

**CHARTER TOWNSHIP OF COMMERCE  
TOWNSHIP BOARD OF TRUSTEES MEETING**

**April 14, 2026**

2009 Township Drive  
Commerce Township, Michigan 48390

**CALL TO ORDER** Treasurer Phillips called the meeting to order at 7:00 p.m.

Treasurer Phillips said Supervisor Gray is absent from tonight's meeting, and she would like the Board to appoint Rick Sovel as Interim Chairperson.

**MOTION** by Phillips, supported by Weber, to appoint Rick Sovel as Interim Chairperson for tonight's meeting. **MOTION CARRIED UNANIMOUSLY**

Interim Chairperson Sovel invited Hayden Schulze from Boy Scout Troop 308 to come forward and lead the Pledge of Allegiance.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Present: Molly Phillips, Treasurer  
Robert Long, Trustee  
Rick Sovel, Trustee  
George Weber, Trustee

Absent: Larry Gray, Supervisor (excused)  
Melissa Creech, Clerk (excused)  
Robert Berkheiser, Trustee (excused)

Also Present: Hans Rentrop, Township Attorney  
Jason Mayer, Giffels Webster Engineers  
Dave Campbell, Planning Director  
Lt. Hix, Oakland County Sheriff's Department  
Jay James, Building Official  
Alyson Lobert, Library Director  
Mark Schoder, Maintenance Director

**APPROVAL OF MINUTES**

**MOTION** by Phillips, supported by Weber, to approve the March 10, 2026 Regular Township Board Meeting minutes, as submitted.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS**

A. Bruce Aikens  
None

**ITEM 1:4-14 APPROVAL OF AGENDA**

**MOTION** by Sovel, supported by Weber, to approve the April 14, 2026, agenda, with the elimination of **ITEM 6:4-14 NEW BUSINESS A. Bogie Lake Residential Conditional Rezoning Agreement, B. Zoning Map Amendment 3.068, and C. Aikens Library Parcel Option Agreement – Tenth Amendment.**

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2:4-14 PUBLIC COMMENTS**

Interim Chairperson Sovel opened Public Comments and advised the public that speaking time is limited to three (3) minutes. This is for public comments only and not for comments regarding the public hearings on the agenda.

There were no public comments.

Interim Chairperson Sovel closed Public Comments.

**ITEM 3:4-14 PUBLIC HEARINGS**

**A. Roll Resolution – Island Club Paving SAD**

Township Attorney Hans Rentrop said there were no changes made since establishment of the Resolution.

Interim Chairperson Sovel opened the Public Hearing

There were no public comments.

Interim Chairperson Sovel closed the Public Hearing

**MOTION** by Weber, supported by Phillips, to approve the Resolution Confirming Special Assessment Roll for The Special Assessment District Designated Island Club Paving Special Assessment District. Post and publish according to law.

**ROLL CALL VOTE:**

**AYES:** Weber, Phillips, Long, Sovel

**NAYS:**

**ABSENT:** Gray, Creech, Berkheiser

**MOTION CARRIED UNANIMOUSLY**

**B. Roll Resolution – Sidewalk Repair SAD No. 1**

Township Attorney Hans Rentrop explained the changes made in the Roll Resolution for Sidewalk Repair SAD No. 1.

Interim Chairperson Sovel opened the Public Hearing

There were no public comments.

**ITEM 3:4-14 PUBLIC HEARINGS (Roll Resolution – Sidewalk Repair SAD No. 1 continued)**

Interim Chairperson Sovel closed the Public Hearing

**MOTION** by Sovel, supported by Weber, to approve the Resolution Confirming Special Assessment Roll for The Special Assessment District Designated Sidewalk Repair Special Assessment District No. 1. Post and publish according to law.

Discussion: Trustee Weber asked Jason Mayer, Giffels Webster, how many properties are in the SAD and how many residents will be doing the work themselves.

Jason said 445 parcels are a part of the SAD and 10 parcels were excluded because the residents will do the work themselves.

**ROLL CALL VOTE:**

**AYES:** Sovel, Weber, Long, Phillips

**NAYS:**

**ABSENT:** Gray, Creech, Berkheiser

**MOTION CARRIED UNANIMOUSLY**

**C. Roll Resolution – Special Projects No. 55 SAD**

Interim Chairperson Sovel opened the Public Hearing

There were no public comments.

Interim Chairperson Sovel closed the Public Hearing

Trustee Weber said the No. 55 SAD is for residents that want to hook up to water and sewer and pay for it over a ten (10) year period.

**MOTION** by Sovel, supported by Phillips, to approve the Resolution Confirming Special Assessment Roll for The Special Assessment District Designated Special Projects No. 55. Post and publish according to law.

**ROLL CALL VOTE:**

**AYES:** Sovel, Phillips, Long, Weber

**NAYS:**

**ABSENT:** Gray, Creech, Berkheiser

**MOTION CARRIED UNANIMOUSLY**

**ITEM 4:4-14 BOARD APPOINTMENTS**

**A. Shane Lakner – Reappointment to the Library Advisory Board for a 3-Year Term Ending May 31, 2029**

Shane Lakner was present. He said that in March 2026, we had a mother and son attend our Library Advisory Board meeting. They spoke highly of the way the library fosters connections and supports the community through various programs and events.

**ITEM 4:4-14 BOARD APPOINTMENTS (Shane Lakner – Reappointment to the Library Advisory Board for a 3-Year Term Ending May 31, 2029, continued)**

He wanted the Township Board to know that Library Director Alyson Lobert and her staff are doing a wonderful job.

**MOTION** by Weber, supported by Phillips, to Reappoint Shane Lakner to the Library Advisory Board for a 3-Year Term Ending May 31, 2029.

**MOTION CARRIED UNANIMOUSLY**

**B. Donald Petersen – Reappointment to the Library Advisory Board for a 3-Year Term Ending May 31, 2029**

**MOTION** by Weber, supported by Phillips, to Reappoint Donald Petersen to the Library Advisory Board for a 3-Year Term Ending May 31, 2029.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 5:4-14 OLD BUSINESS**

**A. Proposed Abandonment of a Portion of Marshalsea Drive and a Portion of Mario Drive – Tabled 2-10-2026**

**MOTION** by Weber, supported by Long, to remove Proposed Abandonment of a Portion of Marshalsea Drive and a Portion of Mario Drive from the Table.

**MOTION CARRIED UNANIMOUSLY**

Building Official Jay James said they wanted to make sure that water and sewer would not be impacted by this abandonment. Jason Mayer provided a sketch showing where our utilities and gas mains are located. Planning Director Dave Campbell sent the sketch to the Road Commission for Oakland County (RCOC) on March 3, 2026. They said they will get back with him. To date, he has not received anything from RCOC. Jay James recommends this be Tabled again and he will try to contact RCOC this week.

**MOTION** by Weber, supported by Sovel, to Table Proposed Abandonment of a Portion of Marshalsea Drive and a Portion of Mario Drive.

**MOTION CARRIED UNANIMOUSLY**

**B. Pathway Plan**

Interim Chairperson Sovel said we have a committee consisting of Township Board members and Township employees, and the public who have been working for over a year on plans to expand non-motorized pathways in Commerce Township by connecting to existing pathways. We will place a millage on the ballot during the November 2026 election.

**ITEM 5:4-14 OLD BUSINESS (Pathway Plan continued)**

Giffels Webster Engineer Jason Mayer said based on the assessment of each project, he recommends the projects be prioritized as follows:

<b>Ranking</b>	<b>Project Name</b>	<b>Estimated Design Cost</b>
1	South Commerce from South Ethel to North Helmsford (Village of Wolverine Lake)	\$64,900
2	Commerce Road from Huron Valley Hospital to South Commerce	\$83,400
3	Benstein Road from Glengary to Maple	\$177,000
4	Bogie Lake Road from Walled Lake Northern High School to Sleeth	\$154,800
5	Commerce Road from South Commerce to Union Lake	\$199,200
6	Welch Road from Oakley Park to Maple	\$196,600
7	Sleeth Road from Duck Lake Road to Huron Valley Hospital	\$770,200

**No action taken**

**C. Bond Counsel Letter of Engagement – Pathway Bond SAD**

Township Attorney Hans Rentrop said the Bond Counsel Engagement Letter has been revised to include a not to exceed cost of \$15,000 for bond counsel fees prior to the vote on the November ballot proposal.

**MOTION** by Sovel, supported by Weber, to accept the Bond Counsel Engagement Letter (Agreement) from Dickinson Wright PLLC dated April 9, 2026, and authorize the appropriate signatures.

Discussion: Township Attorney Hans Rentrop advised the Township Board of the next steps: 1) Everyone is on the same page and in agreement, 2) Final form for approval, 3) Obtain Mr. Smith's opinion, and 4) Present this to the Township Board for final approval at their next Quarterly Discussion Meeting on April 28, 2026.

Treasurer Phillips said when we have that information we will have the layout that matches the potential tax collections versus the debt payment schedules.

Trustee Long discussed the need to hire a bond counsel when we never used one before. He was under the impression the Township Attorney was the person who drew up the papers.

Discussion ensued.

Township Attorney Hans Rentrop recommends hiring a bond counsel.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6:4-14 NEW BUSINESS**

**A. Bogie Lake Residential Conditional Rezoning Agreement**

**B. Zoning Map Amendment 3.068**

**C. Aikens Library Parcel Option Agreement – Tenth Amendment**

Removed from the agenda

**D. Richardson Center Liquor License**

Township Attorney Hans Rentrop said you can sell the liquor license if you do not want to keep it in escrow for another year. You could get approximately \$150,000 if you sell the liquor license. If you do nothing, the license could revert back into the Liquor Control System and then it is worth up to \$1,000 to sell.

**MOTION** by Long, supported by Weber, to place the Richardson Center Liquor License back in escrow.

**MOTION CARRIED UNANIMOUSLY**

**E. Pathways Millage Language**

Township Attorney Hans Rentrop said this is the proposed ballot language for the pathway Construction bond and Millage for inclusion on the November 2026 ballot. Millage funds cannot be collected until after the bond is approved. Construction Funds: 16.9 million dollars. Andy Campbell estimates 17.2 million dollars that equates to a millage rate of .5885 mills over a ten (10) year period. If you are comfortable with the language, he can insert those numbers and have Mr. Smith approve the language and send it back for approval at the April 28, 2026, Township Board Quarterly Discussion Meeting.

Trustee Weber asked the Township Attorney to also estimate the amount the Millage would generate at a 0.6 mills rate.

**MOTION** by Phillips, supported by Sovel, to approve the tentative Commerce Township Pathway Bond & Millage ballot language, as presented.

**MOTION CARRIED UNANIMOUSLY**

**F. Sanitary Sewer Rehabilitation Phase 1**

Giffels Webster Engineer Jason Mayer recommends the initiation of an annual sanitary sewer maintenance and rehabilitation program. He proposes a structured, ongoing annual sanitary sewer rehabilitation program with an annual budget of approximately \$1 million per year.

**MOTION** by Phillips, supported by Sovel, to authorize Giffels Webster to move forward with the design & specifications, and bidding of the Year 1 project at a cost not to exceed \$88,000.00. Funds to come from the Sewer Fund.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 7:4-14 ORDERS AND ADD ONS**

**MOTION** by Phillips, supported by Weber, to approve the orders and add ons.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 8:4-14 OTHER MATTERS**

Trustee Weber –

- He would like to discuss, during a Township Board Discussion or Quarterly meeting, SAD criteria as it relates to how an SAD is voted and how the residents are charged (parcel vs. frontage).
- He would like to recognize the Fire Chief and his crew for installing a banner across M5 during high (70 mph) winds. The banner needed repair, so Allison Kennedy, Emily England, and Mark Schoder took the banner down, repaired it and hung it up at the pickle ball courts.
- There were more people that attended than what was anticipated at the Multi-Lakes event that recently took place. We were not prepared for an event of this size. People were parking all over the place. He thanked Lt Hix and his staff. We need to coordinate with Multi-Lakes and the Sheriff's Department if we do this again.

Interim Chairperson Sovel -

- He asked Giffels Webster Engineer Jason Mayer if we can do something similar with finding water breaks as we do with sanitary sewers. Jason Mayer said there is no way other than opening up a water valve and putting something inside the water main to view the condition.

**ITEM 9:4-14 CLOSED SESSION**

**A. Purchase of Property**

**MOTION** by Weber, supported by Phillips, to enter in Closed Session for the purpose of discussing purchase of property.

**ROLL CALL VOTE:**

**AYES:** Weber, Phillips, Long, Sovel

**NAYS:**

**ABSENT:** Gray, Creech, Berkheiser

**MOTION CARRIED UNANIMOUSLY**

Entered into Closed Session: 7:58 p.m.

Returned from Closed Session: 8:10 p.m.

**MOTION** by Phillips, supported by Weber, to adjourn from Closed Session.

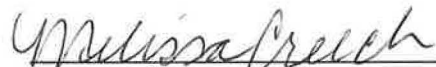
**MOTION CARRIED UNANIMOUSLY**

**ITEM 10:4-14 ADJOURNMENT**

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

**MOTION** by Sovel, supported by Phillips, to adjourn at 8:10 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
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Melissa Creech, Clerk  
Charter Township of Commerce