

**CHARTER TOWNSHIP OF COMMERCE
JOINT QUARTERLY MEETING OF THE
TOWNSHIP BOARD OF TRUSTEES
AND THE PLANNING COMMISSION
2009 Township Drive
Commerce Township, MI 48390
Tuesday, January 25, 2022, 7:00 p.m.**

CALL TO ORDER: Supervisor Gray called the Township Board of Trustees Quarterly Meeting to order at 7:00 p.m.

ROLL CALL: Present: Larry Gray, Supervisor
Melissa Creech, Clerk
Molly Phillips, Treasurer
Vanessa Wagner, Trustee
Rick Sovel, Trustee
George Weber, Trustee
Bob Berkheiser, Trustee

Chairperson Parel called the Planning Commission Meeting to order at 7:01 p.m.

ROLL CALL: Present: Brian Parel, Chairperson
Brian Winkler, Vice-Chairperson
Chelsea Rebeck, Secretary
Bill Mckeever, Member
Samir Karim, Member
Joseph Loskill, Member

Also Present: Dave Campbell, Planning Director
Paula Lankford, Planner
Jill Bahm, Planner, Giffels Webster
Rose Kim, Planner, Giffels Webster

PLEDGE OF ALLEGIANCE

ITEM 1: Public Comments

Supervisor Gray opened Public Comments.
Supervisor Gray closed Public Comments.

ITEM 2: Master Plan Review

Planning Director Dave Campbell facilitated the discussion by reviewing the history of the current Master Plan established in 2004 with the 2015 update being the third update. The Planning Commission is in the early process of reviewing the 2015 Master Plan and determining whether to update the current Master Plan or establish an entirely new Master Plan. The Master Plan is meant to be a community's 20-year vision and

ITEM 2: Master Plan Review (continued)

before the Planning Commission gets too far into that process he recommends that the Planning Commission and the Board of Trustees meet to insure the Planning Commission is going in the right direction and there are no surprises later in the process.

Planning Director Campbell introduced Planner Jill Bahm and Planner Rose Kim, both with Giffels Webster. Director Campbell indicated he worked with Planners Bahm and Kim to update the Township's demographic data.

Jill Bahm gave a short presentation regarding the goals and elements of a master plan. She indicated the purpose of a good master plan is to enhance the residential experience and improve the economic vitality for all Commerce Township residents and business owners. To that end there are 8 guiding principles for the Planning Commission and Township Board of Trustees to consider during this Process: Manage Growth, Encourage Economic Development, Promote Complete Transportation Systems, Enhance Community Health, Plan for Sustainability and Resiliency, Plan for Development of Large Sites, Mitigate Traffic congestion, and Preserve and Promote the Township's Unique Character.

Planning Director Campbell followed up the slide show by listing many societal changes that have occurred since the approval of the 2004 Master Plan such as COVID-19 forcing the change to work from home scenarios, the rise of delivery services, the legalization of marijuana, the opening of the Michigan Airline Trail, and the growth of online shopping, to name a few.

A short discussion followed regarding the percentage of land owned by the Township used as park space, the percentage of land in the Township which the Township has control of, how to improve infrastructure, how to fix the Union Lake Road corridor, the need for consistency between the master plan and the water & sewer master plan, how to protect from encroachments on Township owned property, the aging population and housing for the aging population, the possible need for a housing study, and the use of Fire Department resources.

The trustees and Planning Commission members discussed each of the 8 guiding principles of planning beginning with Encourage Economic Development.

Specifically, the board discussed not wanting unoccupied strip malls, wanting some redevelopment in the Village, and the fact the Township's operating millage has not increased in 30 years and usually lower taxes encourages increased growth, how growth also adds stress to the Township's infrastructure, the need for non-fast food restaurants, and a way to limit additional gas stations, liquor stores, and convenience stores.

ITEM 2: Master Plan Review (continued)

Transportation Systems was discussed. Both the trustees and the Planning Commission members discussed the need to increase sidewalks and pathways, and the possible Martin Parkway extension. During the discussion the problems of traffic and density were deemed top priorities.

Enhance Community Health was discussed. The trustees want to continue to promote community events like the Concerts in the Park, walkability, and the use of trails and parks.

Plan for Sustainability and Resiliency was discussed along with Plan for Development of Large Sites and Mitigate Traffic Congestion. Getting buy in from the community was discussed, especially in relation to fixing the congestion on Haggerty Road.

Preserve and Promote the Township's Unique Character was discussed in terms of having a downtown area and a village area. The Board of Trustees and the Planning Commission Members agreed that density, traffic congestion, and the Township's character need to be addressed in the Master Plan.

MOTION by Rebeck, supported by Loskill, to adjourn the Planning Commission Meeting at 8:51 p.m. **MOTION CARRIED UNANIMOUSLY**

Board of Trustees took a break and returned at 8:53 p.m.

ITEM 3: Public Hearing – Vital Massage Permit

Supervisor Gray opened the Public Hearing at 8:53 p.m.

Attorney Wilton Hom, 30833 Northwestern Highway, Suite 203, Farmington Hills, was present as the attorney for Vital Massage, located at 8420 Richardson Road, Commerce Township.

Mr. Hom stated that since the license revocation in September 2021, his client has complied with all changes requested by the Township Board. 1. Contractors are no longer allowed to work at Vital Massage and all employees must pass a background check. 2. They have changed to a health based focus, no more Swedish massage with oil. 3. The interior of the premises has been remodeled, all the treatment room doors have been removed and replaced by curtains and additional lighting has been installed. 4. Standard Operating Procedures have been adopted such as a code of conduct for all employees to adhere to, standardized uniforms, no tipping, and only booked clients will receive service, no walk-ins.

Mr. Hom further stated this has been a financial hardship for his clients. Their business has been closed for the last 5 months and was also closed for 3 months in 2020 due to

ITEM 3: Public Hearing – Vital Massage Permit (continued)

the COVID-19 lockdown. Mr. Hom reiterated that his client does not condone the illegal activities that occurred in 2021.

The trustees asked questions about dubious website links, the confusion over who owns which area massage companies and various partnerships, whether the owners understand the Township's massage ordinance, the possibility of changing operating hours in order to close earlier than 9:00 p.m., and if inspections took place by the Fire, Ordinance, and Building Departments to see if the owners corrected known problems. All inspections passed.

Supervisor Gray closed the Public Hearing.

MOTION by Sovel, supported by Berkheiser, to approve the Vital Massage permit
MOTION CARRIED UNANIMOUSLY

ITEM 4: Township Participation in SAD's

Treasurer Phillips explained that all the Single Year SAD's expired with the past winter tax bill. The Township participated in 2 of those SAD's: Reed Lake Weed Control and Chickory Lane Dust Control.

A discussion followed regarding whether the Township should participate in SAD's or remain exempt, or, under what circumstances the Township should participate in SAD's. The trustees want a consistent, uniform policy. It was agreed that the Township will participate in SAD's when the Township is actively using the property, like the Richardson Center, for example.

MOTION by Weber, supported by Magner, to support Township participation in SAD's for actively utilized Township property.
MOTION CARRIED UNANIMOUSLY

ITEM 5: OTHER MATTERS

Trustee Berkheiser – Boy Scout Troop 308 has requested to use the Richardson Center for an over-night lock in event. The Parks and Recreation Committee approved this request at their last meeting.

MOTION by Sovel, supported by Phillips, to authorize Boy Scout Troop 308 to use the Richardson Center over night from February 12th to February 13th.
MOTION CARRIED UNANIMOUSLY

Trustee Sovel asked about a new Lower Straits Lake Weed Control SAD petition. Treasurer Phillips said she would look into it.

ITEM 5: OTHER MATTERS (continued)

Supervisor Gray said that an illegal shed has been subject to an enforcement and court action. The judgment allows the Township to remove the shed. Supervisor Gray is working on it and does not know how much the removal will cost.

Trustee Berkheiser asked for an update on Fire Station No. 3. Supervisor Gray said they are all moved in and a few minor issues are being worked out.

ADJOURNMENT

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

MOTION by Phillips, supported by Berkheiser, to adjourn the meeting at 10:12 p.m.



Melissa Creech, Clerk
Charter Township of Commerce

MOTION CARRIED UNANIMOUSLY