

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

Tuesday, December 8, 2009

2009 Township Drive
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
Debra Kirkwood, Trustee
Daniel Munro, Trustee
Rick Sovel, Trustee

Absent: Susan Gross, Treasurer, excused
Robert Long, Trustee, excused

Also Present: Phillip Adkison, Township Attorney
Hans Rentrop, Township Attorney
Jay James, Giffels-Webster Engineers

APPROVAL OF MINUTES

MOTION by Sovel, supported by Abrams, to approve the Regular Township Board Meeting Minutes of November 10, 2009 and the Township Board Discussion Meeting Minutes of October 27, 2009 (corrected for re-approval), as submitted.

MOTION CARRIED UNANIMOUSLY

PRESENTATIONS:

A. Eric Suess, State of the Library

Eric Suess, Library Director, was present to advise the Board of the accomplishments pertaining to the Township Library in the past year and the need for additional space and staff.

PETITIONS:

None

ITEM 1:12-08 APPROVAL OF AGENDA

MOTION by Sovel, supported by Abrams, to approve the Agenda.

MOTION CARRIED UNANIMOUSLY

ITEM 2:12-08 PUBLIC COMMENTS

A Resident of Commerce Township spoke; he is pleased with the 5% reduction in wages for the Township elected officials. He stated his concerns regarding the Trilogy site are the driveway, lack of buffer area and the floor plan of the site. He would like to see the driveway placed across from the hospital's driveway, the buffer area increased to 100' and reduce the independent living unit. He does not feel enough time was allowed, during the last meeting for Trilogy, for residents to voice their concern.

Hale Hamilton, Huron Hills Subdivision, is pleased with the outcome of the Township Library. He thanked Thomas Zoner for this. Trilogy – zoning that exists presently is R1A and should remain as such. He stated that he was not allowed to offer his input at the Planning Commission. He would like to see Trilogy relocate to another area that will be more suitable for the site.

Lee Hamilton, Huron Hills Subdivision, Trilogy – zoning should remain R1A.

Tracy Johnson, Huron Hills Subdivision, does not believe the issues discussed at the Planning Commission were the same issues the Township Board sent it back to the Planning Commission. She requests Trilogy go before the Planning Commission again with instructions from the Township Board.

ITEM 3:12-08 PUBLIC HEARINGS

A. Williams International – Establishing an Industrial Development District

Kathleen Cassidy, Township Planner, explained the process to establish an Industrial Development District.

David Kurtycz, stated the MEGA Board granted Williams International a five-year MEGA tax credit.

Ken Tom, Williams International, was present and gave an overview of Williams International.

Williams International (continued)

Supervisor Thomas Zoner opened the Public Hearing.

There was no one present with comments or objections.

Supervisor Thomas Zoner closed the Public Hearing.

MOTION by Abrams, supported by Kirkwood, to approve the Resolution Establishing an Industrial Development District for the nine parcels of property located at 2280 E. West Maple Road pursuant to Act No. 198 of the Public Acts of 1974. **MOTION CARRIED UNANIMOUSLY**

ITEM 4:12-08 BOARD APPOINTMENTS

A. Downtown Development Authority – Daniel Lublin: 4 year term

MOTION by Munro, supported by Abrams, to approve the recommendation of Supervisor Thomas Zoner to appoint Daniel Lublin to the Downtown Development Authority for a four-year term expiring December 31, 2013.

MOTION CARRIED UNANIMOUSLY

ITEM 5:12-08 CONTRACT AWARDS AND AGREEMENT

None

**ITEM 6:12-08 2010 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET
(TABLED 11-10-09)**

This shall remain on the Table.

ITEM 9:12-08 INTRODUCTIONS

None

ITEM 10:12-08 ADOPTIONS

None

ITEM 11:12-08 SITE CONDOMINIUMS AND PLATS

None

ITEM 12:12-08 CONSENT AGENDA

- A. Approve the 2010 Meeting Schedules for the following Board and Commissions: Township Board of Trustees, Planning Commission, Zoning Board of Appeals, Parks and Recreation Committee, Library Board and the Downtown Development Authority.**
- B. Approve the 2010 Holiday Closings for the Township Offices and Township Library**
- C. Approve the 2010 Bank Depositories**
- D. Budget Amendment**
- E. TEDF Grant Resolution**

MOTION by Abrams, supported by Sovel, to approve the Consent Agenda.

ROLL CALL VOTE

AYES: Abrams, Sovel, Munro, Kirkwood, Zoner

NAYS:

ABSENT: Gross, Long

MOTION CARRIED UNANIMOUSLY

ITEM 13:12-08 PURCHASES

None

ITEM 14:12-08 OLD BUSINESS

A. Oakland County Sheriff Contract

Phillip Adkison, Township Attorney, explained the contract.

MOTION by Abrams, supported by Kirkwood, to approve the Oakland County Sheriff's Office 2010 Law Enforcement Services Agreement with the Charter Township of Commerce, as submitted. **MOTION CARRIED UNANIMOUSLY**

ITEM 15:12-08 NEW BUSINESS

A. Parking Lot Light Repairs

Supervisor Thomas Zoner recommends approval.

MOTION by Munro, supported by Abrams, to approve the proposal dated November 25, 2009 from Town Center Electric, Inc. to repair the parking lot light at 2009 Township Drive, Commerce, Michigan for \$1,737.00.

Discussion – Sovel - Concerned with the language "limited" in the contract.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS (continued)

B. Library Donation Policy

MOTION by Munro, supported by Abrams, to amend the Commerce Township Library Policy to exclude the donation of encyclopedia (A-Z and annuals) and Reader's Digest condensed books. **MOTION CARRIED UNANIMOUSLY**

C. Water Resource Improvement Programs

Jay James, Giffels-Webster Engineers, explained the programs. Water Improvement Authority – allows the Township to improve a lake over 5 acres in size funded by use of tax increment financing.

No action taken. This will be discussed at the January 2010 meeting.

D. Dangerous Building Hearing Recommendation – 393 Annapolis

MOTION by Munro, supported by Abrams, to set a Dangerous Building Hearing for 393 Annapolis at the next regular scheduled Township Board Meeting in January 2010. **MOTION CARRIED UNANIMOUSLY**

E. McLeodUSA Metro Act Permit

MOTION by Abrams, supported by Munro, to approve Charter Township of Commerce Application for Access To and Ongoing Use of Public Ways by Telecommunications Providers. **MOTION CARRIED UNANIMOUSLY**

ITEM 16:12-08 ORDERS

MOTION by Abrams, supported by Kirkwood, to approve the orders and add ons. **MOTION CARRIED UNANIMOUSLY**

ITEM 17:12-08 OTHER MATTERS

A. Grievance # 09-361 (FAOM Local #14)

Mr. Tyler Alden, Vice-President FAOM Local #14, representing James Carpenter in his absence, was present to appeal Grievance # 09-361. They are asking for a difference of two calls per month.

Supervisor Thomas Zoner explained the reason behind denial of the grievance.

All parties involved will meet to work on a resolution.

OTHER MATTERS - Grievance # 09-361 (continued)

MOTION by Munro, supported by Sovel, to Table appeal of Grievance # 09-361.
MOTION CARRIED UNANIMOUSLY

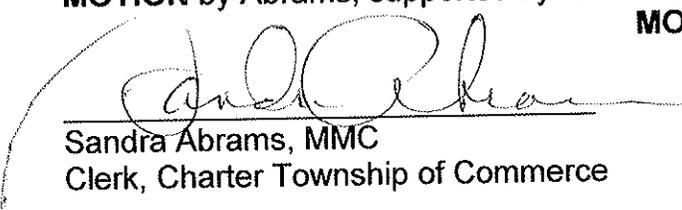
ITEM 18:12-08 CLOSED SESSION

None

ITEM 19:12-08 ADJOURNMENT

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

MOTION by Abrams, supported by Kirkwood, to adjourn at 8:32 p.m.
MOTION CARRIED UNANIMOUSLY



Sandra Abrams, MMC
Clerk, Charter Township of Commerce