

**FINAL
CHARTER TOWNSHIP OF COMMERCE
ZONING BOARD OF APPEALS MEETING**

Thursday, January 23, 2025

2009 Township Drive

Commerce Township, Michigan 48390

A. CALL TO ORDER: Chairperson Rosman called the meeting to order at 5:30pm.

ROLL CALL: Present: Rusty Rosman, Chairperson
Robert Mistele, Secretary
Rick Sovel
Bill McKeever
Sarah Grever, ZBA Alternate Member
Absent: Clarence Mills, Vice Chairperson (excused)
Also Present: Paula Lankford, Senior Planner

B. APPROVAL OF MEETING AGENDA

MOTION by Sovel, supported by Mistele, to approve the Zoning Board of Appeals Regular Meeting Agenda for January 23, 2025, as presented.

ROLL CALL VOTE:

AYES: Sovel, Mistele, McKeever, Rosman, Grever

NAYS: None

ABSENT: Mills

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MEETING MINUTES:

MOTION by Mistele, supported by McKeever, to approve the Zoning Board of Appeals Regular Meeting minutes of July 25, 2024, as written.

ROLL CALL VOTE:

AYES: Mistele, McKeever, Grever, Rosman, Sovel

NAYS: None

ABSENT: Mills

MOTION CARRIED UNANIMOUSLY

D. PUBLIC DISCUSSION (on matters for which there is no public hearing scheduled)

None.

E. UPDATE OF ACTIVITIES IN COMMERCE TOWNSHIP:

Rick Sovel – Township Board

- So, what has happened in the last six months?
- Vanessa Magner decided not to run for Trustee, so Rob Long replaced Vanessa on the Township Board. Everything else is intact.
- Everyone is on the same boards and commissions.
- I think Larry ended up on the Library Board to replace Vanessa, but I'm not positive.

Chairperson Rosman – We have a generator now at the Library.

Sovel – Yes, we have a generator at the Library. We also hopefully have a generator at the police department. But that's about it.

Chairperson Rosman – Bill, what's new at the Planning Commission?

Bill McKeever – Planning Commission

- Actually, not a lot.
- We have been mired in conceptual reviews and items that weren't approved, along with an item for a PUD at Midtown on Haggerty.

Chairperson Rosman – How is that going?

McKeever – They're looking to replace the residential component with a new Kroger store.

Chairperson Rosman – With a gas station?

McKeever – That's their plan.

Chairperson Rosman – And what does the Planning Commission think?

McKeever – We took no action on it. We expressed our difficulties with the concept, and we'll see what they come back with.

Chairperson Rosman – And what's new with Costco and the gas station?

McKeever – Nothing.

Chairperson Rosman – Okay.

Grever – Ghost Taco is shut down.

Chairperson Rosman – Yes, Ghost is gone. Okay, Paula anything you want to tell us?

Paula Lankford – We did meet with the Schafer team for Kroger today. Bill, you'd be interested in this. They went over their new public benefit with a couple of the Planning Commission members and it's looking promising.

Chairperson Rosman – We will look forward to hearing more down the road.

F. OLD BUSINESS:

None.

G. NEW BUSINESS:

ITEM G1. 2025 ELECTION OF OFFICERS

MOTION by Mistele, supported by McKeever, to keep the positions the same; to retain Chairperson Rusty Rosman, Vice Chairperson Clarence Mills, and Secretary Bob Mistele as the officers of the Commerce Township Zoning Board of Appeals for 2025.

Discussion –

Sovel – Does Clarence know?

Rosman – We will keep him on any way.

Lankford – I did not bring it up with him.

Rosman – If he doesn't want to, he will tell us when we see him.

Lankford – I'm sure he'll be fine with it.

ROLL CALL VOTE:

AYES: Mistele, McKeever, Sovel, Rosman, Grever

NAYS: None

ABSENT: Mills

MOTION CARRIED UNANIMOUSLY

ITEM G2. ZONING BOARD OF APPEALS 2025 BYLAWS

Chairperson Rosman – Are there any new thoughts from anybody regarding the bylaws that we went through last year line-by-line?

Mistele – They looked good to me.

Sovel – I'm okay for right now.

Chairperson Rosman – All right.

Paula Lankford – I did check with the attorney's office to make sure they didn't have anything to add or change, and everything is good.

Chairperson Rosman – Then I would like a motion that the bylaws are fine as written.

MOTION by Grever, supported by McKeever, to approve the Zoning Board of Appeals 2025 Bylaws as written.

ROLL CALL VOTE:

AYES: Grever, McKeever, Mistele, Rosman, Sovel

NAYS: None

ABSENT: Mills

MOTION CARRIED UNANIMOUSLY

H. OTHER MATTERS:

None.

I. CORRESPONDENCE:

Chairperson Rosman – Did we have any correspondence?

Paula Lankford – No.

Grever – I think in July, the last time we all saw each other, there was going to be these laminated sheets with a date on the bottom, and these have a date, but I have this copy for 03-10-2023. We talked about adding the date to these to make sure we have the most current copies.

Paula Lankford – I thought I did that, but I'll look into it.

Sovel – The new problem we have is, now that we have them, how do we know which date is the current one?

Paula Lankford – If it changes, then I'll get you a new copy.

Sovel – We've got to figure out a way, like if there's a place in your office where we know the most current ones are so we can check.

Paula Lankford – Well I have them saved in the computer under "Attorney Resources", so I will verify. I swear I just did this last year.

Grever – I think you might have, yes. So, the dimensional variance page is 03-10-2023, and the sign variance is 01-11-2024.

Paula Lankford – Yes, so last year I got the new sign variance page to you, and nothing changed with the other one. I'm pretty sure what you have is current.

Grever – I know you're good at taking them away from us when you provide an update.

Paula Lankford – Yes, because I usually have your folders, so I think I threw away anything in there that wasn't current.

J. PLANNING DIRECTOR'S REPORT:

Paula Lankford – I'm trying to think of what's new and exciting. It has been a while since we've met.

Chairperson Rosman – Reserve at Crystal Lake; I know they built the first phase. Do I understand now that they are doing all of the infrastructure for Phase II?

Paula Lankford – Yes, and we just had a pre-con meeting on Thursday for Phase II, so they are good to go.

Chairperson Rosman – Have they put anything in the ground yet?

Paula Lankford – That I don't know. I don't think so.

Chairperson Rosman – By December 31, there was nothing in the ground?

Paula Lankford – Probably not.

Chairperson Rosman – Okay. I'm just asking because I'm going to see them again at Board of Review.

Sovel – You're talking about Phase II.

Chairperson Rosman – Yes.

Paula Lankford – You might want to double check with Jay.

Sovel – When I drove through there, there was some stub work that was done. It looks like it was part of Phase I, and it actually goes into Phase II.

Grever – Is Phase II to the west where there's high power lines?

Paula Lankford – Yes.

Grever – Okay, I've been like living at the Reserve at Crystal Lake. My in-laws are moving here. They have not started infrastructure for Phase II.

Chairperson Rosman – I'm only interested in December 31, and I know about the stubs because I was there in December and I looked. I'm just wondering, have they gotten further?

Paula Lankford – They generally cannot until after their pre-con, and their pre-con was just held last Thursday.

Chairperson Rosman – Okay, that's fine. I'm just asking because they're coming to Board of Review.

Sovel – It's crazy how fast that place is filling up.

Paula Lankford – Yes, they're telling me that they have no problem selling these.

Discussion continued regarding the pricing of lakefront lots in the Reserve at Crystal Lake community, and in other developments.

K. ADJOURNMENT:

NEXT REGULAR MEETING DATE: THURSDAY, MARCH 20, 2025, AT 7:00PM.

MOTION by McKeever, supported by Rosman, to adjourn the meeting at 5:42pm.

ROLL CALL VOTE:

AYES: McKeever, Rosman, Sovel, Grever, Mistele

NAYS: None

ABSENT: Mills

MOTION CARRIED UNANIMOUSLY