

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, February 3, 2020
2009 Township Drive
Commerce Township, Michigan 48390

A. CALL TO ORDER: Vice Chairperson Schinzing called the meeting to order at 7:00pm.

ROLL CALL: Present:

Russ Schinzing, Vice Chairperson
Brian Winkler, Secretary
Tom Jones
Bill McKeever
Brian Parel
George Weber

Absent:

Larry Haber, Chairperson (excused)

Also Present:

Dave Campbell, Township Planning Director
Jason Mayer, Township Engineer
Mark Stacey, DDA Director

B. APPROVAL OF AGENDA

MOTION by Jones, supported by Parel, to approve the Planning Commission Regular Meeting Agenda of February 3, 2020, as presented.

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

MOTION by Weber, supported by Jones, to approve the Planning Commission Regular Meeting Minutes of December 2, 2019, as presented.

MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We did finally have a ZBA agenda.
- We had an early meeting; an educational sit-down with the Township Attorney.
- At the regularly scheduled meeting, we approved a sign at 2405 Benstein Road to be placed in the road right-of-way, that encroaches into the required setback.

George Weber – Township Board of Trustees

- We've had a couple of Board meetings since the last Planning Commission.
- Of note, the 2020 Meeting Schedules, holiday closings and final budget amendments were all approved in mid-December.
- We are continuing to work with the Windmill Farms group on developing a concession agreement to allow that operation to continue to go forward within the Township. In fact, we have another meeting tomorrow with them. I would anticipate formal Board approval within the next 60 days on that.
- As it relates to the off-premises alcohol sales outlets, the Board met on that in January and denied the applicant's petition to change the amendment. Although he's not here, I think Larry Haber had a lot to do with that with some of the discussions that he had. He more eloquently described the process that got us to where we are today. I think that singularly helped to sway some of the Board members.

- Dave, if you have the floorplan for the fire station, could you bring that up?

Dave Campbell – I do. I have the site plan and the floorplan.

Weber – Let's start with the floorplan.

- At the last Board meeting a couple weeks ago, the Board approved giving the fire station subcommittee approval to make decisions and to go forth and spend the money.
- This is the final iteration of the new fire station.
 - It will include 4 bays.
 - Construction will begin this spring.
 - We are working with A3C, Brian's firm, who I think has done an outstanding job.
 - We started out around 13,500 square feet, which was more that we could afford and more than was in the budget and the SAD.
 - We worked through several iterations with the fire department and key members. We now have it down to a gross square footage of about 11,500, with an average per square foot of \$360.
 - That gets us within our budget, and includes roughly a \$500,000 contingency. We have a high degree of confidence that we won't go over budget.
 - Basically, we hope that this will be a 50-year fire station.
 - There are separate dorm rooms. We don't have bunk rooms. This will accommodate both male and female full-time firefighters in this station.
 - It does include a workout room. Part of our mission is to keep them as healthy as possible, for their benefit and the benefit of the Township.
 - The north side is where firefighters enter after a run. They drop their gear there, and that's where decontamination and washing takes place. Then they go through the bays into the living and office quarters.

Dave Campbell brought up the site plan on the overhead. George Weber reviewed the layout. He discussed the plot of land that the Township owns which will now be used for the expansion, the parking area, drainage, storage area, and the generator.

Schinzing – What location is this?

Dave Campbell – This is replacing Fire Station #3 on the east side of Welch Road, north of Pontiac Trail. We're already getting cooperation, with sharing of storm water systems for both properties, from the development to the north, Barrington Apartments. We may also need help from them as far as getting the easement for maintenance of our water main. Jason can speak more to this matter.

Jason Mayer – Yes, we've talked to Jim Galbraith and he is onboard with helping the Township with whatever we need.

Dave Campbell further discussed the vacant parcel that the Township owns.

Weber – That station is already our busiest station, which is also our oldest and smallest station. Over 30% of all runs come out of there. With all of the developments; Barrington, Five & Main, and everything happening to the east in Commerce, it will get a lot busier.

Jones – The new developments will benefit.

Weber – One other point; Walled Lake has been great in working with us. After we demo this fire station, the crew will be housed at Walled Lake's station on Maple Road. They have made accommodations so we will be serving the east side of Commerce out of their facility.

Brian Winkler – Downtown Development Authority

- There have been a couple of DDA meetings since our last Planning Commission meeting. Both meetings were very routine, although there are some highlights.
- The Barrington development has gone vertical and the developer's intent is to open up a series of eight buildings, including the clubhouse, sometime this Spring.
- Bruce Aikens is contemplating a plan for the Five & Main development, Phase IA and IB, which would involve temporary drainage, infrastructure and utilities. Dave Campbell and Mark Stacey could elaborate on that as well.

Dave Campbell – We actually have a meeting with Mr. Aikens this week on Wednesday morning to get up-to-date on where he is with his development. He has obviously been talking to potential tenants and partners on this project. In so doing, my suspicion is that some things have moved around a little bit. As Brian mentioned, he is also hoping to split Phase I into subphases, Phase IA and Phase IB. So we are going to see how those two phases will fit together. As Brian mentioned, some temporary infrastructure, temporary driveway connections, maybe a temporary road, a temporary detention basin. We want to see how those temporary measures ultimately fit into the permanent measures.

Winkler –

- There were two good articles recently regarding Five & Main in Crain's and the Oakland Press, which were very good to see.
- There were some issues with the Register of Deeds rejecting documents from the Aikens closing, but I think those issues have been worked through, Mark?

Mark Stacey – All taken care of. In addition, we continue to work with a number of developers who have expressed interest. I think that by having the Aikens property closing, it has certainly sparked interest in the development community. We look forward to seeing Bruce here Wednesday morning and we will let you know how that goes.

Dave Campbell – Jay James submitted his Building Department summary for your review.

E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

Dave Campbell – To those in the audience, keep in mind that the Homestead project on the agenda is not a public hearing. If there are any comments on that item, this would be your opportunity to be heard.

There were no public comments.

F. TABLED ITEMS

MOTION by Jones, supported by Winkler, to remove Item PSP19-0007 from the table.
MOTION CARRIED UNANIMOUSLY

ITEM F1.: PSP19-0007 – HOMESTEAD INDUSTRIAL PK UNIT 19 – TABLED FROM 11-4-19 – REMOVE FROM TABLE

David Biel of Commerce MI is requesting site plan approval to construct a new light manufacturing building located on Unit 19 within the Homestead Industrial Park on the south west corner of Pioneer and Richardson Roads. Sidwell No.: 17-13-326-042

David Campbell, Planning Director, gave a review of the Planning Department's report.

David Biel, 535 Laguna Ct., Wolverine Lake, MI, was present along with his engineer, Alexander Ormon, to address the request.

Mr. Biel – I think Dave did a pretty good job giving a summary of the updates since our last meeting. I can answer any questions or address any concerns.

Commission Comments:

McKeever – I don't have any questions.

Weber – I'm good with it.

Parel – I'm good as well.

Jones – I'm good with it. Good job.

Winkler – Same here.

Vice Chairperson Schinzing – Yes, it's a challenging project, and we really challenged you last time you were here. I think you've brought a very desirable product. Thank you very much.

MOTION by Weber, supported by Parel, that the Planning Commission **approves, with conditions**, Item PSP19-0007, Homestead Industrial Pk Unit 19, the request by David Biel of Commerce MI for site plan approval to construct a new light manufacturing building located on Unit 19 within the Homestead Industrial Park on the south west corner of Pioneer and Richardson Roads. Sidwell No.: 17-13-326-042

Move to approve PSP19-0007, a site plan by David Biel for a new 15,000 sq ft multi-tenant light manufacturing building on Unit 19 of the Homestead Industrial Park condominium.

Site plan approval is based on the following findings of the Planning Commission:

1. The building's proposed design and materials are consistent with Sec. 27.02 of the Zoning Ordinance for a non-residential building in the TLM zoning district;
2. The proposed parking spaces within the required minimum side (south) and rear (west) yards are acceptable;
3. The proposed loading areas on the south side of the building area acceptable based on the decorative elements surrounding them;
4. Frontage sidewalks along Richardson Road and Pioneer Drive will not be required;
5. A 50-foot Bufferyard E will not be required between the proposed development and the adjacent property to the west that is partially zoned residential.

Site plan approval of Homestead Unit 19 is conditional upon the following items:

1. Review and approval of engineered construction plans by the Township Engineer, Building Official, and Fire Marshal;
2. No outdoor storage without special land use approval by the Planning Commission (recognizing that the site's dimensions and layout likely cannot accommodate outdoor storage based on the setback and screening requirements for outdoor storage in the TLM zoning district);
3. Land uses to occupy the building to be consistent with those uses permitted in the TLM zoning district per Article 22, and special land uses to be approved by the Planning Commission;
4. Administrative review and approval by the Planning Department of any planned exterior lighting to ensure consistency with the standards of Article 31, particularly relative to fixture height and design;
5. Signs to be reviewed and approved under a separate Sign Permit by the Building Department subject to the requirements of Article 30 of the Zoning Ordinance;
6. The Planning Department to review the limits of tree clearing on-site to ensure the vegetation along Richardson Road will be preserved consistent with the approved landscape plan;

Discussion –

Vice Chairperson Schinzing – Mr. Biel, are you aware of the conditional items listed in the Planning Department's report?

Mr. Biel – I am.

Vice Chairperson – Okay.

AYES: Weber, Parel, Winkler, Jones, Schinzing, McKeever

NAYS: None

ABSENT: Haber

MOTION CARRIED UNANIMOUSLY

Dave Campbell – Mr. Biel, one condition is that before any tree clearing along Richardson Road, we need to meet out there and make sure we are on the same page as to what is staying and what's going. Once you cut a tree down, you can't put it back, so we need to make sure that we are preserving the trees along Richardson Road that you intend to retain.

Mr. Biel – We don't plan to remove any trees there. The existing trees there are actually in the buffer outside of the property line.

Dave Campbell – Okay, that makes it easy on both of us.

Vice Chairperson Schinzing – Even better.

Mr. Biel – Thanks.

Vice Chairperson Schinzing – Thank you.

G. OLD BUSINESS

None.

H. SCHEDULED PUBLIC HEARINGS:

ITEM H1: PZ20-01 – BENSTEIN GRILLE – REZONING

Benstein Grille is proposing an amendment to the Zoning Map to change the zoning classification of a portion (1 acre) of a parcel of land known as the Commerce Memorial Cemetery from R-1B (One Family Residential) to B-2 (Community Business) located on the west side of Benstein Road, south of Glengary Road.

Sidwell No.: pt. of 17-21-401-006

Vice Chairperson Schinzing opened the public hearing.

No comments.

Vice Chairperson Schinzing closed the public hearing.

Dave Campbell, Planning Director, gave a review of the Planning Department's report. He explained that if rezoning of the property is not recommended for approval by the Planning Commission, and is not approved by the Township Board, then the site plan would be a moot point. The site plan, which follows this rezoning request, is therefore conditional upon the property rezoning being approved.

Mr. Glenn Kaplan and Mr. Mike Richardson, Property Owners, 2435 Benstein Road, Commerce Township, were present along with their Architect, Roman Bonislowski, Ron & Roman Architects, 275 E. Frank St, Birmingham, MI.

Commission Comments:

Winkler –

- I have one comment. In looking at the plans, Drawing Number C-2.1; it looks like that drive in the cemetery shifts and comes across the north property line.
- I just wanted to check with the petitioner to see if something would happen there.
- Is that an issue, David?

McKeever – It's not paved.

Dave Campbell brought up the driveway on the overhead.

Jason Mayer – That was one of our comments on the review, to have them relocate that. It is 2' onto the Benstein Grille site. They will need to move the 2' to the other side. It does not seem to be a big issue.

Dave Campbell – This would be more of a site plan issue than a rezoning issue, but regardless, yes. The existing driveway would slightly encroach onto what would become their property. To Jason's point, it's a gravel driveway and it would not take a lot of effort to re-route the driveway.

Vice Chairperson Schinzing – So there's no gravesites right on the other side of that area?

Dave Campbell – No, the gravesites are all on this side of the driveway.

Jones – Is that a walking path that runs through there?

Dave Campbell – Yes, there is an existing nonmotorized path that runs through what is now the cemetery and what would become their property. As you'll see on the site plan, that has been re-routed accordingly to hug along the north side of what would be their parking lot.

Jones – And they're okay with that?

Dave Campbell – Yes, and that has been understood since our earliest conversations about acquiring this land from the Township; that bike path would have to be re-routed. The reason the path curves through there is that they tried to route it around existing trees to preserve some of the bigger trees in the area.

Vice Chairperson Schinzing – I'm assuming that since the Township is in agreement to sell this property, they're also going to be in agreement with the rezoning.

Dave Campbell – But I don't want the Planning Commission to feel as though they're obligated to approve either the rezoning or the site plan. You have your authority to make your recommendation on the rezoning and approve the site plan in two separate steps. The purchase agreement is conditional upon all of those steps being met. I don't want you to feel as though the decision has already been made for you.

Vice Chairperson Schinzing – I hear you. Can you zoom to the photo that shows the cemetery? It's zoned residential, but if you wanted to build houses where there's a cemetery, you've got a lot of issues in that area.

Dave Campbell – It's zoned residential. It's owned by the Township. I don't see where the Township would ever sell this land to anyone other than an adjacent property owner or adjacent business owner, and in this case, the Benstein Grille.

Vice Chairperson Schinzing – Right.

Dave Campbell – It also would not have access to a road unless it was combined with the Benstein Grille property. To create this property and just leave as a standalone property, it would be a land-locked property, which by law, we are not allowed to create a land-locked property. That's why part of this process is that it has to be split off and immediately combined with the existing Benstein Grille.

Vice Chairperson Schinzing – Bill do you have any questions?

McKeever – I do not.

Weber – No.

Parel – These are just questions in regard to the rezoning?

Vice Chairperson Schinzing – The rezoning, yes.

Parel – I have no questions on that.

Jones – No questions.

Winkler – I'm okay.

Kylie Kutney, 3869 Canute Rd., Commerce Township – I'm sorry. I know you've held the public hearing, but can I ask a question, please?

Vice Chairperson Schinzing – Sure.

Kylie Kutney – Could you reiterate what you had said about the driveway?

Dave Campbell – The existing gravel driveway for the cemetery will have to be cleaned up and nudged a couple feet to the north to get it off of what would become Benstein Grille's property. The width of the drive is inconsistent. In this particular area, the edge would need to be cleaned up.

Kylie Kutney – I'm not against the Benstein Grille having that land, because where else would they expand to. However, from the perspective of having a family member buried there, it seems that driveway is already really close to the gravesites in my opinion. When you say a couple of feet, do you literally mean 2 feet?

Mr. Kaplan – 18”.

Kylie Kutney – 18”, okay. That's all I was wondering because it's hard to see the scale.

Vice Chairperson Schinzing – We may just have to shrink the road.

Dave Campbell – Yes, I think Mr. Schinzing is correct. It's not necessarily that we're going to move the road any further north. We're going to clean it up on the south side.

Kylie Kutney – Okay, and a couple of feet is sometimes subjective. Thank you.

Dave Campbell noted that recommended motion language was provided in the report if the Commissioners are so inclined.

MOTION by Parel, supported by Jones, that the Planning Commission **recommends approval, with conditions**, to the Township Board Item PZ20-01, Benstein Grille, the request by Benstein Grille, proposing an amendment to the Zoning Map to change the zoning classification of a portion (1 acre) of a parcel of land known as the Commerce Memorial Cemetery from R-1B (One Family Residential) to B-2 (Community Business) located on the west side of Benstein Road, south of Glengary Road. Sidwell No.: pt. of 17-21-401-006

Move to recommend the Township Board approve PZ#20-01, a petition by Glen Kaplan and Mike Richardson of the Benstein Grille to split and rezone a 1.0-acre portion of Commerce Memorial Cemetery from R-1B (One-Family Residential) to B-2 (Community Business) such that it can be combined with the existing Benstein Grille property at 2435 Benstein Road that is currently zoned B-2. The Planning Commission's recommendation is based on a finding that the petition meets the criteria for a Zoning Map amendment contained within Article 3 of the Zoning Ordinance, that the proposed zoning is consistent with the goals and objectives of the Township's Master Plan, that the property is appropriate for the types of development permitted within the B-2 zoning district, and that the proposed zoning would sustain the viability of an established land use at that location. This motion is made with good faith in the petitioner's intent to develop the site with PSP #20-01, a site plan for an expanded parking lot for the Benstein Grille, which is being considered by the Planning Commission concurrently with the petition to amend the Zoning Map.

The Planning Commission's recommendation is conditional upon the following:

1. Administrative approval of a corresponding Land Division & Combination application with new legal descriptions that result in two conforming parcels;
2. Conveyance of the subject property from Commerce Township to Benstein Grille consistent with the terms of the executed purchase agreement;

AYES: Parel, Jones, McKeever, Weber, Schinzing, Winkler

NAYS: None

ABSENT: Haber

MOTION CARRIED UNANIMOUSLY

I. NEW BUSINESS

ITEM I1: PSP20-01 – BENSTEIN GRILLE

Benstein Grille of Commerce MI is requesting site plan approval to construct an addition onto their existing building and extend the existing parking lot located at 2435 Benstein Road. Sidwell No.: 17-21-401-078.

David Campbell, Planning Director, gave a review of the Planning Department's report.

Vice Chairperson Schinzing – Is traffic circulation one-way in and one-way out currently?

Dave Campbell – Yes.

Dave Campbell continued his review, explaining that this is a nonconforming site and discussing improvements to the site. He noted that the Benstein Grille is an attractive site, well-landscaped and well-maintained. Dave also reviewed the Fire Marshal's comments with regard to fire suppression. The addition to the building would trigger the requirement of bringing the entire building into compliance with the current fire code standards, both in terms of square footage and occupancy load. Therefore, the Fire Marshal is requiring that the entire building be fire suppressed, which it is not currently. There may be some timing and logistic issues there. The Township and the Township Engineers are in the process of designing an extension of the existing 24" trunk line water main, which currently ends at Benstein and McCoy, just south of this site. The Township hopes that this year the water main will be extended from McCoy northward to Glengary, and then within a couple years extended to Sleeth Road. The trunk line is not necessarily designed for every user along the way to tap in, but for Benstein Grille to run this fire suppression system they would either have to tap into municipal water, or sink a second dedicated well with the capacity and flow to service their system. Jason Mayer is looking at options for how to design that water main to hopefully provide an opportunity for Benstein Grille to tap into it.

Jason Mayer – Yes, we will have to work with Benstein Grille. The water main probably won't be in until the end of this year. I'm not sure of their timing, but we can work that into the plans and get it permitted if it's something that they're interested in. I can talk to the applicants more about this after the meeting.

Dave Campbell – One of the things the Fire Marshal mentioned is that if they do their construction ahead of our construction, the Fire Marshal would be okay with allowing the addition to go in, but to not have customers dining there until such time that the fire suppression system is up and running. It's a timing issue, but one that hopefully we can work through administratively.

Mr. Glenn Kaplan and Mr. Mike Richardson, Property Owners, 2435 Benstein Road, Commerce Township, were present along with their Architect, Roman Bonislowski, Ron & Roman Architects, 275 E. Frank St, Birmingham, MI.

Mr. Bonislowski – Dave, if you could bring up the plan, then elevations, and then the landscape. I'd like to show those three components.

We don't want to fix what's not broken, so the idea of the addition isn't because they need more seats. The idea is to provide an amenity that is very common everywhere else. The opportunity to have a small area that will have operating garage doors, the in and out café component, and then enough room for four more tables outside of that when weather permits for it.

We took what was originally The Draft, that wonderful red building and stylishly created something that we're very proud of. I think the guys have proven themselves over the years. The addition we're proposing is going to keep it exactly sympathetic to what you see there now; again, using just concrete masonry that's painted.

Finally, we did have a tree survey for that entire parcel back there, on Dave's suggestion, for the purpose of being able to more clearly illustrate our sensitivity. It actually shows in scale, whether they're deciduous or evergreen trees in those locations

that we're saving throughout that whole area. Then, just for the purpose of providing some additional screening against our path next to the cemetery road, the inclusion of a nice Arborvitae hedge on that side, and on the southern face also. Having worked with that neighbor for a long time, there's currently a chain link fence in place that will be painted out black so it just visually disappears, and providing the additional landscaping for them would be nice.

The site is set up in that one-way configuration. The parking actually worked out very efficiently. We can't wait to get started, and we absolutely understand the fire suppression system throughout the entire building, so we are all working on that same basis.

Commission Comments:

Vice Chairperson Schinzing – Bill, do you have any thoughts?

McKeever – I do not.

Weber – I like it.

Parel – I like it as well. Just a couple comments, and Dave actually has some of this in his report. What is the plan for the dumpster?

Mr. Bonislawski – Knowing that was one issue that would come up, what we'd like to do is something along these lines. (Mr. Bonislawski approached and distributed handouts to the Commissioners and Dave Campbell.) We will work with David and submit the actual construction details for it. The second phase is additional landscape upgrades that we've done. The attached photograph happens to be Nino Salvaggio's that we did out in Clinton Township and it shows the plushness of that type of island groundcover.

Parel – You've answered that question. Dave, I have a question for you. Going forward, who will maintain the nonmotorized path?

Dave Campbell – It will be maintained by the Township. I hope we will get easements from these gentlemen so that we can use and maintain the path.

Jones – No questions. It looks good.

Winkler – No comments.

Schinzing – I have no comments either. It's exciting. Several years ago, you guys won an award for the look of your building, so congratulations on that. It's not an easy area and you have really put together a product that the Township people seem to love, and I know that people from outside the Township come in, so that's even better for us.

Mr. Richardson – We appreciate that.

MOTION by Jones, supported by Weber, that the Planning Commission **approves, with conditions**, Item PSP20-01, the request by Benstein Grille of Commerce MI for site

plan approval to construct an addition onto their existing building and extend the existing parking lot located at 2435 Benstein Road. Sidwell No.: 17-21-401-078. Move to approve PSP #20-01, a site plan for Benstein Grille at 2435 Benstein Road, based on a finding that the proposed building addition and parking lot expansion comply with the applicable standards of the Commerce Township Zoning Ordinance, and further that the plan brings the entire site into reasonable compliance with the current standards of the Zoning Ordinance in proportion to the scale of the improvements the applicant proposes.

Site plan approval is conditional upon the following:

1. Approval of PZ #20-01, a Zoning Map amendment to rezone the 1.0 acre being purchase by Benstein Grille from R-1B to B-2;
2. Approval of construction plans by the Township Engineer, Township Building Official, and Township Fire Marshal;
3. Approval from the Road Commission for Oakland County for work on the northerly approach in the right-of-way;
4. Combination of the two parcels (-078 and pt. of -006) through Oakland County Equalization;
5. Coordination with the Township Engineer and Fire Marshal regarding the forthcoming Benstein Road water main extension and the required fire suppression system for the building;
6. Trees to be preserved to be marked and verified by a site visit by the Planning and/or Building Departments prior to any clearing;
7. A recorded easement for the public pathway to be partially re-located on what will become Benstein Grille's property;
8. Administrative review and approval of a revised exterior lighting plan;
9. Administrative review and approval of a dumpster enclosure detail. The applicant provided a handout presenting a solution for the dumpster which will be included with the plans.

Discussion –

Dave Campbell – I think it is in everybody's best interest for us to meet onsite and make sure we are on the same page as to what trees are staying and what will be removed before the tree clearing guy shows up. Once you take them down, you can't put them back.

AYES: Jones, Weber, Winkler, Schinzing, Parel, McKeever

NAYS: None

ABSENT: Haber

MOTION CARRIED UNANIMOUSLY

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

- **NEXT REGULAR MEETING DATE: MONDAY, MARCH 2, 2020 @ 7PM**
- The Aikens project has been covered.
- George covered the Township Board's decision regarding the Zoning Ordinance amendment for the liquor licenses.
- As far as projects that are in the pipeline.

- I've mentioned before that Pulte is looking at the property across the street, the former driving range. They'd like to do townhomes there. They had a meeting here at Township Hall with the adjacent Pinewood Industrial Association. Pulte needs to negotiate access to Pinewood's private roads for emergency access.
- The gravel pits along Sleeth Road; you've seen this as a concept plan. That property has a lot of challenges. It also has assets too, with a manmade lake there for a nice residential lakefront development. To service this site with municipal water and sewer, they would have to bring the existing mains about a mile from where they currently end, over near the hospital. With the challenges presented by the site, they are looking at whether this could be treated as a Brownfield project, which means they get an incremental capture that helps reimburse them for their investment and remediation. That would require cooperation with Oakland County and the State of Michigan. We are holding meetings and I'll keep you up-to-date.
- We had a meeting today with representatives from MDOT and SEMCOG, both of whom have opportunities for grant funding for nonmotorized projects. The Township is looking at a couple of different projects, considering odds on getting some grant assistance, and reviewing matching funds. I think MDOT and SEMCOG both really liked the project to extend the existing pathway along the west side of M5 up to Pontiac Trail to service the new developments. There are several steps to complete prior to applying for a grant.

Parel discussed the timeline and phasing of the Aikens' Five & Main project with Dave Campbell, along with the potential location for the proposed hotel, which would be on the old library site.

Weber initiated discussions regarding the ordinance as it relates to restrictions on electronic signs. Dave Campbell stated that this matter can be reviewed at an upcoming meeting.

L: ADJOURNMENT

MOTION by Parel, supported by Jones, to adjourn the meeting at 8:00pm.

MOTION CARRIED UNANIMOUSLY

Brian Winkler, Secretary