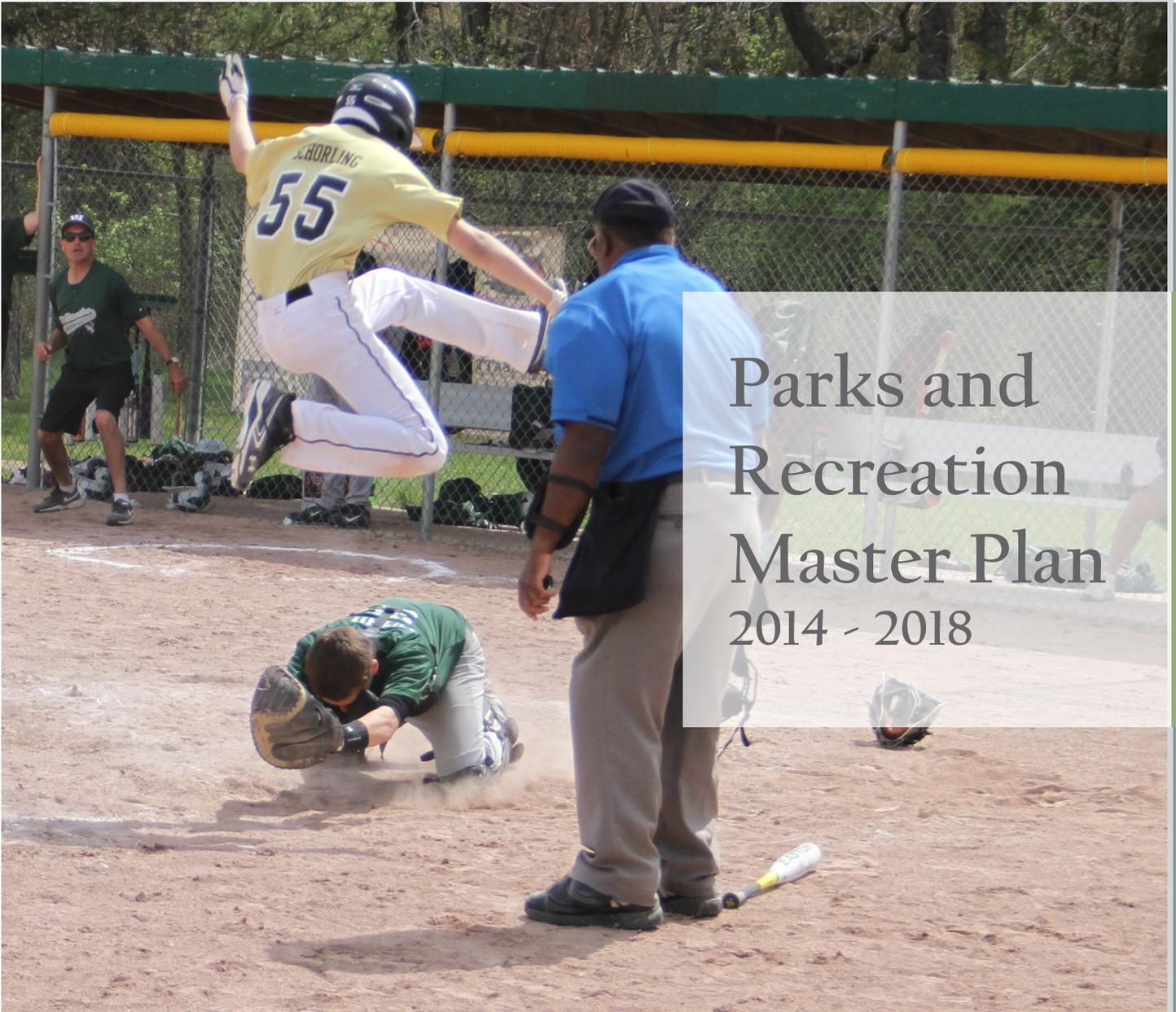


Charter Township
of Commerce



Parks and
Recreation
Master Plan
2014 - 2018

**DRAFT FOR
PUBLIC REVIEW**

November 2013 DRAFT



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Community Description



The Charter Township of Commerce Five-Year Recreation Master Plan (2014-2018) was prepared and adopted by the Township Park and Recreation Committee to serve as a guide and decision making document for future recreation facilities and programs. The Plan presents an inventory of existing facilities and programs within the Township as well as an evaluation of opportunities and needs. Taking into account the existing facilities, as well as anticipated demand for improvements, the Plan presents goals, guidelines and a 5-year action plan.

Although the Charter Township of Commerce works closely and cooperatively with several public and private agencies that provide recreation opportunities, the jurisdiction of its Recreation Master Plan includes only Township-owned and operated recreation facilities and programs.

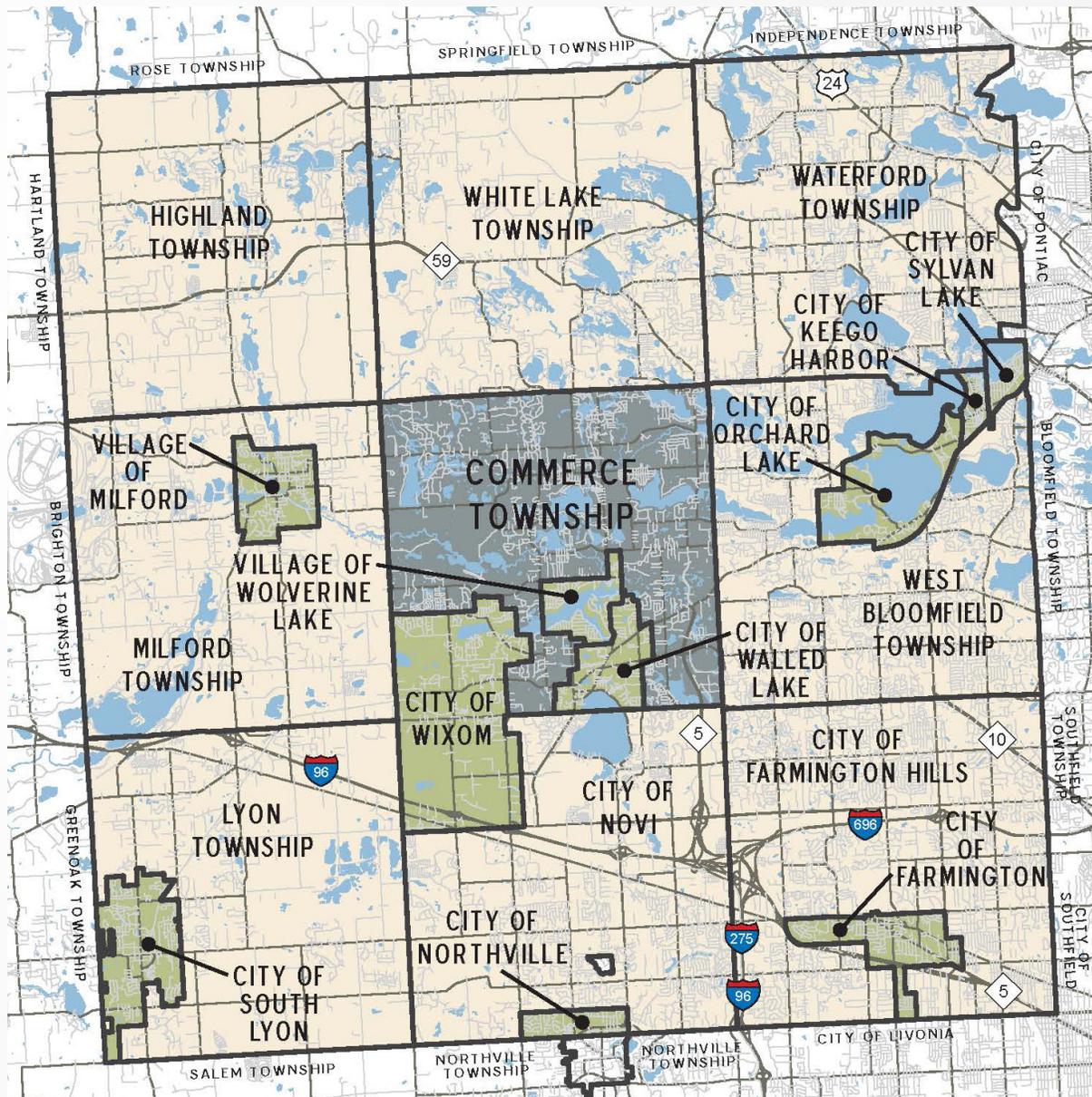
The Plan is also intended to enable the Township to continue to apply for funding assistance from various agencies and work toward implementing the documented recommendations. This Plan provides for five years of grant eligibility with the Michigan Department of Natural Resources (MDNR).

Commerce Township is located in the southwestern portion of Oakland County, within the greater Detroit metropolitan area. Oakland County is the second largest county in Michigan with a population of well over one million. As of the 2010 Census, Commerce Township had a population of 35,874 residents, an 18.2% increase (5,525 people) from 2000.

Although Commerce Township was once a rural agricultural and lake resort area, the predominant character has changed over the years to more of a low-density suburban, lake setting. The majority of development has occurred in the form of residential subdivisions, but commercial, office

and institutional developments also dot the landscape. In particular, non-residential land uses are concentrated in the southeastern portion of the Township along M-5 and Haggerty Road. Although much development has occurred over the years, the Township continues to be home to a significant amount of open space in the form of parkland, golf courses, and conservation lands, the largest of which includes the Proud Lake State Recreation Area. The Township's many small to mid-sized lakes are also a significant natural amenity.

As shown in the Regional Setting Map, the Charter Township of Commerce is bordered by: White Lake Township to the north; Milford Township to the west; the Village of Wolverine Lake and Cities of Wixom, Novi and Walled Lake to the south; and West Bloomfield Township to the east. The major transportation arteries in the area include I-96, I-275, I-696 and M-5, which extends into the Township from the south. These highways effectively connect Commerce Township with the rest of the Detroit Metropolitan Area.



Planning Process



This section of the Master Plan provides a general description of the planning and public input process used for the Commerce Township Five-Year Recreation Master Plan.

Background Studies

Data collection and fieldwork for the background studies began in the Summer of 2013. Various sources were utilized to gather the most up-to-date information including: Township staff, the previous Commerce Township Recreation Plan, the Oakland County Trails Master Plan, governmental and organizational websites, and field observations.

The Community Description includes a brief introduction to the Township, the jurisdiction of the Plan and the focus of the Plan.

The Administrative Structure chapter of the Plan describes how recreation is governed and operated within the Township. This includes information gathered from the Township outlining staff responsibilities, the function of the Parks and Recreation Director, and a fiscal analysis (as it relates to recreation) of the last few years.

The Recreation Inventory chapter provides an inventory of the recreation facilities within Commerce Township. This information was collected through a field survey conducted in June of 2013. The location of each recreation facility was described and mapped, as well as the various programs, activities, and events offered throughout the Township. The chapter also identifies public school, regional, and private recreation facilities in and around Commerce Township.

The Community Description, Recreation Inventory, and Administrative Structure chapters were presented to the Parks and Recreation Committee at their June 24, 2013 and July 22, 2013 meetings for review and revisions.

Basis For Action

The Basis For Action section of the Master Plan analyzes factors inside and outside of the Township that may have an affect on the direction of recreation over the next five years. This portion of the plan provides the rationale for the goals, guidelines and recommended capital improvements. Several factors were analyzed including current recreation trends (on both national and state levels), comparison of Township parks to acreage and facility standards, service area gaps, existing plans and reports, and results of the focus group meetings and online opinion survey. The draft "Basis For Action" was presented to the Parks and Recreation Committee for their review and discussion on August 26, 2013.

Focus Group Meetings

Commerce Township held several focus group meetings on June 11, 2013 with various user groups and stakeholders to assist in identifying specific needs, desires, and concerns related to recreation over the next 5 years. Meetings were held with:

- Township staff and officials
- Parks Committee members
- Friends of Byers
- User Groups (leagues, etc)

A detailed summary of the input received from the various focus groups is provided in Appendix A.

Opinion Survey

An online parks and recreation opinion survey was developed using the parks survey done in 2008 as a base. The survey went live on July 10, 2013 and was open until August 20, 2013. The availability of the survey was published on the Township website, distributed via email, posted to the Library Facebook page, and flyer's were hung at the Richardson Center, Township Hall and Library. In total, 242 people participated in the survey. A summary of the results of the online survey is provided in Appendix A.

Action Program

The Action Program section of the Master Plan outlines the direction that the Township would like to take over the next five years in order to maintain and improve recreation opportunities within the community. The Action Program includes goals and

guidelines as well as a capital improvements schedule. The Committee held a Special Meeting on September 5, 2013 to take more time to review and discuss the goals and objectives. The Committee held a Special Meeting on October 7, 2013 to review and discuss the capital improvements schedule. The Committee reviewed the draft document in its entirety at their October 28, 2013 meeting. Comments were noted and edits made prior to the draft being made available for public review.

Forestry Management Plans

As part of this Master Plan, the Township also had Forestry Management Plans completed for:

- Dodge 5 Park
- Robert H. Long Nature Park
- Hickory Glen Park
- Richardson Park

The Management Plans include an analysis of the primary overstory species diversity, forest health, quality and appearance of each stand, major hazardous or structurally defective trees, observations related to health and preservation, as well as general tree maintenance objectives and recommended plantings list for each of the 4 parks.

The process, findings and recommendations of the Forestry Management Plans were presented to the Committee at their July 22, 2013 meeting. Considerable discussion took place. The final Management Plans and recommendations were delivered to the Township in August 2013. The results are incorporated into the Action Program of this Master Plan.

Public Hearing

<to be completed>

Adoption

<to be completed>

Administrative Structure



This section describes how recreational activities and resources are governed and administered within the Charter Township of Commerce. The function of the various entities with recreation responsibilities and the overall administrative hierarchy of the Township is outlined. Additionally, Township expenditure and revenue trends are summarized.

Public Act 156 of 1917 authorizes cities, villages, counties, townships, and school districts to operate local recreation facilities and recreation systems. The Act states that a city, village, county or township may operate a system of public recreation and playgrounds, acquire, equip and maintain land, buildings or other recreation facilities, employ a superintendent of recreation and assistants and vote and expend funds for the operation of systems.

Township Board

The ultimate authority for the provision of recreation in the Township is held by the seven member Township Board including the Supervisor, Clerk, Treasurer and four Trustees. The Township Board approves the recreation budget, appoints and supervises the activities of the Parks and Recreation Committee, and oversees the activities of the Senior Services/Parks and Recreation Department. Additionally, the Township Board is responsible for the long-term recreation vision within the Township through the adoption of a 5-year Recreation Master Plan.

Parks and Recreation Committee

The Parks and Recreation Committee consists of seven members, one of which is a Township Board member while the remainder are citizens appointed by the Township Board. The Committee has three officers, a chairperson, vice-chairperson and secretary. The Committee plays an

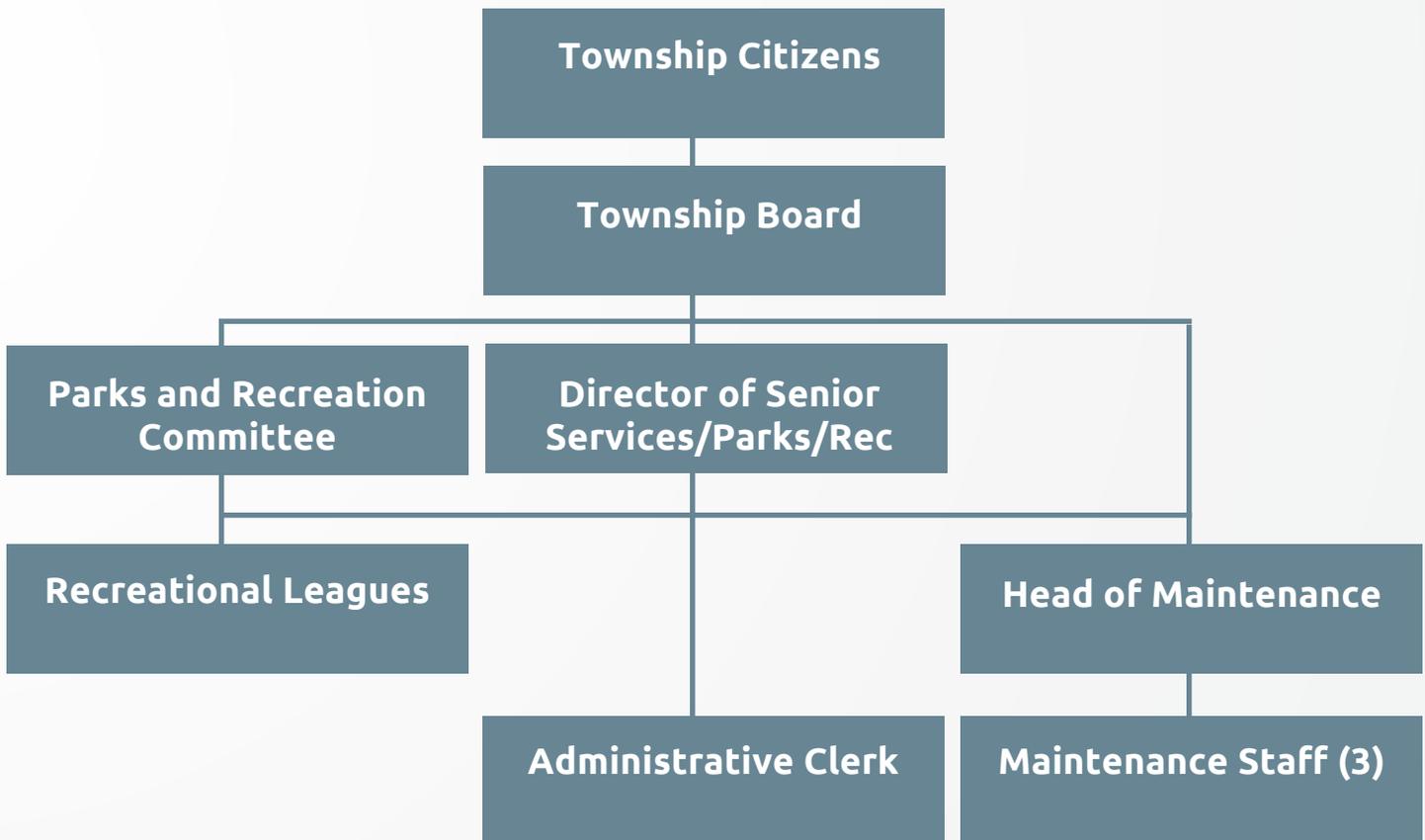
important role in the long-term recreational vision within the Township by overseeing the development of a 5-Year Recreation Master Plan and providing a recommendation for adoption to the Board. Working within the annual budget, the Committee provides recommendations to the Township Board for recreational activities including capital expenditures, athletic league programming, senior programming, maintenance activities and other projects and initiatives that are undertaken each year.

Senior Services/Parks and Recreation Director

To manage day-to-day recreational activities, the Township has a Senior Services/Parks and Recreation Director to serve under the Township Board and assist the Parks and Recreation Committee. The Director is responsible for the following activities:

- Serves as facilitator for the various sports leagues operating within the Township including coordination of league locations;
- Coordinate the use of multiple recreation facilities;
- Recommends land, facility expansions and additional needs to the Parks and Recreation Committee and Township Board;
- Works closely with maintenance personnel to ensure park maintenance;
- Develops and coordinates the various senior services offered within the Township;
- Staffs the Ralph C. Richardson Center; and,
- Monitors and administers the Township’s Recreation Fund.

The Director reports to the Township Supervisor and serves as technical staff for the Parks and Recreation Committee. Other staff members include an administrative clerk, head of maintenance, and three additional maintenance staff (one full-time and two part-time).



Although the maintenance staff work with the Senior Services/Parks and Recreation Director, they report directly to the Township Supervisor.

Fiscal Analysis

The provision of recreation within Commerce Township is funded through two primary means: the Township's general fund (property tax revenues); and the 2004 Park Improvement and Creation and Acquisition of Open Space Millage. To a lesser extent, the provision of recreation is also supported by donations and grants. The following Table details the parks and recreation revenues and expenditures within Commerce Township for 2010 through 2012.

The revenues received from the 2004 Park Improvement and Creation and Acquisition of Open Space Millage are designated for recreation capital improvements and acquisition, along with related expenses. For the 2010 through 2012 fiscal years, the millage resulted in revenues between \$609,000 to \$707,000 each year. The millage revenue has decreased by \$100,000 in the past three years due to decreased property values. Interest and dividends from the fund, donations and grants have supplemented the total millage revenues. In 2010, the Township expended approximately \$21,000 of the millage fund on capital purchases and other expenses. In 2011 and 2012, millage expenditures significantly increased due to the purchase of the Wise Road property, additional bike path along S. Commerce Road, and capital purchases including play structures at Bicentennial and Maple Glen as well as construction of the sledding hill

The Township's day-to-day recreational operations are funded through the Township's General Fund (property tax revenues). These expenditures include salaries and benefits for staff, operating expenses for the Ralph C. Richardson Center, equipment maintenance, building and grounds maintenance, Board fees and contractual services. The Township's General Recreation Expenditures have remained fairly consistent over the past three years - around \$315,000 per year.

Table 3
Parks and Recreation
Revenues & Expenditures

	2010	2011	2012
REVENUES			
From Millage:			
Voted Millage	\$ 707,189.19	\$ 627,043.75	\$ 609,870.91
Grants	\$ -	\$ 151,000.00	\$ -
Interest and Dividends	\$ 14,121.87	\$ 25,366.61	\$ 12,523.06
Concert in the Park Donations	\$ -	\$ 2,821.92	\$ 7,286.13
Donations	\$ -	\$ 5,000.00	\$ 1,500.00
Reimbursements	\$ -	\$ 2,650.00	\$ 2,500.00
MTT Changes	\$ -	\$ -	\$ (8,426.59)
Delinquent Personal Property Taxes	\$ -	\$ -	\$ 2,705.31
TOTAL REVENUE	\$ 721,311.06	\$ 813,882.28	\$ 627,958.82
EXPENDITURES			
Millage Expenditures:			
Professional Services	\$ 2,100.00	\$ 5,754.10	\$ 1,206.00
Reimbursement of MTT Judgement	\$ -	\$ 11,682.70	\$ -
Concert in the Park	\$ -	\$ 8,348.38	\$ 7,565.79
Capital Purchases	\$ 18,051.29	\$ 194,672.16	\$ 146,098.84
Real Estate Purchases	\$ -	\$ 1,284,868.00	\$ 1,526,403.00
Consultants	\$ -	\$ 54,527.99	\$ -
Bike Path Expense	\$ 1,235.22	\$ 443,283.32	\$ -
Sub-Total Millage Expenditures	\$ 21,386.51	\$ 2,003,136.65	\$ 1,681,273.63
General Expenditures:			
Salaries/Wages	\$ 135,040.75	\$ 155,375.39	\$ 142,333.67
Contracted Office Help	\$ -	\$ -	\$ 12,390.50
Board Fees	\$ 3,135.00	\$ 5,130.00	\$ 5,073.00
Payed Time Off Payout	\$ 10,311.52	\$ -	\$ -
Medical Insurance	\$ 51,386.69	\$ 59,616.13	\$ 49,729.13
Dental Insurance	\$ 5,685.57	\$ 4,898.13	\$ 4,145.82
Pension Contribution	\$ 13,275.17	\$ 15,025.84	\$ 15,906.34
Life Insurance	\$ 376.00	\$ 336.00	\$ 264.00
Disability Insurance	\$ 1,214.40	\$ 1,345.15	\$ 1,251.60
Social Security Benefits (FICA)	\$ 11,302.60	\$ 11,587.18	\$ 12,034.32
Vision Insurance	\$ 18.40	\$ 228.88	\$ 220.80
Supplies	\$ 2,656.77	\$ 2,961.56	\$ 3,637.75
Contractual Services	\$ 9,711.00	\$ 9,545.00	\$ 9,920.00
Telephone Service	\$ 1,747.41	\$ 1,701.05	\$ 1,783.30
Electric Service	\$ 16,009.94	\$ 13,288.46	\$ 17,345.00
Heating Service	\$ 5,726.24	\$ 8,222.13	\$ 4,910.34
Water/Sewer Fees	\$ 857.20	\$ 938.40	\$ 1,385.70
Equipment Maintenance	\$ 2,950.60	\$ 10,379.15	\$ 11,159.96
Building & Grounds Maintenance	\$ 43,860.19	\$ 14,643.16	\$ 13,035.70
Education	\$ -	\$ 20.00	\$ 42.28
Capital Layout	\$ -	\$ -	\$ 6,947.85
Sub-Total General Expenditures	\$ 315,265.45	\$ 315,241.61	\$ 313,517.06
TOTAL EXPENDITURES	\$ 336,651.96	\$ 2,318,378.26	\$ 1,994,790.69
TOTAL REVENUES VS EXPENDITURES	\$ 384,659.10	\$ (1,504,495.98)	\$ (1,366,831.87)

Recreation Inventory



Developing a complete inventory of recreation facilities, programs and events is an essential component of a Recreation Master Plan. This chapter of the plan provides a base of information to use in developing the Action Program. Understanding what facilities, programs, and events are available to the residents of Commerce Township is an important step in the future decision-making process.

This portion of the plan includes several components. The first component is a description of the recreation facilities and programs that Commerce Township owns and operates. Recreation, social and cultural facilities located within the Township, but owned and operated by outside agencies such as the public school district, were also inventoried. A description of regional recreation facilities is also provided. The recreation facilities inventory is followed by an assessment of the barrier-free compliance status of Township-owned park facilities. Lastly, this chapter includes a description of the facilities that were partially or completely acquired and/or developed using recreation grant funding from the Michigan Department of Natural Resources (MDNR).

Commerce Township Parks

In total, Commerce Township owns and operates 10 public parks encompassing 1,130.61 acres of land. The location of each of Commerce Townships parks is shown on Map 1, Recreation Inventory. Each park is designated as having a particular functional classification, based on a system developed by the National Recreation and Park Association (NRPA). The three functional park classifications include Community Park, Neighborhood Park and Mini-Park. Community parks are designed to serve a large population base and meet community-wide recreation needs. Neighbor-

Commerce Township Recreation Facilities

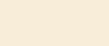
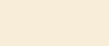
Community Parks	Acres
Byer's Homestead Park	2.76
Dodge Park	112.39
Hickory Glen Park	156.54
Long Nature Park	126.02
Maple Glen Park	115.26
Richardson Park/Center	78.92
Wise Road Property	518.0
Snowy Ridge Park	2.0
Neighborhood Parks	
Bicentennial Park	9.73
Mini-Parks	
Mill Race Park	8.99
Total Park Acreage	1130.61

hood parks are the basic unit of the park system and serve as the recreational and social focus of a particular neighborhood. Mini-parks are intended to address limited, isolated or unique recreational needs within a small area.

In order to collect the most up-to-date facility information for each of the parks, a field survey was conducted in June of 2013. The results of the survey are compiled into Table 2, which provides a comprehensive inventory of the parks and various facilities within each park.

A profile summary of each Township-owned park is included on the following pages.

LEGEND

-  TOWNSHIP PARK
-  PUBLIC SCHOOL FACILITIES
-  REGIONAL RECREATION FACILITIES
-  OTHER RECREATION FACILITIES
-  NEIGHBORING MUNICIPAL PARKS
-  SWAMP/MARSH AREA
-  EXISTING OFF-ROAD NON-MOTORIZED TRAIL
-  PROPOSED OFF-ROAD NON-MOTORIZED TRAIL
-  EXISTING SAFETY/SIDE PATH
-  EXISTING PARK PATH
-  EXISTING WATER TRAIL
-  LAKE/POND
-  RIVER/STREAM
-  MUNICIPAL BOUNDARY

TOWNSHIP PARK PROPERTIES

- ① BICENTENNIAL PARK
- ② BYER'S HOMESTEAD PARK
- ③ DODGE PARK
- ④ HICKORY GLEN PARK
- ⑤ LONG NATURE PARK
- ⑥ MAPLE GLEN PARK
- ⑦ MILL RACE PARK
- ⑧ RICHARDSON PARK/COMMUNITY CENTER
- ⑨ WISE ROAD PROPERTY
- ⑩ SNOWY RIDGE PARK

SCHOOLS

- ⑪ COMMERCE ELEMENTARY
- ⑫ COUNTY OAKS ELEMENTARY
- ⑬ GEISLER MIDDLE
- ⑭ GLENGARY ELEMENTARY
- ⑮ OAKLEY PARK ELEMENTARY
- ⑯ OAK VALLEY MIDDLE
- ⑰ SMART MIDDLE
- ⑱ WALLED LAKE CENTRAL HIGH
- ⑲ WALLED LAKE NORTHERN HIGH
- ⑳ WALLED LAKE WESTERN HIGH
- ㉑ WALLED LAKE OUTDOOR EDUCATION CENTER

OTHER

- ㉒ HURON RIVER TRAIL
- ㉓ LAKES COMMUNITY TRAIL
- ㉔ PROUD LAKE STATE RECREATION AREA
- ㉕ BAY POINTE GOLF CLUB
- ㉖ BEACON HILL COUNTRY CLUB
- ㉗ BIRMINGHAM GUN CLUB
- ㉘ COMMERCE COMMONS
- ㉙ DETROIT GUN CLUB
- ㉚ EDGEWOOD COUNTRY CLUB
- ㉛ FOX LAKE PARK (TWP. OWNED UNDEVELOPED PROPERTY)
- ㉜ GLENORE GOLF CLUB
- ㉝ MULTI-LAKES CONSERVATION CLUB
- ㉞ UNION LAKE GOLF CLUB
- ㉟ CLARA MILLER PARK
- ㊱ GILBERT WILLIS PARK
- ㊲ GUNNAR METTALA PARK
- ㊳ MARSHAL TAYLOR MINI PARK
- ㊴ RILEY PARK
- ㊵ SIMS PARK
- ㊶ WIXOM HABITAT PARK
- ㊷ WEST BLOOMFIELD RAIL TRAIL
- ㊸ HURON VALLEY RAIL TRAIL
- ㊹ COMMERCE-WALLED LAKE-WIXOM TRAIL
- ㊺ M-5 TRAIL

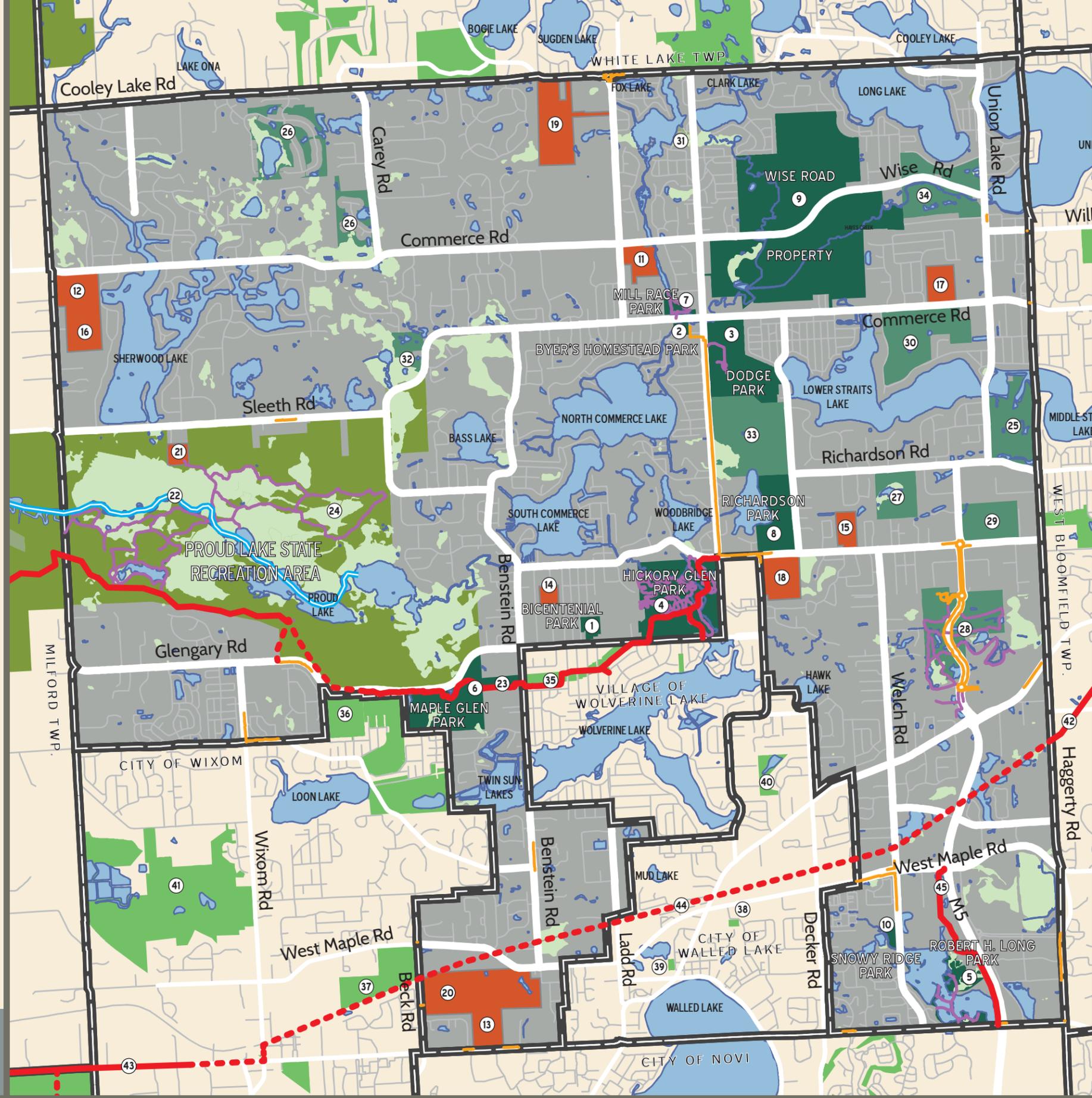


Table 2
Recreation Facilities Inventory

Map ID	Name	Type	Acres or Miles	Parking Area	Outdoor Bathroom	Outdoor Concessions	Outdoor Lighting	Storage Facility	Gymnasium	Ball Field	Soccer Field	Football Field	Volleyball Court	Tennis Court	Basketball Hoop	Ball Shoot Court	Playscape	Swing Set	Trails / Walking Track	Fishing	Horseshoe Pk	Bleachers	Picnic Tables	Pavilions / Gazebo	Grill	Park Bench	Bike Rack	Steeding Hill	Baking Cage	Comments					
1	Bicentennial Park	NP	9.73	Y	Y	Y	Y	Y	Y	1	1	2	2	2	2	1	1	1	1	1	1	3	Y	1	1	7	1		Tennis courts not usable						
2	Byer's Homestead Park	CP	2.76	Y	Y	Y	Y	Y	Y													Y							Historic home/barn						
3	Dodge Park	CP	112.39	Y	Y	Y	Y	Y	Y	2	2	1	2	2	2	2	2	2	2	2		Y	3	3	3	5									
4	Hickory Glen Park	CP	156.54	Y	Y	Y	Y	Y	Y	7	1	1	1	1	1	1	1	1	1	1	4	Y	1	4	2					2 full-size bleachers at football field					
5	Long Nature Park	CP	126.02	Y	Y	Y	Y	Y	Y													Y	1	5	1										
6	Maple Glen Park	CP	115.26	Y	Y	Y	Y	Y	Y	15											30	Y	1	6	1										
7	Mill Race Park	MP	8.99	Y	Y	Y	Y	Y	Y													Y													
8	Richardson Park/Community Center	CP	78.92	Y	Y	Y	Y	Y	Y	1	1	1	1	1	1	1	1	1	1	1	1	Y	3	3						Nature trail, indoor mtg rooms, kitchen					
9	Wise Road Property	CP	518																																
10	Snowy Ridge Park	CP	2	Y																															
TOTALS										23	4	1	4	2	4	9	6	6	2	37	5	14	24	8	1										
School Facilities																																			
11	Commerce Elementary		35.86	Y	Y	Y	Y	Y	Y	1	2				4	1	1	2																	
12	Country Oaks Elementary		40.44	Y	Y	Y	Y	Y	Y	1		6	2	2																					
13	Geisler Middle		98.02	Y	Y	Y	Y	Y	Y	3	1	1	4								4														
14	Glenary Elementary		10.93	Y	Y	Y	Y	Y	Y	2					1	2	2																		
15	Oakley Park Elementary		18.17	Y	Y	Y	Y	Y	Y	1	1	1	6	1	3	3																			
16	Oak Valley Middle		40.01	Y	Y	Y	Y	Y	Y	4	1	1	2																						
17	Smart Middle		27.61	Y	Y	Y	Y	Y	Y	1	2	1	2																						
18	Walled Lake Central High		44.51	Y	Y	Y	Y	Y	Y	3	2	1	8									2	Y												
19	Walled Lake Northern High		84.14	Y	Y	Y	Y	Y	Y	4	4	1	8									4													
20	Walled Lake Western High		51.7	Y	Y	Y	Y	Y	Y	4	2	1	8									2													
21	Walled Lake Outdoor Education Center		11.32	Y	Y	Y	Y	Y	Y						2							Y	Y												
TOTALS										20	18	6	1	24	26	3	8	9	20	6	1	20	5	14	24	8	1								
Non-Motorized Trail Systems																																			
22	Huron River Water Trail	LP	12.8 mi																																
23	Lakes Community Trail	LP	3.19 mi																																
44	Commerce-Walled Lake-Wixom Trail	LP	5.36 mi																																
45	M-5 Trail	LP	2.29 mi																																
	Safety/Side Path System	LP	11.32 mi																																
TOTALS																																			

MP = Mini Park; NP = Neighborhood Park; CP = Community Park; LP = Linear Park; Y = Yes
Source: livingLAB field survey, June 2013

Bicentennial Park

2840 Fisher

Classification: Neighborhood Park

Acres: 9.73

Bicentennial Park is located north of Glengary Road, behind the former Township Hall Building on Fisher Avenue. Developed for recreational purposes in 1976, during the year of the U.S. Bicentennial, this park features a variety of active recreational facilities. Sporting amenities include one ball field, one soccer field, two sand volleyball courts, two tennis courts (not currently usable due to condition), one basketball court and one horseshoe pit. Facilities for younger children include a playscape, swingset and slide. One pavilion is available, along with picnic tables, grills and an outdoor restroom.



Byers Homestead Park

213 Commerce Road

Classification: Community Park

Acres: 2.76

The historically significant Byer's Homestead Park is a small park located on the south side of Commerce Road and situated along the Huron River. The property was first settled in 1825 by Abram Walrod, the first European settler in Commerce Township. Many of the historic buildings remain on the site including the primary residence that was built in 1930. The Byers homestead site was listed on the State register of historic sites on May 28, 1977. The Friends of Byers formed in 1995 in recognition of the need to protect the homestead for future generations to enjoy. In 1998, Commerce Township purchased the property for preservation as a historic and recreational community amenity. The Friends group works closely with the Township to coordinate the preservation and maintenance of the grounds.

Facilities at the park include the primary residence, barn, duck barn, pantry, storage barn, out-house, picnic tables, benches, walking path and a wooden bridge over the Huron River.



Dodge 5 Park

180 Commerce Rd
4380 S Commerce Rd

Classification: Community Park

Acres: 112.39

Dodge 5 Park is a community park at the south-east corner of Commerce Road and South Commerce Road. The park was donated by the Dodge family to the State and became part of the State Park system. During the 1930's, workers from the Civilian Conservation Corps (CCC) participated in a tree planting program at the park, resulting in a dense forest, portions of which are still present today. In the 1990's, Commerce Township purchased the park from the State for preservation as a park site.

A significant project that added an access road, parking area, 2 soccer fields, pavilions, play equipment, picnic tables and grills to the south side of the park was completed in 2009. CW3 soccer maintains the soccer fields. The project was completed as part of a larger vision for the property as was documented the 2006 master plan. The remainder of the park remains as passive recreation areas with the north end including older play equipment, volleyball, basketball hoops, and picnic areas. The park is also the home of special events such as summer concerts and movies.



Dodge Park V Masterplan

Preferred Concept

JUNE 2006

B R ①
Beckett & Raeder
Landscape Architecture
Planning & Engineering



Legend

- A. Recreation Center
Includes a 1,000 sq. ft. building, parking lot, and playground.
- B. Outdoor Plaza/Patio
Seating, tables, and landscaping.
- C. Theme Garden
Decorative garden area.
- D. Spray Play/Water Park
Water play structure.
- E. Gazebo/Overlook
Viewing platform with seating.
- F. Amphitheater
Performance area with seating.
- G. Pond
Decorative water feature.
- H. Retention Ponds
Water management features.
- I. Soccer Fields
Three soccer fields.
- J. Trail Head
Starting point for trails.
- K. Concessional/Restrooms
Food and restroom facilities.
- L. Playground
Children's play area.
- M. Picnic Shelter
Shaded area for picnicking.
- N. Baseball Courts/Sand Volleyball
Baseball and volleyball courts.
- O. Softball Field
Softball field.
- P. Dog Park
Fenced area for dogs.
- Q. Fenced Trails
Walking and jogging paths.
- R. Nature Trail
Educational trail through nature.
- S. CCC Plaza
Community center plaza.
- T. Enclose Drain
Water management feature.
- U. Storm Sewer
Infrastructure for stormwater.
- V. Community Green
Open green space.
- W. Ryan's Homestead
Historical site.

Hickory Glen Park

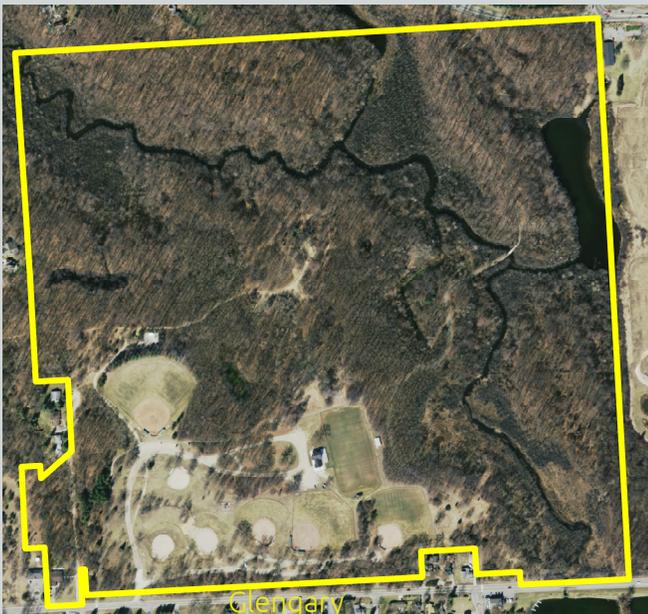
610 Glengary Road

Classification: Community Park

Acres: 156.54

Hickory Glen Park is located on the north side of Glengary Road in the central portion of the Township. The community park is both an active and passive park with many sporting facilities, including seven mid- to full-sized ball diamonds and one full size football stadium. Bleachers and dugouts are found at each ball field with a grandstand, concession stand, restrooms, and scoreboard at the football stadium. Working in conjunction with the Township, the Lakes Athletic Association maintains the ball diamonds while the Hawks Youth Football League maintains the football stadium. Other facilities at the park include play equipment, picnic tables, grills, benches and a concession building.

The Motor City Mountain Bike Association has built and maintains numerous mountain bike trails within the park. The Lakes Community Trail extends through the park, providing opportunities for walking, jogging and biking. The trail also provides a link between Hickory Glen Park and other recreation facilities within the area. A long-term Master Plan for the park was developed in 2011. The log cabin at the southwest corner of the park is leased out and not available.





Commerce Township
Hickory Glen Park
 Conceptual Park Plan



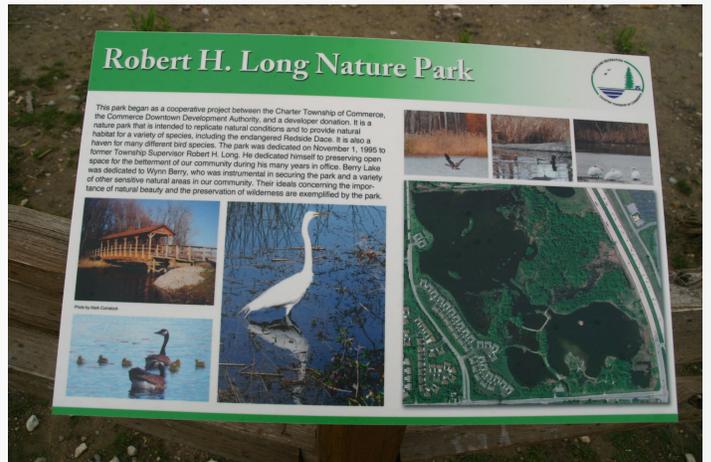
Robert H. Long Nature Park

40900 14 Mile Rd

Classification: Community Park
Acres: 126.02

The Robert H. Long Nature Park is located on the northeast corner of 14 Mile Road and M-5 in the southeast corner of the Township. This nature park affords citizens access to a wetland habitat and offers ample opportunity for the enjoyment of nature and wildlife. Dedicated in 1995, the park was a cooperative project between Commerce Township, the Township Downtown Development Authority (DDA) and a private developer donation.

A major feature of this park is a handicapped accessible crushed limestone trail that encircles Berry Lake. A covered bridge connects the north and south sides of the trail. Other amenities include fishing docks, a picnic pavilion, playground, picnic tables, grills and benches. The M-5 Trail traverses along the east side of the park.



Maple Glen Park

2355 Glengary Road

Classification: Community Park

Acres: 115.26

Located on the south side of Glengary Road, in the south central portion of Commerce Township, Maple Glen Park was purchased in the 1960s and has since been developed primarily for baseball and softball purposes. Currently, two leagues call the park home: Interlakes Girls Softball League and Commerce Little League. Through generous donations, the two leagues have constructed a total of 15 ball fields of various sizes and provide field maintenance. Related amenities include outdoor bathrooms, concessions, maintenance building, play equipment, bleachers, picnic tables, grills, benches and a batting cage. The Lakes Community Trail travels through the park from east to west.

A long-term master plan was developed for Maple Glen Park in 2011 with a focus on adding an additional ingress/egress, organizing parking, adding additional ballfields, developing soccer fields, improving pedestrian circulation and wayfinding and related amenities. The finger of property on the eastern side of the park is slated for cemetery expansion.







 Commerce Township
Maple Glen Park
 Conceptual Park Plan

Mill Race Park

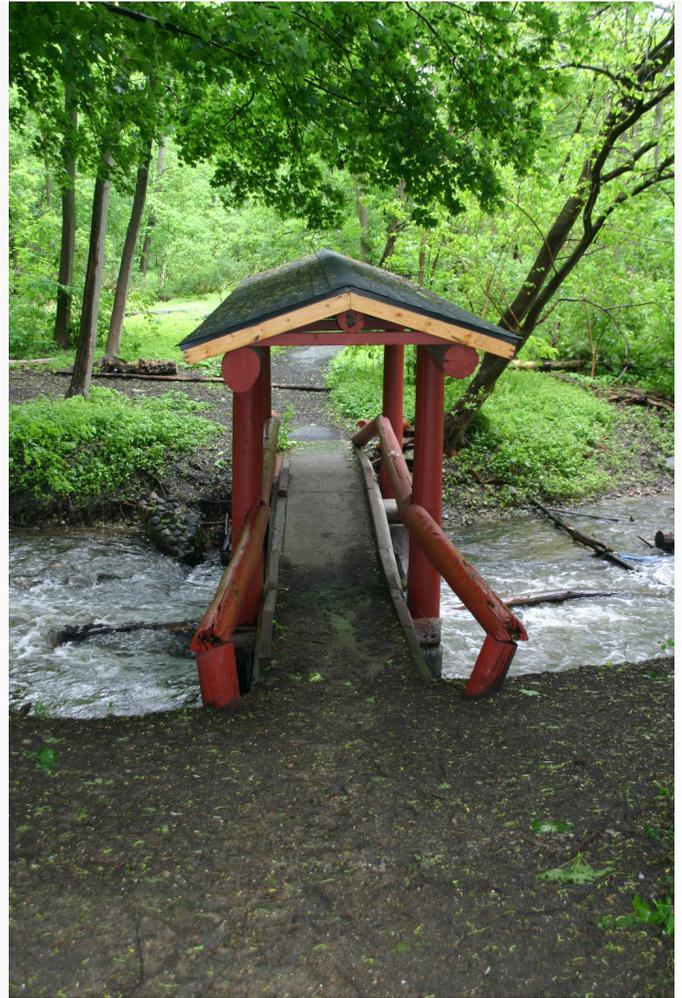
360 Commerce Road

Classification: Mini Park

Acres: 8.99

Mill Race Park is located on the north side of Commerce Road across from Byers Homestead Park. Similar to Byers, Mill Race Park is also a State registered historical site, formerly occupied by the Commerce Roller Mill. The property was in the original platted village in 1825. The Commerce Roller Mill was built in 1837 and operated for 90 years, serving the farming communities within the area. Processing flour and ground feed for livestock, the mill served as the center of commercial activity in the Township for many years. The site was purchased by the Township for recreational purposes in 1984.

Used primarily as a passive open space area and interpretive site, the park features an internal trail network with two covered bridges crossing the Huron River headwaters. Additional facilities include two picnic tables. Parking exists behind the Mill Race Shopping Center, on Carroll Lake Road.



Richardson Park/Center

1485 E Oakley Park Rd

Classification: Community Park
Acres: 78.92

The Ralph C. Richardson Community Center and Park is a focal point for recreation activity within Commerce Township. The park and community center is located on the northwest corner of Oakley Park Road and Newton Road. The majority of the park site is wooded open space and unique prairie, accessed by nature trails. The active recreation facilities and the community center are all located in the southern portion of the site. Outdoor facilities include one small soccer field, sand volleyball court, two playscapes, swings, horseshoe pit, picnic tables, grills and benches.

The Community Center is a multi-purpose facility used primarily as a senior center and by residents and organizations for special events on a rental basis. Senior activities and programs are held at the center throughout the year, such as cards and lunches. An outdoor patio overlooks the rear portion of the park.



Wise Road Property

Classification: Community Park

Acres: 518

The largest park in Commerce Township is the newly acquired (2012) Wise Road Property. The Township purchased the property from the State to be used as public outdoor recreation. The property, previously known as the Proud Lake Recreation Area - East Unit, was partially used in the 1950s as a Nike missile base by the U.S. Department of Defense.

The property is bisected by Wise Road. The north portion of the park is undeveloped with woods, streams, wetlands and informal trails. The southern includes woods, the former Nike missile site, open fields, streams, wetlands and informal trails.

Deed restrictions focus on conservation and wildlife habitat protection with active, outdoor recreation facilities permitted in and around the former Nike missile area on the south parcel. Parks millage money was instrumental in obtaining ownership of the property.



Snowy Ridge Park

Classification: Community Park
Acres: 2

Snowy Ridge Park is located on the west side of Welch Road just south of the Township Waste-water Treatment Plant. The park was opened in 2013 and includes the area's only sled hill and an associated parking area.



Township Recreation Programs and Partners

The Charter Township of Commerce, in conjunction with several recreational leagues, offers a variety of programs and services for the citizens of the Township and region. A description of these programs and the various recreational leagues is provided on the following pages.

Senior Programs

Senior citizen activities are offered throughout the year, primarily at the Ralph C. Richardson Center. Some of the senior activities include:

- Computer lab
- Bingo
- Yoga
- Cards
- Knit, crochet and sewing
- Blood pressure clinics
- Hearing evaluation
- Woodcarving
- Soup, sandwich and movie day
- Art

Transportation services are offered to seniors and those with disabilities to/from the Richardson Center, doctors, malls, grocery, banks, etc. Senior luncheons are held Monday - Friday at the Richardson Center. Each month, a free theme luncheon, such as western or baseball, is offered to seniors. The Township organizes day trips and extended trips for seniors throughout the year. Recent trips include:

- Detroit Historical Museum
- Cranbrook Gardens
- Hamtramck
- Ontario
- Casinos

Concert in the Park

The Township organizes a family friendly Concert in the Park, at Dodge Park, 3 times during the summer. Events include music, face painting, food vendors and more. Concerts are held in June, July and August.

Commerce Little League

Active for more than 55 years, the Commerce Little League uses and maintains baseball fields at Maple Glen Park. The league offers both a fall and spring

baseball and tee-ball season to youth between the ages of 5 and 14. The league is headed by a Board of Directors which meets monthly at the Ralph C. Richardson Center.

Lakes Athletic Association

The Lakes Athletic Association is a regional baseball association that is open to Commerce Township youth and utilizes several of the Township's ball fields, primarily those at Hickory Glen Park and school district ballfields. Various leagues have been set up based on the age of the participant, ranging from 4-6 year old tee ball to 17-19 years old. The primary season is spring, however, a fall ball season is also offered.

Inter-Lakes Girls Softball

Established in 1972, ILGSL is one of the largest recreational softball leagues for girls ages 5-14. The organization offers slowpitch and fastpitch softball for girls within Commerce Township and the surrounding areas. The league utilizes 7 ball fields and operates a concession stand at Maple Glen Park. ILGSL has been nationally recognized by USSSA.

CW3 Soccer Association

The CW3 Soccer Association is a youth soccer association serving Commerce Township, Walled Lake, Wixom and Wolverine Lake. Soccer is offered for boys and girls from U8 through U18. CW3 is a fully-registered Michigan non-profit organization managed by a Board of Directors. Games are played at middle schools, Northern High School and Dodge Park fields. CW3 maintains the soccer fields at Dodge Park.

Lakes Area Hawks Youth Football and Cheerleading League

The football field (Lesner Field) at Hickory Glen Park is the home of the Lakes Area Hawks Youth Football and Cheerleading League. The Hawks field four football teams based on age from 7-14 years old. The cheerleading squads are divided into three groups: Freshman, JV and Varsity. During the fall, the Hawks football teams and cheerleading squads face off against other teams in southeast Michigan.

Motor City Mountain Bike Association

The Motor City Mountain Biking Association chapter of the International Mountain Biking Association is a section 501c3 advocacy organization focused on preserving, protecting, and promoting mountain bike access and diverse riding opportunities on Metropolitan Detroit's public lands through education, communication, and unified action.

Working with partner organizations, the MCMBA chapter maintains approximately 80 miles of single-track mountain bike trails in Oakland and Wayne counties. The MCMBA built and maintains the mountain bike trails at Hickory Glen Park.

Friends of Byers

The Friends of Byers was formed in 1995, in recognition of the need to protect the historic Byers homestead for future generations to enjoy. This group of volunteers began the effort that resulted in the purchase by Commerce Township on September 30th, 1998. The Friends of Byers are responsible for coordinating the preservation and maintenance of the grounds.

Non-Motorized Trail Systems

A widespread effort has been emerging in the State, particularly over the past 10-15 years, to identify opportunities and develop non-motorized trail networks that connect communities to one another. Oakland County has supported this growing movement by providing planning services and resources, taking advantage of the lakes, rivers, public lands and abandoned rail corridors to connect residents and visitors to a number of destinations.

The following describes the non-motorized networks (existing and planned) within Commerce Township.

Huron River Water Trail

The Huron River Water Trail is a 104-mile inland paddling trail connecting people to the rivers' natural environment, its history and the communities it touches in Michigan's Lower Peninsula.

In several parts of the Huron River watershed, people are talking about improving recreational access to the river, adding interpretive, way-finding,

and historical signage, creating linkages from city to village, and creative economic development opportunities. These ideas are at the heart of a "Water Trail".

To coordinate these efforts and extend the idea to the entire navigable portion of the river, the Huron River



**Huron River
WATER TRAIL**

Watershed Council is facilitating an effort to develop a Huron River Water Trail (HRWT). The goal of the water trail is to reconnect communities in Oakland, Livingston, Washtenaw, and Wayne Counties to the Huron River and its recreational, economic, historic, and cultural values. A portion of the water is located within Commerce Township and the Huron River and the Proud Lake State Recreation Area.

Lakes Community Trail

The Lakes Community Trail begins at the corner of South Commerce Road and Oakley Park Road in the center of the Township. The trail then runs south and west through Hickory Glen Park, Clara Miller Park, Maple Glen Park and ends at Gilbert Willis Park. The total trail length is approximately 3.2 miles. The asphalt trail was constructed in the early 2000's and varies between 6 and 8 feet wide. Each community maintains the portion of the trail within their jurisdiction. Several local safety/side paths connect into the Lakes Community Trail, including direct connections to Richardson Park, Dodge Park and Byers Homestead Park.

M-5 Metro Trail

The M-5 Metro Trail is an extension of the I-275 Metro Trail and traverses alongside M-5 from 13 Mile Road to Maple Road in the southeast section of the Township. This regional trail is planned to extend north to bisect the Lake-to-Lake Trail. The M-5 Metro Trail is 10-foot wide asphalt and built and maintained by MDOT.

Great Lake-to-Lake Trail

The Great Lake-to-Lake Trail is a planned cross state trail from Port Huron to South Haven. The trail includes a number of local non-motorized trails that will all link together and generally follow the old Michigan



Airline Railroad corridor. Many sections of the trail have been built including the West Bloomfield Trail and the Huron Valley Trail on either side of Commerce Township. The former rail corridor within Commerce Township is a key section of the Great Lake-to-Lake Trail that remains to be built.

Commerce Township, Walled Lake and Wixom have formally created a trailways alliance called the Commerce, Walled Lake and Wixom Trailway Management Council. Each municipality appointed one voting member to act in its best interests. The Trailway Council was successful in receiving grant assistance toward the purchase of the abandoned rail corridor. The purchase is slated to be complete in 2013. The Council is purchasing the corridor from Haggerty Road to Wixom Road. The Trailway Council's powers are limited to the acquisition, development and maintenance of the rail corridor land (approximately 5.4 miles).

Public School Recreational Facilities

Commerce Township falls within the jurisdiction of two public school districts: Huron Valley Schools (northwest portion of the Township) and Walled Lake Consolidated Schools (remainder of Township). In total, three public high schools, three middle schools, four elementary schools and an outdoor educational center are located within the Township limits (Map 1). These school facilities play a role in the provision of recreation in the Township as they each offer a variety of recreation facilities that can, in many cases, be accessed by the public. A description of facilities within Commerce Township is summarized in the Recreation Inventory Table.

Huron Valley Schools

- Country Oaks Elementary School
- Oak Valley Elementary School

Walled Lake Consolidated Schools

- Commerce Elementary School
- Geisler Middle School
- Glenary Elementary School
- Oakley Park Elementary
- Smart Middle School
- Walled Lake Central High School
- Walled Lake Northern High School
- Walled Lake Western High School
- Walled Lake Outdoor Education Center

Cross State Trail

Branding and Marketing Strategies Project



Regional Recreation Facilities

There are a number of regional recreation facilities in and around Commerce Township that provide additional opportunities and resources for Township residents.

Proud Lake State Recreation Area

The Proud Lake State Recreation Area is located within Commerce Township and Milford and includes more than 4,700 acres along the Huron River. The majority of land is relatively undeveloped woodlands, however, several areas within the Recreation Area have been developed for more active recreational use. Amenities include more than 20 miles of internal hiking, skiing, biking and equestrian trails as well as a boat launch, beach, campground, picnic areas, concessions and shelters. Canoeing, fishing, hunting and snowmobiling are also permitted within the State Park.

There are also several facilities within a short drive from Commerce Township including:

- Highland State Recreation Area
- Dodge #4 State Park
- Pontiac Lake Recreation Area
- Island Lake Recreation Area
- Maybury State Park

Kensington Metropark

The Huron-Clinton Metropolitan Authority maintains a number of major park facilities in Southeast Michigan. The nearest is Kensington Metropark, located in nearby Milford. The Metropark includes biking, hiking and equestrian trails, swimming, waterpark, nature center, farm center, group camping, fishing, boating, cross country skiing, picnicking, and ballfields.

Oakland County

Oakland County owns and operates a number of parks throughout the County. The closest Oakland County Parks to Commerce residents include:

- Lyon Oaks County Park
- Glen Oaks County Park
- White Lake Oaks County Park

Other Recreation Facilities within Commerce Township

Beyond the public parks, several private recreational facilities are also located within Commerce Township. Most of these private facilities are open to the public for an entrance fee or through an annual membership. In addition to the privately owned facilities, two Commerce Township-owned properties are included in this category.

Fox Lake Park (undeveloped)

This undeveloped Township-owned property is located on the west side of Carroll Lake road in the northern portion of the Township. The property, with frontage on Fox Lake, is primarily wooded. Although the property has been unofficially named Fox Lake Park, it is not an active facility and no plans for future recreational development have been laid out by the Township.

Commerce Commons

The Commerce Commons site, along Martin Road Parkway, was the former home of two golf courses. The DDA purchased the land (328.74 acres). One of the first redevelopment efforts at Commerce Commons was the conversion of a former clubhouse into a new Township Library. The 14,000 square foot library features a technology/computer lab, outdoor patios, and activities for children. A second clubhouse was redeveloped into the Commerce Township Hall. A concept plan for the property included space for residential development, a performing arts center, and a lifestyle shopping center. The plan also called for 70-90 acres to be left as open space for recreational and storm water retention purposes. A network of bike/pedestrian paths has begun to be developed.

Golf Courses

A total of 5 golf courses are located in Commerce Township as listed below. The location of the courses are shown on Map 1.

- Bay Pointe Golf Club
- Beacon Hill Country Club
- Edgewood Country Club
- Glenlore Golf Club
- Union Lake Golf Club

In addition to the course itself, some of the golf clubs feature indoor recreational facilities such as banquet halls and fitness centers and outdoor facilities such as pools.

Fitness Centers/Gyms

A number of private gyms and fitness centers are in Commerce Township including:

- **Lifetime Fitness**, which includes an indoor and outdoor pool, spa, cafe, fitness classes, weigh training, racquetball, basketball courts, squash, etc.
- **Fitness 19**, which includes cardio and free weights.
- **Anytime Fitness**, which is a 24 hour gym with cardio and free weights

Sporting Clubs

Three outdoor sporting clubs are located in Commerce Township. The **Birmingham Gun Club** and **Detroit Gun Club** are located in close proximity to each other in the eastern portion of the Township. Both clubs feature outdoor rifle ranges and related facilities.

The **Multi-Lakes Conservation Club** encompasses 151.97 acres on the west side of Newton Road, just south of Dodge Park. Outdoor facilities include a ballfield, rifle ranges, archery ranges, picnic area and horseshoe pits. A clubhouse/banquet hall as well as an indoor shooting range are also located on the property.

Neighboring Municipal Parks

The cities of Wixom and Walled Lake and Village of Wolverine Lake extend into the southern portions of the geographic township limits. Given their proximity to the Township, the recreational facilities within these municipalities are likely used by Township residents. The locations of neighboring municipal parks are shown on Map 1 and include:

- Clara Miller Park
- Gilbert Willis Park
- Gunnar Mettala Park
- Marshall Taylor Mini-Park
- Mercer Beach
- Pratt Park
- Riley Park
- Sibley Square Park
- Sims Park
- Wixom Habitat Park

Barrier Free Status of Commerce Township Parks

With the passage of the Americans with Disabilities Act of 1990 (ADA), all areas of public service and accommodation became subject to barrier-free requirements, including parks and recreation facilities and programs. To evaluate the status of the existing public parks and recreation facilities owned by Commerce Township, each was inventoried for their accessibility status (as defined by the MDNR) during a field survey conducted in June 2013. Each facility was given a rating of 1 through 5 with the following MDNR definitions:

1. None of the facilities/park areas meet guidelines;
2. Some of the facilities/park areas meet guidelines;
3. Most of the facilities/park areas meet guidelines;
4. Entire park meets guidelines; and,
5. Entire park was developed/renovated using principals of universal design.

Commerce Township Facility Accessibility Ratings

Name	Accessibility Rating
Byer's Homestead Park	2
Dodge 5 Park	3
Hickory Glen Park	3
Long Nature Park	3
Maple Glen Park	3
Richardson Park/Center	3
Wise Road Property	n/a
Snowy Ridge Park	3
Bicentennial Park	3
Mill Race Park	1

Commerce Township Grant History and Park Property Encumbrances

When preparing a Recreation Plan, the Michigan Department of Natural Resources requires that information be provided concerning grants that have been received in the past for acquisition or development of recreation facilities. The recreation grant history was obtained from the MDNR, Grants Management Division and used as a basis for this summary. Complete post-inspection completion forms for each of the parks that have received MDNR funding are included in the appendix. Additional information is included in the summary table on the following page as provided by the Township for properties with known encumbrances.

Table 3
Township Park Property
Grant History and
Encumbrances

Name	Acres or Miles	MDNR Grant Type	Grant Number	MDNR Grant Amount	Year DNR Grant Awarded	Scope Items/Acquisition	Current Status	Known Restrictions
Bicentennial Park	9.73	Land and Water Conservation Fund	26-00880	\$6,200	1977	Shelter/storage building	The combination shelter/storage building is in fair condition and utilized by park visitors.	DNR grant funds were used on the property. The boundary map the DNR has associated with the grant funds encumbers a significant portion of the site. Boundary map is in Appendix of Recreation Master Plan. The encumbered portion must be used for outdoor public recreation in perpetuity.
		Land and Water Conservation Fund	26-01060 T2	\$7,140	1978	Boundary fencing, tennis court fencing, ball field bleachers, playground and picnic equipment	The fencing constructed through grant assistance is in fair to good condition. The playground equipment is in fair condition but aging.	
Byer's Homestead Park	2.76							
Dodge 5 Park	112.39	Trust Fund	TF03-130	\$250,000	2003	Acquisition in fee simple the 64-acre Dodge Park #45 to use as a public park.	The southern portion of Dodge Park received significant improvements in 2009 and is in good condition.	The park is encumbered due to use of State Funds for acquisition. The property must be used for outdoor public recreation in perpetuity.
Hickory Glen Park	156.54							
Robert H. Long Nature Park	126.02	Trust Fund	TF91-045	\$375,000	1991	Acquisition of 7 acres	Long Nature Park is in good condition and used for passive recreation, fishing and wildlife viewing.	Portion of park was purchased and park was developed using Trust Fund dollars. The entire park property is encumbered and boundary map is in Appendix of Recreation Master Plan. The encumbered portion must be used for outdoor public recreation in perpetuity.
		Trust Fund	TF91-196	\$332,900	1991	Dam, wetland habitat, parking, trails, wooden observation decks (2), picnic area	Long Nature Park is in good to fair condition and used for passive recreation, fishing and wildlife viewing.	
		Trust Fund	TF878	\$17,000	1984	Acquisition of 5.29 acres for Mill Race Park	Passive park with trails and open to the public	
Maple Glen Park	115.26							
Mill Race Park	8.99							Northern portion of park was purchased with DNR Trust Fund dollars and is encumbered by such. Boundary map of encumbered portion of the park is in Appendix of Recreation Master Plan. The encumbered portion must be used for outdoor public recreation in perpetuity.
Richardson Park/Community Center	78.92							
Snowy Ridge Park	2							

