

**CHARTER TOWNSHIP OF COMMERCE  
TOWNSHIP BOARD OF TRUSTEES MEETING  
August 20, 2024  
2009 Township Drive  
Commerce Township, Michigan 48390**

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

**PLEDGE OF ALLEGIANCE**

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

Also Present: Hans Rentrop, Township Attorney  
Jim Dundas, Fire Chief  
Jay James, Building Official  
Alyson Lobert, Library Director

**APPROVAL OF MINUTES**

**MOTION** by Sovel, supported by Creech, to approve the July 9, 2024 Regular Township Board Meeting minutes and the July 23, 2024 Quarterly Township Board Meeting minutes, as submitted. **MOTION CARRIED UNANIMOUSLY**

**ITEM 1:8-20 APPROVAL OF AGENDA**

**MOTION** by Sovel, supported by Magner, to approve the August 20, 2024 agenda, as presented. **MOTION CARRIED UNANIMOUSLY**

**ITEM 2:8-20 PUBLIC COMMENTS**

Supervisor Gray opened Public Comments and advised the public that speaking time is limited to three (3) minutes. This is for public comments only.

There were no public comments

Supervisor Gray closed Public Comments.

**ITEM 3:8-20 PUBLIC HEARINGS**

**A. Roll Resolution – Demarist – Barkley Street Maintenance SAD**

Supervisor Gray opened the Public Hearing.

There were no public comments

Supervisor Gray closed the Public Hearing.

**MOTION** by Sovel, supported by Berkheiser, to approve the Resolution Confirming Special Assessment Roll for the Special Assessment District Designated Demarist – Barkley Street Maintenance Special Assessment District. Post and publish according to law.

**ROLL CALL VOTE**

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

**NAYS:**

**MOTION CARRIED UNANIMOUSLY**

**B. Roll Resolution – Second Revised and Restated Lagoon & Point Streets Sanitary Sewer SAD**

Supervisor Gray opened the Public Hearing.

There were no public comments

Supervisor Gray closed the Public Hearing.

**MOTION** by Sovel, supported by Phillips, to approve the Revised and Restated Resolution Confirming Special Assessment Roll for the Special Assessment District Designated Lagoon & Point Streets Sanitary Sewer Special Assessment District. Post and publish according to law.

**ROLL CALL VOTE**

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

**NAYS:**

**MOTION CARRIED UNANIMOUSLY**

**ITEM 4:8-20 BOARD APPOINTMENTS**

**A. Joseph Loskill - Reappointment to the Planning Commission for a 3-Year Term September 30, 2027**

Joseph Loskill was present.

**MOTION** by Gray, supported by Weber, to Reappoint Joseph Loskill to the Planning Commission for a 3-Year Term September 30, 2027.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 5:8-20 INTRODUCTIONS**

**A. An Ordinance to Amend the Code of ordinance to be known as Code Amendment Ordinance no. 1.071 – Change Insurance Requirement for Firework Permit Holders**

Supervisor Gray said this amendment would remove the requirement that firework permit holders provide the Township with proof of worker's compensation coverage because this is a private party issue.

**MOTION** by Berkheiser, supported by Creech, to Introduce an Ordinance to Amend the Code of Ordinances, Charter Township of Commerce, Oakland County, Michigan to be known as Code Amendment Ordinance No. 1.071. Post and publish according to law.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6:8-20 OLD BUSINESS**

**A. Library Strategic Plan - Final**

Alyson Lobert, Library Director, said the Parks and Recreation Committee recommends approval of the Library Strategic Plan.

**MOTION** by Magner, supported by Creech, to approve the Commerce Township Community Library 2024 – 2027 Strategic Plan.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 7:8-20 NEW BUSINESS**

**A. Multi-Lakes Conservation Association – Class C Liquor License Application**

Theodore Hall, 2380 Wixom Trail, Milford, MI, Controller at Multi-Lakes Conservation Association, said they do have an entertainment permit for the club license but he omitted it on the Class C Liquor License Application. He said the Class C Liquor License Application was revised to include entertainment for a dance permit and was reviewed by the State of Michigan. He will submit the revised copy to the Township.

Trustee Magner asked how the club regulates the mix of guns and alcohol consumption. Mr. Hall said the gun ranges are separate from the clubhouses and alcohol is not permitted at the gun ranges.

Trustee Weber asked the Township Attorney if this is one of the four Class C Liquor Licenses that we presently have. Hans Rentrop, Township Attorney, said that is correct.

Supervisor Gray asked if he should recuse himself from voting because he is a Multi-Lakes Conservation Association Board Member.

Trustee Berkheiser is also a member of Multi-Lakes Conservation Association.

There is no need for Supervisor Gray or Trustee Berkheiser to refrain from voting since they have no financial interest in Multi-Lakes Conservation Association.

**ITEM 7:8-20 NEW BUSINESS (Multi-Lakes Conservation Association – Class C Liquor License Application continued)**

**MOTION** by Weber, supported by Creech, to approve the Charter Township of Commerce Application for New Liquor License or for Transfer of License Code of Ordinances, Chapter 6: Alcohol Liquors for Multi-Lakes Conservation Association.

**MOTION CARRIED UNANIMOUSLY**

**B. Intention Resolution – Special Projects No. 52 SAD**

**MOTION** by Sovel, supported by Phillips, to approve the Resolution of The Township Board of The Charter Township of Commerce, Tentatively Declaring its Intention to Establish a Special Assessment District to be known as Special Projects No. 52.

**MOTION CARRIED UNANIMOUSLY**

**C. Intention Resolution – Cooley Lake Aquatic Weed Control Special Assessment**

Supervisor Gray said this a proposed special assessment district intended to finance the eradication and control of aquatic weeds within Cooley Lake. Should intention resolutions pass in both townships, the next step would be for Commerce Township and White Lake Township to enter an interlocal agreement.

**MOTION** by Sovel, supported by Berkheiser, to approve the Resolution of The Township Board of The Charter Township of Commerce, Tentatively Declaring its Intention to Establish a Special Assessment District to be known as Cooley Lake Aquatic Weed Control Special Assessment District.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 8:8-20 ORDERS AND ADD ONS**

**MOTION** by Magner, supported by Sovel, to approve the Orders and Add Ons.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 9:8-20 OTHER MATTERS**

Trustee Berkheiser –

- Asked if there is an issue with the well at Victory Park. Supervisor Gray said that Oakland County considers the land contaminated. Hans Rentrop, Township Attorney, said the contamination was a concern when the property was purchased, environmental inspections were made and that it was his understanding the primary contamination was caused by transformers that deteriorated over time. Trustee Weber said he discussed this with Jason Mayer, Giffels Webster Engineers, and Mr. Mayer was going to go back to the county to determine what their definition of contamination was, if we can remediate the problem, and/or do we need a deeper well.

**ITEM 9:8-20 OTHER MATTERS (Trustee Berkheiser continued)**

- He heard there is interest in someone purchasing the gravel pits for commercial use such as a gas station, storage, etc. Trustee Weber said both properties are zoned residential.

Treasurer Phillips -

- FYI – DDA will need an advance on a payment that is due on October 1, 2024. They will ask for an advance of 1.5 million dollars at the next Township Board of Trustees Meeting.
- She will prepare a request for information of banking services to replace PNC Bank. She will ask the Township Board for approval prior to sending this out.

Trustee Magner –

- She stopped receiving emails regarding 911 calls. Fire Chief Dundas will send a link to all board members to download an app for 911 calls.
- Asked for an update on the rubbish removal service. Supervisor Gray is working with Priority Waste to ensure the residents are being serviced without delay.

Supervisor Gray –

- There was \$270,000 dedicated, but not allocated, to Lystek construction. After meeting with Fire Chief Dundas, we have a new medic truck coming that will need equipment installed on it. The biggest expense would be for a powered cot, which is a battery-powered hydraulic system that raises and lowers the cot.

**MOTION** by Gray, supported by Creech, to approve an amount not to exceed \$194,000 for equipment for the new ALS medic truck. **MOTION CARRIED UNANIMOUSLY**

- He would like to schedule budget discussion meetings and asked board members to let him know what dates they will be available. He will schedule meeting dates and forward them to board members.
- Jose Mirkin, DDA, said The Detroit Institute of Arts' Partners in Public Art (PIPA) program offered to paint a mural on a public building in Oakland, Wayne, and Macomb Counties. Mr. Mirkin would like to submit an application for a mural in Commerce Township. There will be no cost to the Township except for maintenance costs.
- There will be a new budget line for our Bicentennial Celebration Event held on June 14, 2025.
- Oakland County Parks and Recreation is looking to renew the Parks and Rec millage on the November ballot. Currently we pay .35 mills. They are looking to increase that to .65 mills for 20 years.
- Trustee Berkheiser said during a Parks and Recreation meeting it was discussed that some residents did not vote in favor of the Township Parks and Recreation Millage because the last part of the millage states "this millage will be disbursed to Commerce Township and its DDA." Supervisor Gray said the DDA captures a part of the millage money.

**ITEM 10:8-20 ADJOURNMENT**

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

**MOTION** by Gray, supported by Magner, to adjourn at 8:02 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
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Melissa Creech, Clerk  
Charter Township of Commerce