

CHARTER TOWNSHIP OF COMMERCE  
TOWNSHIP BOARD OF TRUSTEES MEETING

**January 13, 2026**  
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  
George Weber, Trustee

Absent: Robert Long, Trustee (excused)  
Rick Sovel, Trustee (excused)

Also Present: Hans Rentrop, Township Attorney  
Jason Mayer, Giffels Webster Engineers  
Jim Dundas, Fire Chief  
Alyson Lobert, Library Director  
Mark Schoder, Maintenance Director  
Ben Sebrowski, Director of Technology  
Lt. Eric Hix, Oakland County Sheriff's Office

## APPROVAL OF MINUTES

**MOTION** by Phillips, supported by Creech, to approve the December 9, 2025 Regular Township Board Meeting minutes, as submitted.

## **MOTION CARRIED UNANIMOUSLY**

## PRESENTATIONS

## A. 2025 Commerce Township Photo Contest Awards

Library Director Lobert announced the winners of the Photo Contest and presented each one with their photo and letter of recognition.

5<sup>th</sup> place "Snowfall Over the Sleeping Marsh" submitted by Saori Lafontaine  
4<sup>th</sup> place "Winter Kayaking" submitted by Richard Perry  
3<sup>rd</sup> place "Sunset on the Lake" submitted by Caitlyn Miller  
2<sup>nd</sup> place "Spring is Here" submitted by Jackie Swanson  
1<sup>st</sup> place "Morning Rush" submitted by Bob Roberts

### **ITEM 1:1-13 APPROVAL OF AGENDA**

**MOTION** by Gray, supported by Berkheiser, to approve the January 13, 2026 agenda with the removal of Item 4 New Business B Poverty Exemption Application.

**MOTION CARRIED UNANIMOUSLY**

### **ITEM 2:1-13 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 and not for comments regarding the public hearings on the agenda.

Oakland County Board Commissioner for District 12 Christine Long wished everyone a Happy New Year and said the first meeting of 2026 will be held tomorrow. She is starting her 23<sup>rd</sup> year as a County Commissioner. She is currently serving on the Parks and Recreation Committee, the Airport Committee, and as Vice Chairperson on the Finance Committee. She will keep the Township Board updated on any old or new developments.

Supervisor Gray closed Public Comments.

### **ITEM 3:1-13 PURCHASES**

#### **A. Microsoft Office Software - IT Department**

Director of Technology Ben Sebrowski is requesting approval to purchase Microsoft Office software for the Township.

**MOTION** by Berkheiser, supported by Creech, to approve the purchase of Microsoft Office Standard Edition License - 1 device for 85 computers in an amount not to exceed \$31,000 from CDW-G (Quote # PSKJ459 dated 1-7-2026). Funds to come from the IT 2026 budget.

**MOTION CARRIED UNANIMOUSLY**

#### **B. Pole Barn and Concrete Pad - Maintenance Department**

Maintenance Director Mark Schoder submitted two proposals for the Maintenance Department Pole Barn: D&L Metal Sales for \$79,929.95 and Hansen Buildings for \$60,572.00. The Hansen Buildings bid only includes the materials, no installation. The D&L Metal Sales includes material and installation. The Maintenance Department will install the concrete pad at an estimated cost of \$14,898.00 for materials.

**MOTION** by Weber, supported by Berkheiser, to approve the purchase of material and installation of the Maintenance Department pole barn to D&L Metal Sales in an amount not to exceed \$80,000 and contract the cement material to C. F. Long & Sons, Inc. in an amount not to exceed \$15,000. Funds to come from the Maintenance Department 2026 budget.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 3:1-13 PURCHASES (continued)**

**C. 2026 Pickup Truck - Maintenance Department**

Maintenance Director Mark Schoder submitted two quotes for the purchase of a 2026 pickup truck: GMC Sierra 2500HD for \$52,972.00 from Todd Wenzel Buick-GMC and TW Chevrolet and Ford F250 for \$55,911.50 from Serra Ford Rochester Hills. He recommends the purchase of the GMC Sierra 2500HD.

**MOTION** by Berkheiser, supported by Creech, to approve the purchase of a GMC Sierra 2500HD from Todd Wenzel Buick-GMC and TW Chevrolet (quote dated 9-25-2025) in an amount not to exceed \$54,000. Funds to come from the Maintenance Department 2026 budget. **MOTION CARRIED UNANIMOUSLY**

**D. Mower Accessories - Maintenance Department**

Maintenance Director Mark Schoder is requesting approval to purchase one 60" heavy duty hydraulic angling front blade, one 47" heavy duty two stage snow blower, and one single spool auxiliary hydraulic kit for Township mowers.

**MOTION** by Berkheiser, supported by Creech, to approve the purchase of one 60" heavy duty hydraulic angling front blade, one 47" heavy duty two stage snow blower, and one single spool auxiliary hydraulic kit from Hutson Inc., (quote 1412387 dated 12-16-2025) in an amount not to exceed \$9,000. Funds to come from the Maintenance Department 2026 budget. **MOTION CARRIED UNANIMOUSLY**

**ITEM 4:1-13 NEW BUSINESS**

**A. SCADA Operator Bids**

Regional Manager James Green for F&V Operations and Resource Management recommends awarding the project to UIS SCADA, Inc.

Trustee Weber mentioned he did not see any warranty by UIS after delivery. Supervisor Gray asked Mr. Green to investigate this and report back to the Board.

**MOTION** by Berkheiser, supported by Creech, to award the SCADA proposals for Commerce Township's wastewater lift stations and water system assets project to UIS SCADA, Inc. (quote 252152 dated 12-22-2025) in an amount not to exceed \$233,000.

**MOTION CARRIED UNANIMOUSLY**

**B. Poverty Exemption Application**

Removed from the agenda

**C. Intention Resolution – Sidewalk Repair SAD No. 1**

Township Attorney Hans Rentrop said this is stage one of the Intent Resolution. This is to give residents the option to finance repairs by using an SAD. Right now all properties in the area are listed in the Intent Resolution. We do not anticipate that all properties need to be included in the Establishment Resolution.

**ITEM 4:1-13 NEW BUSINESS (Intention Resolution – Sidewalk Repair SAD No. 1 continued)**

Engineer Jason Mayer for Giffels Webster Engineers said they are advising residents, by way of a letter, that they can do the work themselves without being included in the Establishment Resolution. They are being asked to contact the Building Department no later than January 27, 2026 if they want to do the work themselves and they can contact his office if they want copies of the inspection reports or have any questions.

**MOTION** by Weber, 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 Sidewalk Repair Special Assessment District No. 1, post and publish according to law.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 5:1-13 ORDERS AND ADD ONS**

**MOTION** by Creech, supported by Berkheiser, to approve the orders and add ons.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6:1-13 OTHER MATTERS**

Supervisor Gray –

- The Building Department is looking into misuse of one of the ordinances by the Water Resources Commission such as tapping into the water main and charging fees other than what our ordinance fees are. He will keep the Board advised.
- Oakland County Sheriff's Office Lt. Eric Hix sent an email to Board members advising them that 5 out of 6 smoke shops in the Township are selling to underage children. We need to come up with language in our ordinance providing for enforcement actions against offenders and repeat offenders, through an appropriate equitable remedy. Township Attorney Hans Rentrop will look into this and report back to the Board.
- We will move forward next week on a candidate for the Communications and Community Engagement Specialist.
- Quarterly Discussion Meeting agenda will include poverty exemption and ordinances on emergency gates blocked by snow or objects at residential/commercial sites, stopping emergency access by first responders.
- He will attend the Village of Wolverine Lake Council Meeting tomorrow to discuss the pathway millage for the November 2026 election.

Treasurer Phillips –

- Should we create an account for residents that want to pay upfront for the sidewalk flags in the Sidewalk Repair Special Assessment District No. 1? Township Attorney Hans Rentrop said the money should go into a separate designated account and then it can be transferred later to where it needs to go. The Township must accept the full upfront payment without any partial payments.

**ITEM 6:1-13 OTHER MATTERS (Treasurer Phillips continued)**

- Do we want to move the employees MERS account into a better investment fund? Township Attorney Hans Rentrop does not know what the restrictions are for the MERS account.

Trustee Berkheiser –

- Asked Jason Mayer if we are still waiting on EGLE. Jason said every time he asks Oakland County Health Department, they say the U.S. Army Corps of Engineers are still reviewing something and they hope to hear back soon. Supervisor Gray said in the last email he received, the U.S. Army Corps of Engineers approved this. Now we are waiting on the State of Michigan. Berkheiser said maybe we can contact the State Representative to help us out with EGLE. Jason said we do have a contractor on board, it's just a matter of the State of Michigan saying it is ok to move forward. Supervisor Gray will look into this.
- Are 46 homes going in at the Bogie Lake residential area? Trustee Weber said there is a preliminary site plan with a request for conditional rezoning.
- Do we know what drive thru multi-tenant will be at Haggerty and Oakley Park Roads?

Trustee Weber said this came to the Planning Commission during last night's meeting. The DDA was looking to see if the Planning Commission would entertain a drive thru on that location. This was informational discussion only. The feedback from the majority of the Planning Commission was yes, they would be open to a drive thru contingent upon what traffic studies look like and what the intent of the drive thru is, such as a coffee shop, restaurant, bank, pharmacy, etc.

- Do we know what tenants are going in at the Five & Main development? Supervisor Gray said they have secured 4 tenants now and are speaking to other tenants about a grocery store and restaurant. We should have answers by April 2026.

Trustee Weber said the first thing that will be built is the Credit Union. The shop that will be next to the Credit Union will be a 12,000 sq. ft. building that will include five tenants (coffee shop, Pilates, spa, dog groomer/bakery, and another tenant).

The design of this building is very important as it is the precursor to what the look and feel of the primary development will be. The Planning Commission expects to see the preliminary design in the next 90 days.

- The Parks and Recreation Committee is looking at putting up some type of material on the cemetery fence to hide it. We talked about the ivy plant but we were concerned how that will look and how long it would take to grow. Clerk Creech said the fence was just put up late last year. We should wait longer and give the natural plants and vines time to grow.
- What is the update on residents complaining about noise coming from Aurora on the Lake and place next door to it? Supervisor Gray said he has not heard much about noise but then it is the winter season. He said he met with the owner/manager of Aurora on the Lake in

**ITEM 6:1-13 OTHER MATTERS (Trustee Berkheiser continued)**

December and the boat dock has been removed, the siding that was put up without a permit has been removed and they are trying to take care of the parking issues.

Trustee Weber –

- Pathways - do we need to do anything else on the potential bonding? There was a question that it was not clear whether the 6/10 of a mill was going to cover not just what we were estimating for the building on it but also the other costs with the bonding.

Treasurer Phillips said a lot of it hinges on the Village of Wolverine Lake's pathway millage. Trustee Weber said we will be able to do a re-analysis after the Village of Wolverine Lake Council Meeting tomorrow.

- FYI – During the Planning Commission Meeting there was a lot of discussion on lakefront accessory buildings. Jay James was ill and could not attend the meeting. Discussion is ongoing.
- In Jason Mayer's write up on the Haggerty pump station it was noted there is an issue because of the depth of the wetlands and directional boring might not be efficient.

Jason said they are trying to figure out where the hard bottom is because the directional drilling needs to be underneath it. He also said we may need to find an alternate location and have a geotechnical engineer inspect and determine the condition of the soil.

- Asked for an update on the Williams International noise issue. Supervisor Gray said he was told by a representative of Williams International that their noise machine showed 65 decibels and they were testing more than they ever have in the past. They did some configurations where the noise would go up instead of out and they put material in front of the building that faces Commerce Township residents. Since they diverted noise away from Commerce Township residents the noise is going toward West Bloomfield now. West Bloomfield has complained about the noise level. The representative said testing is complete for now and they will give the Township notice if they're going to start up again. When they do that, we will put something out on social media. They also said they are building a new facility down in Pensacola Florida where they will be moving their testing down there in approximately 3 years. They mentioned they are presently talking to someone who is interested in the property.

Trustee Weber said the future zoning was changed in the Master Plan from Industrial to Corporate Headquarters.

**ITEM 7:1-13 ADJOURNMENT**

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

**MOTION** by Phillips, supported by Berkheiser, to adjourn at 8:16 p.m.

**MOTION CARRIED UNANIMOUSLY**

Melissa Creech

Melissa Creech, Clerk  
Charter Township of Commerce