

**CHARTER TOWNSHIP OF COMMERCE  
QUARTERLY DISCUSSION MEETING OF THE TOWNSHIP  
BOARD OF TRUSTEES  
2009 Township Drive  
Commerce Township, MI 48390  
Tuesday, October 22, 2019, 7:00 p.m.**

**CALL TO ORDER:** Supervisor Scott called the Township Board of Trustees meeting to order at 7:00 p.m.

**ROLL CALL:** Present: David E. Scott, Supervisor  
Melissa Creech, Clerk  
Molly Phillips, Treasurer  
Bob Berkheiser, Trustee  
George Weber, Trustee  
Vanessa Magner, Trustee  
Rick Sovel, Trustee

Also Present: Hans Rentrop, Township Attorney  
Janet Bushey, HR/Finance Director  
Jim Dundas, Fire Chief  
Jay James, P.E./Building Official  
Mark Schoder, Maintenance Director  
Emily England, Parks and Recreation Director

**AGENDA**

**MOTION** by Sovel, supported by Magner, to amend the October 22, 2019 agenda by adding Item 12: Closed Session – To discuss attorney–client privilege information regarding residential refuse contracts pursuant to MCL 15.268 Sec. 8(h) of the Open Meetings Act, Public Act 267 of 1976. **MOTION CARRIED UNANIMOUSLY**

**ITEM 1: CLOSED SESSION – PURSUANT TO MCL 15.268(a), GRIEVANCE NO. 19-001**

**MOTION** by Sovel, supported by Berkheiser, to enter into Closed Session.

**ROLL CALL VOTE:**

**AYES:** Sovel, Berkheiser, Magner, Creech, Phillips, Weber, Scott

**NAYS:**

**ITEM 1: CLOSED SESSION – PURSUANT TO MCL 15.268(A), GRIEVANCE NO. 19-001 (motion continued)**

**ABSENT:**

**MOTION CARRIED UNANIMOUSLY**

Entered into Closed Session at 7:04 p.m.  
Returned from Closed Session at 7:58 p.m.

**MOTION** by Scott, supported by Berkheiser, to adjourn from Closed Session.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 10: Horse Farm**

Supervisor Scott indicated a sub-committee has been formed to make recommendations regarding the disposition of the horse farm.

**MOTION** by Scott, supported by Berkheiser, to suspend notice to quit, termination of concession agreement with demand to vacate the property directed to Carrie Hancock in order to discuss the disposition of the horse farm further and to direct such notice of suspension be provided, reinstate rent to be collected, and allow sub-committee to form.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2: PRESENTATION BY STEVE WILLIAMS, ECTO HR**

Mr. Steve Williams, Ecto HR, Inc. gave a presentation regarding working with the Township to develop a comprehensive performance review and professional development plan for non-union management employees.

**ITEM 3: PUBLIC COMMENTS**

Attorney Craig Mierzwa, Simon, PLC, spoke on behalf of his client, Annie's Party Shoppe, against the zoning ordinance amendment PZ#19-002.

Susan Light and Sarah Henderson, Commerce Township residents, spoke against the passage of the zoning ordinance amendment PZ#19-002.

**ITEM 4: RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY – PARCELS NOS. 17-12-456-010 AND 17-12-456-009**

Supervisor Scott explained these parcels along Gitzen Road will be useful for the expansion of Union Lake Road at some point in the future.

**ITEM 4: RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY –  
PARCELS NOS. 17-12-456-010 AND 17-12-456-009 (continued)**

**MOTION** by Sovel, supported by Magner, to authorize the purchase of property, parcel numbers 17-12-456-010 and 17-12-456-009, for an amount of \$55,000.00 to come from the general fund  
**MOTION CARRIED UNANIMOUSLY**

**ITEM 5: RECONSIDERATION OF ZONING ORDINANCE AMENDMENT – OFF-  
PREMISES ALCOHOL SALES PZ#19-002**

Attorney Hans Rentrop explained that the amendment language used in the motion passed at the October 8, 2019 meeting was unclear and contained a grammatical error. The Board needs to clarify its intent.

**MOTION** by Scott, supported by Sovel, to reconsider zoning ordinance amendment 3.042 approved October 8, 2019, to clarify and correct the language of the amendment.

**ROLL CALL VOTE**

**AYES:** Scott, Sovel, Creech, Phillips, Weber, Berkheiser, Magner

**NAYS:**

**ABSENT:**

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Scott, supported by Phillips, to direct the Planning Commission to revise the proposed zoning ordinance amendment, hold a public hearing regarding PZ#19-002, and refer the matter to the Township Board for final approval.

**ROLL CALL VOTE:**

**AYES:** Scott, Phillips, Creech, Weber, Berkheiser, Magner, Sovel

**NAYS:**

**ABSENT:**

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6: 2020 TOWNSHIP BUDGET**

Maintenance Director Mark Schoder would like to add a tractor hydraulic arm to his 2019 budget and would like to submit a budget amendment with the Board's approval. The trustees asked for a price quote from the vendor which Director Schoder agreed to provide.

The Board agreed to increase the compensation for all board and commission members and put the increase in the proposed 2020 budget for approval.

**ITEM 7: PEOPLE'S EXPRESS AGREEMENT**

Parks and Recreation Director Emily England gave a presentation comparing and contrasting the services and costs of WOTA and People's Express. A general discussion followed regarding the pros and cons of each transportation service, the needs of the community, and gathering rider data.

**MOTION** by Weber, supported by Creech, to authorize the Supervisor to sign an agreement with People's Express effective December 1, 2019 with a cost not to exceed \$7,000.00 for 2019 and effective January 1, 2020 with a cost not to exceed \$90,000.00 for 2020.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 8: SIDEWALKS AND BIKE PATHS**

A general discussion followed regarding walkability, costs, setting priorities, and path and sidewalk connectivity.

**ITEM 9: DTE LIGHTING OF TOWNSHIP FACILITIES**

Supervisor Scott indicated that DTE approached him regarding converting some of the Township's buildings to LED lighting. DTE would cover 75% of the cost of conversion and the Township would save on monthly electricity costs. The trustees would like to see a quoted cost estimate and commitment from DTE, with specifics on whether the 25% / 75% cost sharing is a straight payment or a credit system, before proceeding.

**ITEM 11: OTHER MATTERS**

Trustee Sovel asked if the M5 pedestrian bridge is completed.

Supervisor Scott said there are a few punch list items still outstanding.

Trustee Berkheiser asked when the billboard will be reinstalled.

Supervisor Scott said the permit was just issued by the DNR and we are waiting on bridge completion so Adams Outdoor Advertising can proceed.

**ITEM 12: CLOSED SESSION- TO DISCUSS ATTORNEY-CLIENT PRIVILEGE INFORMATION REGARDING RESIDENTIAL REFUSE CONTRACTS PURSUANT TO MCL 15.268 SEC. 8(h) OF THE OPEN MEETINGS ACT, PUBLIC ACT 267 OF 1976**

**MOTION** by Berkheiser, supported by Scott, to enter into Closed Session.

**MOTION CARRIED UNANIMOUSLY**

Entered in Closed Session at 10:14 p.m.

Returned from Closed Session at 10:30 p.m.

**MOTION** by Phillips, supported by Berkheiser, to adjourn from closed session and approve the Closed Session Minutes.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Berkheiser, supported by Creech, to direct the Supervisor to proceed as directed in Closed Session.

**MOTION CARRIED UNANIMOUSLY**

**ADJOURNMENT**

As there were no other matters to come before the Board.

**MOTION** by Creech, supported by Sovel, to adjourn the meeting at 10:33 p.m.

**MOTION CARRIED UNANIMOUSLY**



Melissa Creech, Clerk  
Charter Township of Commerce