

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

*Tuesday, June 12, 2007*

2840 Fisher Avenue

Commerce Township, Michigan 48390

**CALL TO ORDER:** Supervisor Thomas Zoner called the meeting to order at 7:00 p.m. and introduced the members of the Board.

**PLEDGE OF ALLEGIANCE TO FLAG**

**ROLL CALL:** Present: Thomas K. Zoner, Supervisor  
Sandra Abrams, Clerk  
Susan Gross, Treasurer  
Debra Kirkwood, Trustee  
Robert Long, Trustee  
Daniel Munro, Trustee  
Rick Sovel, Trustee

Absent: None

Also Present: Phillip Adkison, Township Attorney  
Jay James, Giffels-Webster Engineers  
Loren Crandall, Giffels-Webster Engineers

**APPROVAL OF MINUTES**

**MOTION** by Abrams, supported by Gross, to approve the Regular Township Board Meeting Minutes of May 15, 2007, as submitted.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS:**

None

**PETITIONS:**

**Wildwood Commons Off-Site Sewer Special Assessment District**

**MOTION** by Gross, supported by Abrams, 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 Wildwood Commons Off-Site Sewer Special Assessment District.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 1:6-12 APPROVAL OF AGENDA**

**MOTION** by Abrams, supported by Gross, to approve the Agenda as presented.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2:6-12 PUBLIC COMMENTS**

Wolverine Drive resident regarding the Introduction of Ordinance No. 79-07-31.

**ITEM 3:6-12 PUBLIC HEARINGS**

None

**ITEM 4:6-12 BOARD APPOINTMENTS**

None

**ITEM 5:6-12 CONTRACTS AWARDS AND AGREEMENTS**

**A. Wise Road Properties- Financial Feasibility Study**

**MOTION** by Zoner, supported by Munro, to award the Wise Road Properties-Financial Feasibility Study in an amount not to exceed \$14,000.00. Funds to come from Parks and Recreation Millage.

**ROLL CALL VOTE:**

**AYES:** Zoner, Munro, Long, Sovel, Abrams, Gross

**NAYS:** Kirkwood

**ABSENT:** None

**MOTION CARRIED**

**B. Tri-Party Funds Agreement**

**MOTION** by Zoner, supported by Gross, to use Tri-Party funds for the installation of additional culvert for a future bike path at Benstein Road and Oakley Park Road.

**ROLL CALL VOTE:**

**AYES:** Zoner, Gross, Abrams, Kirkwood, Munro

**NAYS:** Long, Sovel

**ABSENT:** None

**MOTION CARRIED**

**C. OCDC Water Rates for 2007-2008**

**MOTION** by Abrams, supported by Gross, to approve The OCDC Water Rates for 2007-2008 fiscal year billing period.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6:6-12 INTRODUCTIONS**

**A. An Amendment to Ordinance No. 79, the Charter Township of Commerce Fee Ordinance, to be known as Ordinance No. 79-07-31.**

**MOTION** by Sovel, supported by Gross, to Introduce an Amendment to Ordinance No. 79, the Charter Township of Commerce Fee Ordinance, to be known as Ordinance No. 79-07-31, and publish and post in the manner prescribed by law and bring back for Adoption at the next regular scheduled Township Board of Trustees Meeting.

**ROLL CALL VOTE:**

**AYES:** Sovel, Gross, Abrams, Kirkwood, Munro, Zoner

**NAYS:** Long

**ABSENT:** None

**MOTION CARRIED**

**ITEM 7:6-12 ADOPTIONS**

**A. An Amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to rezone the Huron Valley Hospital site, Sidwell Nos. 17-09-200-028 & 17-10-101-008, from R-1A (Single Family Residential) to HF (Hospital Facilities District), to be known as Ordinance No. 55-07-197.**

**MOTION** by Abrams, supported by Sovel, to Adopt an amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to be known as Ordinance No. 55-07-197, and publish and post according to law.

**MOTION CARRIED UNANIMOUSLY**

**B. An Amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to rezone properties comprising the future Beaumont Hospital site, Sidwell Nos. 17-25-376-001, 017, 021, 022, 026, 030, 031, 035, & 036 from I-1 (Light Industrial) to HF (Hospital Facilities District), to be known as Ordinance No. 55-07-198.**

**MOTION** by Sovel, supported by Abrams, to Adopt an Amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to be known as Ordinance No. 55-07-198, and publish and post according to law.

**MOTION CARRIED UNANIMOUSLY**

**C. An Amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to rezone part of 363 Commerce Road (part of 17-10-426-003 & 006) from P (Parking) and R-1D (Single Family Residential) to B-2 (Community Business), to be known as Ordinance No. 55-07-199.**

**Motion cont'd:**

**MOTION** by Abrams, supported by Kirkwood, to Adopt an Amendment to the Charter Township of Commerce Zoning Ordinance No. 55, to be known as Ordinance No. 55-07-199, and publish and post according to law.

**MOTION CARRIED UNANIMOUSLY**

**D. An Amendment to Ordinance No. 79, the Charter Township of Commerce Fee Ordinance, to be known as Ordinance No. 79-07-30.**

**MOTION** by Abrams, supported by Gross, to Adopt an Amendment to the Charter Township of Commerce Fee Ordinance No. 79, to be known as Ordinance No. 79-07-30, and publish and post according to law.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 8:6-12 SITE CONDOMINIUMS AND PLATS**

None

**ITEM 9:6-12 CONSENT AGENDA**

- A. Budget Amendment- Cemetery**
- B. Fireworks- North Commerce Lake**

**MOTION** by Abrams, supported by Gross, to approve the Resolution of the Township Board of the Charter Township of Commerce Consent Agenda.

**ROLL CALL VOTE:**

**AYES:** Abrams, Gross, Long, Sovel, Munro, Kirkwood, Zoner  
**NAYS:** None  
**ABSENT:** None

**MOTION CARRIED UNANIMOUSLY**

**ITEM 10:6-12 PURCHASES**

None

**ITEM 11:6-12 OLD BUSINESS**

- A. Montante Drain Assessment**

**MOTION** by Abrams, supported by Gross, to approve the Special Assessment Roll for the Maintenance of the Montante Drain for the Fiscal Year 2007 in an amount not to exceed \$11,411.52. Funds to come from the General Fund, Fund Balance.

**Montante Drain Assessment motion cont'd:**

**ROLL CALL VOTE:**

**AYES:** Abrams, Gross, Kirkwood, Zoner

**NAYS:** Long, Sovel, Munro

**ABSENT:** None

**MOTION CARRIED**

**ITEM 12:6-12 NEW BUSINESS**

**A. AFSCME Contract**

**MOTION** by Munro, supported by Kirkwood, to approve the AFSCME Contract.

**ROLL CALL VOTE:**

**AYES:** Munro, Kirkwood, Long, Sovel, Abrams, Gross, Zoner

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED UNANIMOUSLY**

**ITEM 13:6-12 EXECUTIVE SESSION (out of order)**

**MOTION** by Zoner, supported by Abrams, to enter into Executive Session for the purpose of purchase of property and to consider attorney-client privileged communication.

**ROLL CALL VOTE:**

**AYES:** Zoner, Abrams, Long, Munro, Kirkwood, Gross, Sovel

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED UNANIMOUSLY**

Entered into Executive Session at 9:00 p.m.

Returned from Executive Session at 10:30 p.m.

**MOTION** by Zoner, supported by Munro to direct the Township Attorney to negotiate Consent Judgment relative to the property discussed in Executive Session.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Zoner, supported by Gross to direct the Township Attorney to prepare purchase agreement with terms and conditions as discussed in Executive Session.

MOTION cont'd:

**ROLL CALL VOTE:**

**AYES:** Zoner, Gross, Abrams, Kirkwood, Sovel, Munro

**NAYS:** Long

**ABSENT:** None

**MOTION CARRIED**

**ITEM 14:6-12 ORDERS-** See Hard Copy

**MOTION** by Abrams, supported by Gross, to approve the orders with add-ons.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 15:6-12 OTHER MATTERS TO COME BEFORE THE BOARD**

- Discussion of Southwest Oakland Police and Fire Consolidation Feasibility Study.
- Discussion of A-Frame structure in Dodge Park No. 5.

**MOTION** by Sovel, second by Munro, to demolish the A-Frames structure at Dodge Park No. 5.

**MOTION CARRIED UNANIMOUSLY**

- Discussion of PTO (Paid Time Off) for Management Employees.

**MOTION** by Munro, supported by Sovel, to implement PTO for Management Employees.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 16:6-12 ADJOURNMENT**

**MOTION** by Munro, supported by Abrams, to adjourn the meeting at 11:45 p.m.

**MOTION CARRIED UNANIMOUSLY**

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Sandra Abrams, CMC  
Clerk, Charter Township of Commerce