	09_2025	09/04/2025	9,000.00	163731
101-237-801.000	CONTRACTED SERVICES	APPRAISALS PLUS GROUP L		rotal Department 257	· · · -	9,000.00	103731
Department: 265	MATNITENANCE		'	TOTAL Department 237	ASSESSING	3,000.00	
L01-265-725.000	FRINGE BENEFITS - MAINTENANCE	BLUE CARE NETWORK OF MI	HEALTH INSURANCE PREMIUMS F	252200061548	08/28/2025	2,020.73	163690
101-265-725.000		MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0		08/28/2025	38.43	163717
101-265-725.000		MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01		08/28/2025	57.67	163720
L01-265-731.000		D & D PRINTING	LOGO APPAREL	80846	08/28/2025	240.00	163695
L01-265-801.000	CONTRACTED SERVICES	CD LAWN MAINTENANCE	MOWING: PARKS/CEMETERIES/TW	27427	08/28/2025	4,370.00	163691
101-265-801.000	CONTRACTED SERVICES	CERTASITE, LLC	FIRE EXTINGUISHER INSPECTIO	12756058	08/28/2025	424.29	163692
L01-265-801.000	CONTRACTED SERVICES	CD LAWN MAINTENANCE	MOWING	27498	09/04/2025	5,130.00	163733
			Tot	tal Department 265 M	MAINTENANCE -	12,281.12	
	ORDINANCE ENFORCEMENT						
101-301-725.000			HEALTH INSURANCE PREMIUMS F		08/28/2025	(2,373.41)	163690
L01-301-725.000		MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0		08/28/2025	(10.12)	163717
101-301-725.000		MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01		08/28/2025	(60.41)	163720
101-301-727.000	, ,	ZEMLICK OFFICE PRODUCTS		163713-0	08/28/2025	47.74	163730
101-301-731.000		D & D PRINTING	LOGO APPAREL	80846	08/28/2025	84.00	163695
	SUPPLIES/EQUIPMENT - OPERATIONS	GRAINGER, INC.	FA SUPPLIES	9600625157	08/28/2025	171.27	163705
101-301-731.000	, ,	GRAINGER, INC.	STORAGE TRUNK	9600625165	08/28/2025	55.74	163705
L01-301-801.000		COLLEGE H.U.N.K.S. HAUL		10552887	08/28/2025	5,503.00	163694
L01-301-801.000 L01-301-801.000		CD LAWN MAINTENANCE	ORDINANCE MOWING	27435 JK3659858	08/28/2025 08/28/2025	650.00 623.00	163691 163712
101-301-801.000		JUNK KING GRAND RAPIDS CD LAWN MAINTENANCE	PROPERTY CLEAN UP ORDINANCE MOWING	27536	08/28/2025	875.00	163712
101-301-801.000		KABA	PROPERTY MAINTENANCE INSPEC		09/04/2025	450.00	163765
301 301 001.000	CONTRICTED SERVICES	10.15/1		nent 301 ORDINANCE E	_	6,015.81	1037.03
Department: 528	RUBBISH COLLECTION/DISPOSAL		·			,	
•	CONTRACTED SERVICES	CERTASITE, LLC	FIRE EXTINGUISHER MAINTENAN	12755198	08/28/2025	441.36	163692
101-528-801.000		KCH&CS	HHW QUARTERLY FEES	9134	08/28/2025	2,495.52	163713
101-528-801.000		CD LAWN MAINTENANCE	LOADER WORK AT THE TRANSFER		09/04/2025	416.50	163733
LO1-528-850.000		VERIZON WIRELESS	TRANSFER STATION PHONE:	6121776048	09/04/2025	32.61	163750
			Total Department 52	28 RUBBISH COLLECTIO	N/DISPOSAL -	3,385.99	
Department: 567	CEMETERIES						
L01-567-801.000	CONTRACTED SERVICES	CD LAWN MAINTENANCE	MOWING: PARKS/CEMETERIES/TW	27427	08/28/2025	3,480.00	163691
L01-567-801.000	CONTRACTED SERVICES	COLDSPRING	NICHE FRONT-HERRICK	1588294	08/28/2025	366.00	163693
L01-567-801.000	CONTRACTED SERVICES	COLDSPRING	NICHE FRONT-ERICKSON	1432697	08/28/2025	366.00	163693
L01-567-801.000	CONTRACTED SERVICES	COLDSPRING	NICHE FRONT	1432706	08/28/2025	366.00	163693
101-567-801.000	CONTRACTED SERVICES	CD LAWN MAINTENANCE	MOWING	27498	09/04/2025	4,275.00	163733
L01-567-801.000	CONTRACTED SERVICES	CD LAWN MAINTENANCE	SHRUB REMOVAL/MAINTENANCE A	27540	09/04/2025	1,105.00	163733
L01-567-801.000	CONTRACTED SERVICES	ROB STAFFORD	BURIAL./FOUNDATIONS	2437	09/11/2025	1,752.80	163774
LO1-567-930.000	LAND/BUILDING REPAIRS AND MAINTEN	FENCE CONSULTANTS OF W	FENCE REPAIR-COMSTOCK CEMET	62081	09/11/2025	2,200.00	163761
			Тс	otal Department 567	CEMETERIES	13,910.80	
	COMMUNITY DEVELOPMENT						
L01-703-255.094	PROJECT ESCROW - 7 BREW COFFEE	MCKENNA	PLANNING & ZONING SERVICES:		08/28/2025	950.00	163716
L01-703-725.000					08/28/2025	358.99	163690
L01-703-725.000			LIFE INSURANCE PERIOD: 09/0		08/28/2025	4.56	163717
101-703-725.000	FRINGE BENEFITS - PLANNING & ZON	MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01	. 001941137112	08/28/2025	81.98	163720

Page: 2/7

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 101 GENERA							
	COMMUNITY DEVELOPMENT						
101-703-801.000		GIFFELS WEBSTER	CLEARZONING CONVERSION/UPDA		08/28/2025	600.00	163704
101-703-801.000		MCKENNA	PLANNING & ZONING SERVICES:		08/28/2025	4,900.00	163716
101-703-900.000		MLIVE MEDIA GROUP	AFFIDAVITS/POSTINGS	3407546	09/04/2025	732.35	163743
101-703-960.000			ROLES & RESPONSIBILITIES OF		08/28/2025	415.00	163718
101-703-961.000	MEMBERSHIPS	MICHIGAN ASSOCIATION OF	MAP ANNUAL DUES	6488	09/04/2025	835.00	163742
			Total Departm	ent 703 COMMUNITY	DEVELOPMENT	8,877.88	
Department: 751	PARKS & RECREATION DEPARTMENT						
101-751-725.000	FRINGE BENEFITS - PARKS & REC	BLUE CARE NETWORK OF MI	HEALTH INSURANCE PREMIUMS F	252200061548	08/28/2025	2,699.09	163690
101-751-725.000		MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0	036570969-0	08/28/2025	36.75	163717
101-751-725.000	FRINGE BENEFITS - PARKS & REC	MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01	001941137112	08/28/2025	184.78	163720
101-751-731.000	SUPPLIES/EQUIPMENT - OPERATIONS	GORDON FOOD SERVICE, IN	CONCESSIONS	912387880	09/11/2025	154.64	163762
101-751-731.000	, ,	GORDON FOOD SERVICE, IN		912388370	09/11/2025	57.14	163762
	SUPPLIES/EQUIPMENT - OPERATIONS	UNITED WHOLESALE GROCER		2402	09/11/2025	179.36	163777
101-751-731.000			CONCESSIONS-RMP & WENKE	1933	09/11/2025	310.59	163777
	, ·	UNITED WHOLESALE GROCER		1853	09/11/2025	178.68	163777
101-751-731.000	, ,	UNITED WHOLESALE GROCER		2294	09/11/2025	11.26	163777
101-751-733.000		NELSON HARDWARE OF PORT		2508-255277	09/04/2025	29.99	163746
101-751-733.000	, ·	J & J LOCKSMITHS	KEYS FOR NEAL ST	2012037	09/11/2025	23.25	163763
101-751-741.000	, ,	JIM VOSBURGH	DEPOSIT FOR SANTA JIM FOR 1		08/28/2025	270.00	163709
101-751-741.000			DEPOSIT FOR SANTA JIM FOR I		08/28/2025	200.00	163705
101-751-801.000		AMY GORDON	3 GAMES 08/18 & 2 GAMES 08/		08/20/2025	300.00	163682
101-751-801.000			3 GAMES 08/18 & 2 GAMES 08/ 3 GAMES 08/18/2025	08202025-AG		90.00	163684
		DONNA BEATTY			08/20/2025		
101-751-801.000		DAVID CALEY	2 GAMES 08/18/2025	08202025-DC	08/20/2025	60.00	163683
101-751-801.000		JOHN HUTCHINSON	2 GAMES 08-20-2025	08202025-JH	08/20/2025	60.00	163685
101-751-801.000		DALE W. HUBBARD, INC.	SEPTIC CLEANING	473639	08/28/2025	1,186.00	163696
101-751-801.000		KERKSTRA	GREEN MEADOW PORTABLE RESTR		08/28/2025	120.00	163715
101-751-801.000		AMY GORDON	3 GAMES 08/25 & 2 GAMES 08/		08/28/2025	300.00	163688
101-751-801.000		DAVID CALEY	3 GAMES 08/25/2025	08272025-DC	08/28/2025	90.00	163697
101-751-801.000		DONNA BEATTY	3 GAMES 08/25/2025	08272025-DB	08/28/2025	90.00	163699
101-751-801.000		JOHN HUTCHINSON	2 GAMES 08/27/2025	08272025-ЈН	08/28/2025	60.00	163710
101-751-801.000		KERKSTRA	PORTABLE RESTROOM RENTAL-RM		09/04/2025	250.00	163740
101-751-801.000		EPS SECURITY	ALARM SYSTEM MONITORING: WE		09/04/2025	190.98	163737
101-751-801.000		EPS SECURITY	ALARM SYSTEM MONITORING-MER		09/04/2025	194.13	163737
101-751-801.000			MERRILL STORM DAMAGE	62079	09/04/2025	1,600.00	163738
101-751-801.000		AMY GORDON	1 GAMES 09/03/2025 + UIC PA		09/11/2025	180.00	163751
101-751-801.000		JOHN HUTCHINSON	1 GAME 09/03/2025	09032025-ЈН	09/11/2025	30.00	163764
101-751-801.000		BEST WAY DISPOSAL	TRANSFER STATION BINS	1593925	09/11/2025	6,074.26	163752
101-751-801.000	CONTRACTED SERVICES	BEST WAY DISPOSAL	PARK DUMSTERS	1593960	09/11/2025	499.05	163752
101-751-801.000	CONTRACTED SERVICES	AMY GORDON	3 GAMES 09/08 & 2 GAMES 09/	09102025-AG	09/11/2025	300.00	163751
101-751-801.000	CONTRACTED SERVICES	DONNA BEATTY	3 GAMES 09/08/2025	09102025-DB	09/11/2025	90.00	163758
101-751-801.000	CONTRACTED SERVICES	DAVID CALEY	3 GAMES 09/08/2025	09102025-DC	09/11/2025	90.00	163757
101-751-801.000	CONTRACTED SERVICES	JOHN HUTCHINSON	2 GAMES 09/10/2025	09102025-ЈН	09/11/2025	60.00	163764
101-751-930.000	LAND/BUILDING REPAIRS AND MAINTEN	FENCE CONSULTANTS OF W	CELERY ST PARK STORM DAMAGE	62085	09/04/2025	1,900.00	163738
101-751-970.000		BARCO PRODUCTS	NEAL PARK FURNITURE	TP200086118	09/04/2025	6,423.31	163732
			Total Department 751	PARKS & RECREATION	DEPARTMENT	24,573.26	
				Total Fund 101 G	ENERAL EUND —	93,336.77	
				TOTAL FULL TOT G	LINLINAL FUND	55,550.77	

Fund: 204 MUNICIPAL STREET FUND

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 204 MUNICI			•				
Department: 000	GENERAL						
204-000-801.000	CONTRACTED SERVICES	ROAD COMMISSION OF KALA	ROAD PROJECTS	07312025-MULTI	08/28/2025	3,015.87	163724
204-000-801.000	CONTRACTED SERVICES	ROAD COMMISSION OF KALA	ROAD PROJECTS	07312025-MULTI	08/28/2025	1,290.58	163724
204-000-801.000	CONTRACTED SERVICES	ROAD COMMISSION OF KALA	ROAD PROJECTS	07312025-MULTI	08/28/2025	4,944.94	163724
204-000-801.000	CONTRACTED SERVICES	ROAD COMMISSION OF KALA	ROAD PROJECTS	07312025-MULTI	08/28/2025	2,540.40	163724
204-000-801.000	CONTRACTED SERVICES	ROAD COMMISSION OF KALA	ROAD PROJECTS	07312025-MULTI	08/28/2025	326.04	163724
				Total Departmen	t 000 GENERAL –	12,117.83	
			Total I	und 204 MUNICIPA	L STREET FUND	12,117.83	
Fund: 206 FIRE C							
Department: 000		D C.D.E. NET 1001/ 05 14T		252200061540	00/20/2025	21 015 06	162600
206-000-725.000	FRINGE BENEFITS - FIRE		HEALTH INSURANCE PREMIUMS F		08/28/2025	21,815.96	163690
206-000-725.000	FRINGE BENEFITS - FIRE	MEDMUTUAL LIFE	LIFE INSURANCE PERIOD: 09/0		08/28/2025	289.98	163717
206-000-725.000		MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01	2599	08/28/2025	1,043.63	163720 163703
206-000-731.000	, ,	FIRST IN-LAST OUT FIRE			08/28/2025	4,882.00	
206-000-731.000 206-000-731.000	*	NYE UNIFORM CO.	UNIFORMS	08-2025-MULTI 08-2025-MULTI	08/28/2025	567.78 592.50	163721 163721
	, ,	NYE UNIFORM CO.	UNIFORMS		08/28/2025		
206-000-731.000	, ,	NYE UNIFORM CO.	UNIFORMS	08-2025-MULTI 08-2025-MULTI	08/28/2025	550.00 79.25	163721 163721
206-000-731.000 206-000-731.000	, ,	NYE UNIFORM CO.	UNIFORMS	08-2025-MULTI	08/28/2025 08/28/2025	118.00	163721
206-000-731.000	, ,	NYE UNIFORM CO.	UNIFORMS	08-2025-MULTI	• •	118.00	163721
206-000-731.000	, ,	NYE UNIFORM CO. NYE UNIFORM CO.	UNIFORMS UNIFORMS	08-2025-MULTI	08/28/2025 08/28/2025	552.50	163721
206-000-731.000	*	NYE UNIFORM CO.	UNIFORMS	08-2025-MULTI	08/28/2025	552.50	163721
206-000-731.000		CD LAWN MAINTENANCE		27428	08/28/2025	625.00	163691
206-000-801.000		HAAS ALERT	MOWING: FD SUBSCRIPTION FEE FOR R2V SA		08/28/2025	1,276.80	163706
206-000-801.000		CD LAWN MAINTENANCE	MOWING-FD	27499	09/04/2025	662.50	163733
206-000-801.000	CONTRACTED SERVICES	EPS SECURITY	VIDEO SERVICE AGREEMENT 10/		09/11/2025	126.00	163760
206-000-801.000		EPS SECURITY	VIDEO SERVICE AGREEMENT 10/		09/11/2025	270.00	163760
206-000-801.000		EPS SECURITY	VIDEO SERVICE AGREEMENT 10/		09/11/2025	126.00	163760
206-000-801.000	CONTRACTED SERVICES	XEROX FINANCIAL SERVICE		40900560	09/11/2025	435.34	163778
206-000-801.000		EMC INSURANCE COMPANIES		7002855228	09/11/2025	723.00	163776
206-000-803.000		HI-TECH	ANNUAL SSL RENEWAL-CTFD.COM		09/04/2025	120.00	163739
206-000-815.000		HI-TECH	MONTHLY MANAGED SERVICES-AU		09/04/2025	540.00	163739
206-000-850.000	COMMUNICATIONS	HI-TECH	ZULTYS USER LICENSE-AUGUST		09/04/2025	572.50	163739
206-000-930.000	LAND/BUILDING REPAIRS AND MAINTEN		ADDED AN OUTLET INSIDEDATA		08/28/2025	247.28	163702
206-000-930.000	LAND/BUILDING REPAIRS AND MAINTEN	•	PLUMBING REPAIRS: 9-3	71054	08/28/2025	516.77	163723
206-000-931.000	EQUIPMENT REPAIRS AND MAINTENANCE		FIRE EXTINGUISHER ANNUAL IN		08/28/2025	868.16	163692
206-000-931.000	•	•	FIRE EXTINGUISHER ANNUAL IN		08/28/2025	560.24	163692
206-000-931.000	•	*	BATTERY PACK	3010	08/28/2025	212.50	163729
206-000-932.000	•		VEHICLE MAINTENANCE-912	0020876	08/28/2025	388.75	163723
206-000-932.000			VEHICLE MAINTENANCE: 932	0020978	08/28/2025	6,798.20	163700
206-000-932.000			PLYMOVENT SYSTEM FOR 9-3 &		08/28/2025	2,255.94	163707
206-000-932.000			TAILPIPE ADAPTER FOR 932	PS-I0014123	08/28/2025	709.66	163707
206-000-960.000	EDUCATION & TRAINING	MICHAEL FLICK II	REIMBURSEMENT FOR BUSINESS	09022025	09/04/2025	169.12	163741
206-000-960.000		KALAMAZOO CITY TREASURE		1000248547	09/11/2025	600.00	163766
200 000 300.000	EDUCATION & TRAINING	NALAMAZOO CITI INLAJUNI	TINE INSTITUTION TOWER	Total Departmen		49,965.86	103700
			Tota	l Fund 206 FIRE O	_	49,965.86	
						- ,	

Fund: 211 FIRE CAPITAL IMPROVEMENT FUND Department: 000 GENERAL

09/11/2025 02:41 PM

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 211 FIRE O	CAPITAL IMPROVEMENT FUND						
211-000-970.000 211-000-970.000	CAPITAL OUTLAY	DORRANCE FORD JONES PETRIE RAFINSKI C	NEW FIRE CHIEF VEHICLE-980 PROFESSIONAL SERVICES FOR N		08/25/2025 08/28/2025	49,606.40 8,851.25	163686 163711
				Total Department	000 GENERAL	58,457.65	
			Total Fund 211	FIRE CAPITAL IMPRO	OVEMENT FUND -	58,457.65	
Fund: 248 DOWNTO Department: 000	OWN DEVELOPMENT AUTHORITY FUND						
•	CONTRACTED SERVICES	MOWCO	CONSTOCK CENTER PLANTER/GAT	4-3096	09/04/2025	3,063.00	163745
248-000-880.000	COMMUNITY PROMOTION	SIGN CENTER	FALL FEST PROMOTION	73061	09/04/2025	42.00	163749
				Total Department	000 GENERAL	3,105.00	
			Total Fund 248 DOWNTO	OWN DEVELOPMENT AUT	THORITY FUND	3,105.00	
Fund: 271 LIBRAR Department: 790							
•	BENEFITS - LIBRARY ADMIN	BLUE CARE NETWORK OF MI	HEALTH INSURANCE PREMIUMS F	252200061548	08/28/2025	4,165.19	163690
271-790-725.000	BENEFITS - LIBRARY ADMIN	MUTUAL OF OMAHA	STD & LTD FOR PERIOD: 09/01	001941137112	08/28/2025	245.37	163720
271-790-727.000	OFFICE SUPPLIES/EQUIPMENT	DEMCO, INC.	PROCESSING SUPPLIES	7676712	08/28/2025	392.13	163698
	CONTRACTED SERVICES	BIBLIOTHECA	SOFTWARE & EQUIPMENT MAINTE		08/28/2025	3,567.58	163689
	CONTRACTED SERVICES	EPS SECURITY	SECURITY ALARM	A881660	08/28/2025	576.12	163701
	CONTRACTED SERVICES	CORNERSTONE TECHNOLOGIE		IN183374	09/04/2025	429.81	163735
	TECHNOLOGY SERVICES	MIDWEST COLLABORATIVE F		AR-133609	09/11/2025	2,500.00	163769
	PRINTING & PUBLISHING	PRINTEX	FALL CALENDARS	116662	09/04/2025	1,109.50	163747
271-790-925.000			WATER/SEWER @ 6132 KING HWY		09/04/2025	498.82	163734
271-790-963.000		MILLINGTON ARBELA DISTR		09022025	09/11/2025	28.00	163771
271-790-970.000	CAPITAL OUTLAY	SHERRIFF-GOSLIN COMPANY		INV-9017496593 Department 790 L	09/04/2025	61,800.00 75,312.52	163748
Denartment: 702	LIBRARY - ADULT SERVICES		Tota	i bepar tillerit 790 L.	LDRARY ADMIN	73,312.32	
271-792-731.000		OVERDRIVE, INC.	DIGITAL MATERIALS	02360MA25268122	09/11/2025	403.85	163772
271-792-731.200		MIDWEST TAPE	DVD	09022025-STMT	09/11/2025	217.40	163772
271-792-741.000		SCHINKAI LAW PLLC	ADULT PROGRAM	10468	09/11/2025	200.00	163775
	CONTRACTED SERVICES	PROQUEST LLC	ANCESTRY SUBSCRIPTION	70908468	08/28/2025	1,762.57	163722
		•	Total Departmen	t 792 LIBRARY – ADU	_	2,583.82	
	LIBRARY - YOUTH SERVICES						
271-793-731.200	AUDIOVISUAL	MIDWEST TAPE	DVD	09022025-STMT	09/11/2025 -	26.99	163770
			Total Departmen	t 793 LIBRARY – YOU	JTH SERVICES	26.99	
				Total Fund 271 I	_IBRARY FUND	77,923.33	
Fund: 701 GENERA Department: 000	AL CUSTODIAL FUND GENERAL						
	DUE TO GENERAL FUND	COMSTOCK TOWNSHIP TREAS	S DELINQUENT PERSONAL PROPERT	082825	08/28/2025	4,609.55	2302473
	DUE TO KALAMAZOO COUNTY		J DELINQUENT PERSONAL PROPERT		08/28/2025	936.39	2302475
	DUE TO COMSTOCK SCHOOLS		DELINQUENT PERSONAL PROPERT		08/28/2025	180.10	2302472
701-000-234.000			DELINQUENT PERSONAL PROPERT		08/28/2025	101.90	2302476
701-000-235.000		кусс	DELINQUENT PERSONAL PROPERT		08/28/2025	640.19	2302474
701-000-238.000	DUE TO CCTA	CCTA	DELINQUENT PERSONAL PROPERT	082825	08/28/2025	277.42	2302471
				Total Department	000 GENERAL	6,745.55	
					_		

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POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 701 GENE	RAL CUSTODIAL FUND			7			
				Total Fund 701 G	ENERAL CUSTODIAL FUND	6,745.55	
Fund: 703 CURR	ENT TAX COLLECTION FUND						
Department: 00	0 GENERAL						
703-000-214.10	1 DUE TO GENERAL FUND	COMSTOCK TOWNSHIP TREAS	S TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	26,344.28	2176873
703-000-222.00	DUE TO KALAMAZOO COUNTY	KALAMAZOO COUNTY TREASU	J TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	954,274.82	2176876
703-000-222.00	DUE TO KALAMAZOO COUNTY	KALAMAZOO CO. BROWNFIE	TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	37,107.05	2176875
703-000-225.03	2 DUE TO COMSTOCK SCHOOLS	COMSTOCK PUBLIC SCHOOLS	S TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	1,148,207.99	2176872
703-000-225.03	2 DUE TO COMSTOCK SCHOOLS	KALAMAZOO CO. BROWNFIE	TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	8,024.26	2176875
703-000-228.00	DUE TO STATE OF MICHIGAN	STATE OF MICHIGAN	TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	27,871.73	2176878
703-000-234.00	O DUE TO KRESA	KALAMAZOO RESA/REMC 12	TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	403,166.03	2176877
703-000-234.00	O DUE TO KRESA	KALAMAZOO CO. BROWNFIE	TAX COLLECTION	8/15-8/31/20 090825	09/08/2025	56,056.65	2176875
703-000-275.00	DUE TO TAXPAYERS - DUPLICATE/OVE	R COMSTOCK TOWNSHIP TREAS	S SUMMER TAX OVER	RPAYMENT 3907 090825	09/08/2025	51.00	2176874
				Total De	epartment 000 GENERAL	2,661,103.81	
			-	Total Fund 703 CURREN	Γ TAX COLLECTION FUND	2,661,103.81	

POST DATES 08/20/2025 - 09/11/2025 POSTED AND UNPOSTED OPEN AND PAID

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
TOTAL C. DV	FUND						
TOTALS BY	FUND	101	CENERAL FUND			02 226 77	
		101	GENERAL FUND			93,336.77	
		204	MUNICIPAL STREET FU	ND		12,117.83	
		206	FIRE OPERATING FUND			49,965.86	
		211	FIRE CAPITAL IMPROV	EMENT FUND		58,457.65	
		248	DOWNTOWN DEVELOPMEN	T AUTHORITY FUND		3,105.00	
		271	LIBRARY FUND			77,923.33	
		701	GENERAL CUSTODIAL F	UND		6,745.55	
		703	CURRENT TAX COLLECT	ION FUND		2,661,103.81	
		Total For All Fun	ds:			2,962,755.80	



Charter Township of Comstock Township Board September 15, 2025

From: Bret Padgett

Re: Possible Revenue Sharing Cuts

See attached for an alert from MTA concerning House Bill 4706, which would cut revenue sharing. Also attached is a worksheet detailing the potential loss for Comstock Township.

Attachments:

HB 4706 cuts.pdf FY-2026-House-CVT-RS-Compare.pdf

See estimates of statutory revenue sharing cut and ask state legislators to support this critical funding

All local governments would experience a reduction in their statutory revenue sharing under the House state budget approved last week. <u>House Bill 4706</u> would eliminate statutory revenue sharing for 88% of Michigan's 1,240 townships and reduce others to 98% of FY 2024 levels. You can view the proposed impact for your township on the following House Fiscal Agency spreadsheet: <u>estimated FY 2026 statutory revenue sharing under HB 4706</u>. The first five columns provide a breakdown and total of statutory revenue



sharing by local unit for the current fiscal year; the final two columns on the right provide the estimated statutory revenue sharing for FY 2026 and the amount of the reduction from the current fiscal year. As you will note, the proposal removes the funding achieved in the current fiscal year for ALL townships, cities and villages for the first time in nearly two decades. With approximately 26 days remaining until the beginning of the state's 2026 fiscal year, work continues on the state budget and road funding. Now is the time for our member township leaders to contact their state representative and state senator to ensure statutory revenue sharing remains funded for ALL local units of government.

CVT Revenue Sharing Compare (House-passed)				FY 2024-25			HOUSE PROPOSE	D FY 2025-26	
					Weighted				
			Standard RS	Taxable Value RS	Population RS	Yield Equalization		Standard RS	
Local Unit Type	Local Unit Name	County	Payment	Payment	Payment	RS Payment	CVT RS TOTAL	Payment	Difference
Township	Vernon	Isabella	0	1,088	370	0	1,458	0	(1,458)
Township	Wise	Isabella	0	1,303	386	0	1,689	0	(1,689)
City	Clare	Isabella	0	92	55	0	147	0	(147)
City	Mt Pleasant	Isabella	843,988	32,681	26,627	0	903,296	828,212	(75,084)
Village	Lake Isabella	Isabella	0	1,232	780	0	2,012	0	(2,012)
Village	Rosebush	Isabella	0	274	150	0	424	0	(424)
Village	Shepherd	Isabella	31,127	2,243	628	0	33,998	30,545	(3,453)
Township	Blackman	Jackson	83,255	31,669	27,730	0	142,654	81,699	(60,955)
Township	Columbia	Jackson	0	2,941	2,063	0	5,004	0	(5,004)
Township	Concord	Jackson	0	1,524	476	0	2,000	0	(2,000)
Township	Grass Lake	Jackson	0	3,118	1,414	0	4,532	0	(4,532)
Township	Hanover	Jackson	0	2,274	909	0	3,183	0	(3,183)
Township	Henrietta	Jackson	0	4,650	1,331	0	5,981	0	(5,981)
Township	Leoni	Jackson	55,944	13,821	14,208	0	83,973	54,898	(29,075)
Township	Liberty	Jackson	0	2,147	871	0	3,018	0	(3,018)
Township	Napoleon	Jackson	0	6,039	2,322	0	8,361	0	(8,361)
Township	Norvell	Jackson	0	1,762	798	0	2,560	0	(2,560)
Township	Parma	Jackson	0	2,222	693	0	2,915	0	(2,915)
Township	Pulaski	Jackson	0	1,859	536	0	2,395	0	(2,395)
Township	Rives	Jackson	0	5,155	1,353	0	6,508	0	(6,508)
Township	Sandstone	Jackson	0	2,972	963	0	3,935	0	(3,935)
Township	Spring Arbor	Jackson	33,496	10,641	2,917	0	47,054	32,870	(14,184)
Township	Springport	Jackson	0	1,014	389	0	1,403	0	(1,403)
Township	Summit	Jackson	91,198	24,476	28,222	0	143,896	89,493	(54,403)
Township	Tompkins	Jackson	0	2,017	746	0	2,763	0	(2,763)
Township	Waterloo	Jackson	0	2,085	835	0	2,920	0	(2,920)
City	Jackson	Jackson	2,033,172	49,832	38,460	0	2,121,464	1,995,168	(126,296)
Village	Brooklyn	Jackson	18,703	1,336	561	0	20,600	18,353	(2,247)
Village	Cement City	Jackson	0	78	19	0	97	0	(97)
Village	Concord	Jackson	23,598	1,473	463	0	25,534	23,157	(2,377)
Village	Grass Lake	Jackson	7,196	1,167	472	0	8,835	7,061	(1,774)
Village	Hanover	Jackson	5,877	869	201	0	6,947	5,767	(1,180)
Village	Parma	Jackson	6,204	984	333	0	7,521	6,088	(1,433)
Village	Springport	Jackson	28,356	2,131	331	0	30,818	27,826	(2,992)
Township	Alamo	Kalamazoo	0	3,129	1,084	0	4,213	0	(4,213)
Township	Brady	Kalamazoo	0	2,662	1,079	0	3,741	0	(3,741)
Township	Charleston	Kalamazoo	0	1,105	532	0	1,637	0	(1,637)
Township	Climax	Kalamazoo	0	1,388	470	0	1,858	0	(1,858)
Township	Comstock	Kalamazoo	60,185	12,904	15,628	0	88,717	59,060	(29,657)

House Fiscal Agency 8/29/2025