

**CHARTER TOWNSHIP OF COMMERCE  
TOWNSHIP BOARD QUARTERLY DISCUSSION MEETING  
2009 Township Drive  
Commerce Township, MI 48390  
Tuesday, July 22, 2014, 7:00 p.m.**

**CALL TO ORDER:** Supervisor Zoner called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: Thomas K. Zoner, Supervisor  
Vanessa Magner, Clerk  
Susan Gross, Treasurer  
Robert Long, Trustee  
Rick Sovel, Trustee  
David Law, Trustee

Absent: Bob Berkheiser, Trustee

Also Present: Phillip Adkison, Township Attorney  
Jason Mayer, Giffels Webster Engineer

**ITEM 1: Discussion with the Fire Department**

James Liker, Marcus Leece, Shawn Tretinik and Thomas Moore addressed the board and explained the purpose of the discussion. Marcus introduced former Fire Chief of West Bloomfield, Jim Poppelreiter, former Fire Chief of Walled Lake, Ken VanSparrentak and Deputy Fire Chief of Farmington Hills, Lee Panoushek, all of whom are also long time Commerce Township residents. Each of them shared with the board why they believe having a "rank structure" within the Fire Department is important and how the structure benefits their own departments and residents.

The structure of surrounding departments was discussed based on what was given to the board in their packet. Shawn presented a Power Point slideshow displaying more details of the importance and the responsibilities of each proposed job title. There was discussion on promotions, when they would happen and who makes those decisions. Marcus stated there would be a probationary period with any promotion.

Trustee Law questioned how the department could function better with this proposed structure when we should be "promoting the best of the best" already. Could they provide examples of when the lack of structure effected the department.

Jim Liker stated that the recent storm resulted in 85 calls all at once and no one directing everyone on what to do or where to go.

Supervisor Zoner stated that all of the information given has not shown any budget numbers or how much it would cost or save. He asked them to come back to the board with some numbers.

Trustee Sovel stated the working group consisting of fire fighters, Clerk Magner, Trustees Sovel and Law are currently discussing the numbers. Trustee Law stated they

will be discussing two items at their next meeting 1) the need 2) the cost, and they will return to the board with their findings.

**ITEM 3: PUD Amendment (taken out of order)**

Discussion on Commerce Towne Place PUD Agreement:

Attorney Phil Adkison, DDA Director and Township Planner Kathleen Jackson explained the proposed amendment to the Township Board. Randy Wertheimer, Hunter Pasteur Homes was also present to answer questions from the Township Board.

**MOTION** by Sovel, supported by Gross to accept the proposed First Amended and Restated PUD Agreement for Commerce Towne Place subject to the following changes and conditions:

1. Remove the phrase "or designated representative" from paragraph 5.6.
2. Change Exhibit 7 to remove the pathway on the south side Unit 6
3. Require Hunter-Pasteur to deposit \$20,000 into an account established to improve the Commerce Towne Place pathway system
4. Change the pathway map on Exhibit 7 to show:
  - a. The green dashed line shall be designated as 10 foot wide asphalt millings unless conditions warrant a reduction to a minimum of 8 foot width
5. Change the pathway map on Exhibit 7 to show that DDA/Township Contribution instead of DDA Contribution where shown
6. Add to Exhibit 7 pathway map a notation that pathways must be installed as required by other township ordinance requirements

**ROLL CALL VOTE**

**AYES:** Sovel, Gross, Magner, Zoner

**NAYES:** Long, Law

**ABSENT:** Berkheiser

**MOTION CARRIED**

**ITEM 2: F.F. Grievance – I.A.F.F. Local 2154**

Supervisor Zoner stated there is paperwork documenting a specific confrontation between a resident and a fire fighter during personal time which is in his personnel file but is not considered disciplinary at all. Fire Fighter Tom Moore state this paperwork could be used as progressive discipline. The incident occurred while off duty. At what point does personal life remain personal.

**MOTION** by Gross, supported by Long to remove the document from the personnel file and grant the grievance.

**Discussion:**

Supervisor Zoner stated the reason for a personnel file is to document events whether positive or negative because in the future some things may go forgotten but are important in certain instances. He agrees to remove the paperwork from the file just this one time.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 4: Library**

Library Director, Connie Jo Ozinga stated there will be a meeting on July 29, 2014 at the township hall to hear public comments, concerns and answer questions regarding the future location of the library. Also, the survey will remain on the township's and library's websites for a while. According to the current numbers from the survey 62% are for Dodge Park location while 38% are for Martin Parkway location.

**ITEM 5: Letter of Credit**

**MOTION** by Sovel, second by Gross, to accept the PNC Preliminary Proposal for a replacement Letter of Credit and instruct bond counsel to prepare the necessary documents. Authorize the Treasurer to make the \$100,000 principal payment before closing and to continue the services of Stern Brothers and Remarketing Agent.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 7: Closed Session – Pending Litigation and Purchase of Property (taken out of order)**

**MOTION** by Magner, supported by Gross to enter into executive session for the discussion of Pending Litigation and the Purchase of Property.

**ROLL CALL VOTE**

**AYES:** Magner, Gross, Long, Sovel, Law, Zoner

**NAYES:** None

**ABSENT:** Berkheiser

**MOTION CARRIED UNANIMOUSLY**

Entered into Closed Session at 10:04 p.m.  
Returned to Regular Session at 10:37 p.m

**MOTION** by Sovel, supported by Magner to adjourn from closed session and approve minutes.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Law, supported by Sovel to reject the request of Lamar to rezone the proposed site to allow a billboard because the board feels that the property is appropriately zoned, and move to reject the proposal of Lamar to modify the separation requirements of the zoning ordinance because the requirements are intended to limit billboards on the one mile plus length of the only highway in the township, and move to reject as inappropriate the suggestion that the township approach land owners to provide Lamar with a site; and to reject the idea of considering unknown variances for a hypothetical future billboard location.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Sovel, supported by Gross to reject the counter offer as discussed in closed session.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6: Other Matters - None**

**MOTION** by Sovel, supported by Magner to adjourn at 10:43 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Vanessa Magner, CMMC  
Clerk, Charter Township of Commerce

STATE OF MICHIGAN )  
  )SS  
COUNTY OF OAKLAND)

I, the undersigned, duly qualified Township Clerk of the Charter Township of Commerce, Oakland County, Michigan, do hereby certify that this is a true and correct copy of the Resolution accepting the Replacement Letter of Credit for DDA Bonds 2008 from the Quarterly Meeting of the Township Board of Trustees held on Tuesday, July 22, 2014 at 7:00 p.m. at the Township Hall located at 2009 Township Drive, Commerce Township, Michigan, 48390. In witness whereof, I have affixed my official signature this 23<sup>rd</sup> day of July, 2014.

**MOTION** by Sovel, second by Gross, to accept the PNC Preliminary Proposal for a replacement Letter of Credit and instruct bond counsel to prepare the necessary documents. Authorize the Treasurer to make the \$100,000 principal payment before closing and to continue the services of Stern Brothers and Remarketing Agent.

**MOTION CARRIED UNANIMOUSLY**

  
Vanessa Magner, CMMC  
Clerk, Charter Township of Commerce