

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, April 22, 2003, 12:00 p.m.
Commerce Township Hall
2840 Fisher Ave. Commerce Twp, MI 48390
(248) 624-0110

CALL TO ORDER: The Meeting was called to order at 12:00 p.m.

DOWNTOWN DEVELOPMENT AUTHORITY

PRESENT: Wynn Berry, Director
Robert Shimmin, Chairperson
Frank Marotta, Vice Chairperson
Daniel Lublin, Member
Thomas K. Zoner, Member
Jim Gotts, Member
Paul Kirkwood, Member
Norm Levine, Member
Doug Lanni, Member

ABSENT: Sandra Motz, Member
Robert H. Long, Member

CITIZENS ADVISORY COUNCIL COMMITTEE PRESENT:

Paul Fink
Herb Feinstein

ALSO PRESENT: Sandra S. Abrams, Clerk/DDA Secretary
Chris Michaels, Adkison, Need
Phillip Adkison, Adkison, Need
Bob McGee, Planning Commission
Susan Gross, Township Treasurer
Jay James, Giffels-Webster
Thomas Rauch, DDA Attorney
Pat Paruch, DDA Attorney
Loren Crandell, Giffels-Webster

APPROVAL OF THE MINUTES

MOTION by Zoner, Gotts, to approve the minutes of March 18, 2003, as presented
MOTION CARRIED UNANIMOUSLY

Presentation and Update by John Jackson of McKenna and Associates.

John Jackson, from McKenna and Associates, gave an update relative to the PUD Ordinance that was presented to the Planning Commission and the DDA last month, stating the ordinance is ready to finalize at the meeting on May 18, 2003, and prepare for the public hearing. Mr. Jackson further stated that the PUD is a text amendment within the Zoning Ordinance. The PUD section of the Ordinance cannot be applied to any specific property until there is an application submitted and procedures followed.

Mr. Jackson stated that the land use plan, master plan, has resulted in a generalized plan that coupled with the PUD Ordinance will allow flexibility for development within the DDA area.

If the DDA owns land it can consider developing as a PUD, they would have to submit an application and go through the public hearing process. The DDA could ask that it be put on the master plan as an overlay so PUD developments can be considered in the future.

ITEM 2: Consent Agenda

MOTION by Zoner, second by Kirkwood to approve for receipt and filing the Treasurer's Report for March, 2003.

MOTION CARRIED UNANIMOUSLY

MOTION by Zoner, second by Gotts to approve the warrants as presented with the exception of Invoice 077482, and add four additional warrants as presented. (See attached)

MOTION CARRIED UNANIMOUSLY

ITEM 3: Attorney's Update

Public hearing to be held in June on the amended plan, it has been published once and a second publication will be April 23, 2003. Some comments have been received from the public and directed to the DDA director for response.

The Township Board can approve the second amended plan in June but it will not take effect until after the citizens' council makes or does not make comments on the plan. Date for approval is June 28th, 2003, if the Citizens Council does not make any comments on the amended plan.

ITEM 4: Engineer's Update:

- A. Loren Crandell of Giffels Webster reported that they had received the traffic report approximately a month ago. He is expecting the final revisions tomorrow on the alignment issue. A May 6, 2003, meeting with the road commission relative to the alignment issue is scheduled. After all is decided with regard to the alignment, work can start on the design phase and right of way acquisition.

The grant process is being reviewed and pursued relative to the Haggerty Road Corridor project.

- B. Signage is being worked on including signage detail and placement. A prototype has been made. A permit will have to be obtained from MDOT for placement.
- C. Contract for Tri Party Funds is being discussed. Documentation is necessary to draw the allocated Tri Party Funds for the Haggerty Road Project.

ITEM 5: Director's Update To be included in the executive session.

ITEM 6: Executive Session

MOTION by Gotts, second by Lublin to enter into executive session for the purpose of the discussion of the acquisition of property.

ROLL CALL VOTE:

AYES: Shimmin, Lublin, Zoner, Marotta, Kirkwood, Gotts, Levine, Lanni

NAYES:

ABSENT: Long, Motz

MOTION CARRIED UNANIMOUSLY

Entered into Executive Session at 1:25 P.M.

Returned to Regular Session 2:50 p.m.

MOTION By Gotts, second by Lublin to direct the DDA Director and DDA Chairman to do all things necessary to affect the purchase of the Eldorado Property.

MOTION CARRIED UNANIMOUSLY

Item 7: Other Matters

None

MOTION by Zoner, second by Lublin to adjourn. Motion carried unanimously. Meeting adjourned at 2:50 p.m.

Sandra S. Abrams, Clerk
Charter Township of Commerce