

Commerce Township, Michigan 48390

PLEDGE OF ALLEGIANCE

Also Present: Hans Rentrop, Township Attorney
Jason Mayer, Giffels Webster Engineers
Lt. Eric Hix, Oakland County Sheriff's Office
Jim Dundas, Fire Chief
Emily England, Parks and Rec/Senior Director
Mario Gibbons, Ordinance Manager
Jay James, Building Official
Alyson Lobert, Library Director
Katelyn Massey, Human Resources Director
Mark Schoder, Maintenance Director
Dave Campbell, Planning Director
Deb Watson, DDA Director
Sgt. Matt Leggat, Oakland County Sheriff's Office

MOTION CARRIED UNANIMOUSLY

Continental Properties is requesting the Township's support for a Housing TIF under Michigan's Brownfield Redevelopment Financing Act to offset approximately \$5.4 million

PRESENTATIONS (The Springs at 5 and Main continued)

in unforeseen site preparation and infrastructure costs. The benefits to the Township are no financial impact to the DDA, no upfront public costs, it preserves the base tax revenue, it leverages private investment, and supports long-term tax growth for the Township.

ITEM 1:9-9 APPROVAL OF AGENDA

MOTION by Sovel, supported by Creech, to amend and approve the September 9, 2025 agenda with the addition of 2 items under **Item 9: New Business, G. MMRMA and H. Wastewater Treatment Plant - Authority to Negotiate.**

MOTION CARRIED UNANIMOUSLY

ITEM 2:9-9 PUBLIC COMMENTS

Supervisor Gray opened Public Comments and advised the public that speaking time is limited to three (3) minutes. This is for public comments only and not for comments regarding the public hearings on the agenda.

Gabriel Mack, 596 Wolverine Drive, is not in favor of the parking lot expansion at the Richardson Senior Center and questioned why the Township is building a sidewalk "to nowhere" along Newton Road?

Supervisor Gray responded that the current parking lot at the Richardson Senior Center is not large enough to accommodate the large number of patrons using the center's facilities. The Supervisor said it is not safe for elderly seniors to walk over the grass during snow or rain and the Township will provide a safe place to park. In addition, the Township has a pathways master plan that the Board of Trustees is using to guide them in the placement of sidewalks and pathways. Pathways and sidewalks need to start at some point and the Township is working to fill in the gaps and connect them to each other in areas that make sense such as near parks and schools.

Andy Sarkisian, 3398 Tiquewood, thanked the Planning Commission for having the open house for The Enclave at Stillwater. He and his neighbors on Winewood are extremely pleased that the development is not extending Winewood to pass through from Commerce Road all the way down to Sleeth Road. In addition, there's a little concern from both communities to the north that the pathway connection from Stillwater to Lake Sherwood will invite trespassing into the lake and the beaches. After the meeting he learned that there is a plan to build a pathway all along Sleeth Road and his suggestion is to wait on building the pathway in Stillwater's plan until the Sleeth Road pathway is also completed which provides a better reciprocal benefit to everyone.

Kevin Haxter, 8122 Barnsbury, told the Board that Aurora on the Lake and the clubhouse just north of the restaurant are unbearably loud almost every night. It's extreme. Cars are blocking the fire lanes and entrances to roads and driveways and the valets are parking cars at other nearby businesses. He's contacted the owner of Aurora

ITEM 2:9-9 PUBLIC COMMENTS (continued)

on the Lake, other neighbors have contacted the owner, and nothing changed and Aurora has no interest in being neighborly. When he's in his own home with the windows closed he shouldn't have to have ear plugs to try to sleep. It's a Matter of Taste was never an issue.

Julie McInnis, 8045 Locklin Lane, spoke in support of Aurora on the Lake. She owns the building north of Aurora on the Lake. She said she has a different perspective and the restaurant is a significant investment in the community and they created something beautiful. For years there was a restaurant on the lake that was a disappointment with poor service and poor upkeep and it didn't contribute positively to our community and many of us avoided it. Now we have a restaurant that invested millions in the new business. They didn't just slap a new sign on it. They built something beautiful, it's well-run and it attracts family and friends. It completely changed the way people view this part of our lake. Unfortunately, these are some of the things that come along with living next to a restaurant.

Michael Johnson, 8039 Barnsbury, said that Aurora on the Lake valets park cars right up against the guard rail on Union Lake Road. People who used to ride their bikes there can't get through there now. There should be a sidewalk between the road and the drainage culvert. He heard the noise and music coming from Aurora as far away as Keith Elementary School. It's a big issue. Also, the Township needs to connect all the bits of sidewalks in front of the businesses along Union Lake Road.

Jim Marx, 1983 Alpha, said he lives less than a mile away from Aurora on the Lake and does not hear the noise. He remembers when that area had crime issues and the Sand Bar where horrible things would happen. Now, with the current owners of Aurora on the Lake, it's a beautiful place, tax dollars are being paid, and it's impeccably cared for. The renting out happens so little on the weekends that this is kinda getting exaggerated as an issue.

Vicki Boshers, 8168 Farrant, said she lives very close to the property just north of the restaurant and they call it the party house. It's a beautiful property, however, the sounds that come from that property are sometimes unbearable. Especially the most recent party they had just before Labor Day. It was so loud that she closed her windows and doors and their music was louder than the TV. It was unbearable. Also, they were valet parking cars on her street and the conditional zoning document states that all parking is to be onsite. Because of where her house is, they were pulling in and out of her driveway to valet park the cars. It's a beautiful property but she would like to see more consideration because on that day when she got home at 4:30 p.m. the music was so loud until around 9:00 p.m. that she could not function in her own home during that time. It was extreme. If the noise level is supposed to be 65 decibels at the property line, then they are far exceeding that. Something needs to be done. She's made several phone calls to the Township over the years and never does she get a call back. Never gets acknowledged. She would like to have her phone calls returned.

ITEM 2:9-9 PUBLIC COMMENTS (continued)

Scott Niemiec, 7952 Flagstaff, West Bloomfield, said he has lived on the lake for 29 years and he lives fairly close to both of these properties. He remembers when the area was not such a great place when the Sand Bar had a lot of problems. The Sand Bar was replaced by the clubhouse and most of the time when he goes by in his boat a couple times a week, there is nothing going on there. Now when he goes by Aurora on the Lake, it's people having dinner and he's never really heard any noise. He just doesn't see the issue. The area has improved so much over 30 years and it's just such a blessing for the community. It was a wonderful job getting that area to be a world class place.

Nicole Woods, 8140 Barnsbury, said she lives 2 doors down from Aurora on the Lake and the sound is unbearable. Sometimes they forget to turn off the music at night, and it's loud, and she can hear it all night long. Even with her doors closed and even with Aurora's door closed she can hear it all night, it's still on, it's blasting. She works at home during the day and sometimes she needs to record sound as a part of her job and she can't do her job because they have the sound so loud. She just wants them to turn it down a lot. She said it was never a problem with It's a Matter of Taste. This is a problem with them and she just wants them to turn it down.

A representative from Aurora on the Lake, located at 2323 Union Lake Road, said that he has heard everyone speaking and they are really concerned about all the complaints and the noise. He wants to start off with how welcoming the community has been to them and they are willing to work with all the community members who have complaints. Please understand that they are in the hospitality business and they have a business to run and they have been overwhelmed by the great reception by the community. They use valet to make it more comfortable for their guests. They speak with the valet company on a daily basis and they have indicated that they are not parking enough cars so he is surprised to hear that they park cars so far into the street. He will talk to the valet company again and get a resolution to the issue. Regarding the noise levels, downstairs they just have background music and upstairs they have celebrations that sometimes has a DJ. They have not opened the windows very much because it's been so hot. A lot of the complaints might be from the one night they had fireworks and a band because they were asked by the community to throw a party. The band did stop playing at 10:00 p.m. This is the only instance that he can think of when it might have been loud. He is listening to all the concerns and he does want to address them but they still need to run their business. They've made quite an investment. He said they are trying to continue It's a Matter of Taste's legacy and he wants to move forward in a positive manner. They've opened restaurants in many other neighborhoods and this community has been very gracious to them. Thank you for your support.

Mary Niemiec, 7952 Flagstaff, West Bloomfield, said she's here tonight to support her sister, and the beautiful clubhouse on the lake that she has put a lot of money into. The parking on Barnsbury was an isolated incident which her sister will address in the future. It's important to point out that the club hosts only a handful of gatherings each summer and they are not frequent and not disruptive but occasional celebrations that bring

ITEM 2:9-9 PUBLIC COMMENTS (continued)

friends and family together. As for the noise, we all know how sound travels across a lake and from her perspective, these gatherings are always kept within reasonable hours and are no louder than many other summer activities. It's also telling that Aurora on the Lake next door has received similar complaints which suggest that this is less about one family or one business and instead comes with the natural increase of activity that happens with lake life in the summer. She sees her sister making a real effort to be respectful and responsible while still trying to enjoy and share the beauty of the lake.

Susan Fett, 8122 Barnsbury, said the noise is so loud (she played a recording of loud music). This is what we were listening to 300 feet away and that was just one instance. No one is here to complain that Aurora on the Lake isn't beautiful, because it is. The same with the clubhouse property, it's beautiful. We have a problem with the noise levels that emanate from those areas. All of us in this room can discern vehicle traffic noise coming off of Union Lake Road from music being held at an establishment. No one wants to tell someone that they shouldn't have a party with their family but when you have music that is so loud... and she doesn't care if 3, 4, or 5 times a year, but there needs to be some control over the volume of the music. When she's sitting in her home with the doors and windows shut, air conditioner running, and TV on and she still needs to wear earplugs because the music is blasting. That's an issue. People want to say that they are part of the community, great community buildings, but we are part of the community too. They've made investments into their properties but we have made investments into our properties too. Our concerns need to be addressed.

Jack LeBlanc, 1605 Spruce, said he is the brother of Julie McInnis, the owner of the club house. He was at the party that she just played the soundtrack to and originally they were supposed to set up indoors. It was a very hot day they chose to set up outside pointing towards Farrant. They were playing ethnic music with different instruments that put out a certain tune and it was joyful. Everyone was having a great time but he does understand that the sound traveled to Farrant. It was during the day but the music concluded at 9:00 p.m. sharp. He was there and helping to close the event down and by 10:10 p.m. it was completely shut down. It was a joyful party with interesting music particular to the Chaldean community. He said this doesn't happen on a regular basis, it was a one-off. The parking on Farrant was a one-off. That's been addressed by his sister Julie. She runs a tight ship there. Julie has always been sensitive and responsive to the guidelines the Township has set forth with the special zoning and she has abided by that quite strictly. This one event, as unfortunate as it was, the music was loud but it was just a mishap, unfortunately. It is very peaceful Monday through Friday and barely used on weekends, as well as Aurora on the Lake. He said he just doesn't see it or hear it. He's at the lake a lot and it's a hard stretch for him to fathom that it's unbearable. So, who's going to be the noise nanny? He asked who's going to become the noise nanny of Union Lake? Is that what we've come to? We shouldn't go there.

Harold Woods, 8140 Barnsbury, he said that he is 2 doors over from It's a Matter of Taste and they are great, awesome places. He hears the noise from 2 doors over. At

ITEM 2:9-9 PUBLIC COMMENTS (continued)

11:30 p.m. on Saturday night, September 6th, they say they are done at 9:00 p.m. and he disagrees. It's 11:30 p.m. and he's in his bedroom, windows shut, doors shut, fan on, earplugs in and it's like boom boom (taps on podium). He hears the music going. He doesn't know about you but he has trouble sleeping with that. It doesn't happen every night but there's been Wednesday, Fridays, Saturdays, and Sundays when they have parties at Aurora on the Lake. His daughter records things at home and they keep having the music on for people who sit outside and it goes all night. Even when no one is in the restaurant. It's still going and he doesn't understand that. In the morning at 6:00 a.m. music is still going. At 9:00 p.m. or 10:00 p.m. when it's quiet time, please turn it off.

Mike Ives, 2016 Alpha, West Bloomfield, he said his house is northeast of both locations and the noise has been unbearable a few times this summer. His concern is all the traffic it generates up and down Farrant Street which is one of the entrances to his home. He comes in and there's 40 cars on both sides of the street, up and down. They just put new streets in a few years ago now. He has no problem with Aurora on the Lake continuing the legacy of the first restaurant but just do it quietly. That's all he asks. When he sits on his back deck, he shouldn't be able to hear the music going on there this summer. He shouldn't have to deal with that. He should be able to sleep in his own house peacefully and not have to listen to someone else's music. He doesn't do it to his neighbors and his neighbors don't do it to him. So why does he have to deal with some business on the corner.

Yasmine Ahrens, 1975 Alpha, West Bloomfield, said she is very close to Aurora on the Lake and the clubhouse and she supports the 2 wonderful places. Aurora on the Lake did such great things for the community and so has the clubhouse. Living on Union Lake, and we're a public lake, the noise is not all the time from the 2 establishments. We live right on the lake, there's a lot of noise from boats. Who is going to be the noise nanny? Sometimes at 1:00 a.m. the boats are going around with music. The sand bar has music, it's summer, it's lake living. That's why we chose to live on a lake and she loves Aurora on the Lake and the clubhouse. She doesn't think it's an issue and most of the time it's very quiet.

Supervisor Gray closed public comments.

ITEM 3:9-9 PUBLIC HEARINGS

A. Establishment Resolution – Special Projects No. 54 SAD

Supervisor Gray opened the Public Hearing

A resident asked for the project's interest rate and any other details.

Treasurer Phillips answered it's 5% on any unpaid balance and you can pay it off anytime you want. It's a 10-year SAD.

ITEM 3:9-9 PUBLIC HEARINGS (Establishment Resolution – Special Projects No. 54 SAD continued)

Supervisor Gray, seeing no one else present for the Public Hearing, closed the Public Hearing.

MOTION by Sovel, supported by Phillips to approve the resolution of The Charter Township of Commerce determining to undertake an improvement project and to establish and maintain a special assessment district to pay costs associated therewith and approving the plans and estimates of costs therefor – Special Projects No. 54 SAD.

MOTION CARRIED UNANIMOUSLY

B. Roll Resolution – 2026 Township Fire & Rescue Protection SAD

Supervisor Gray opened the Public Hearing.

Seeing none, Supervisor Gray closed the Public Hearing.

MOTION by Sovel, supported by Creech, to approve the Township Fire & Rescue Protection Special Assessment District Resolution Confirming 2026 Special Assessment Roll.

Roll Call Vote:

Ayes: Sovel, Creech, Phillips, Long, Gray

Nays: None

Absent: Weber, Berkheiser

MOTION CARRIED UNANIMOUSLY

C. Roll Resolution – 2026 Township Police Protection SAD

Supervisor Gray opened the Public Hearing.

Seeing none, Supervisor Gray closed the Public Hearing.

MOTION by Sovel, supported by Phillips, to approve the Township Police Protection Special Assessment District Resolution Confirming 2026 Special Assessment Roll.

Roll Call Vote:

Ayes: Sovel, Phillips, Long, Creech, Gray

Nays: None

Absent: Berkheiser, Weber

MOTION CARRIED UNANIMOUSLY

ITEM 4:9-9 CONTRACT AWARDS AND AGREEMENTS

A. F&V Operations & Resource Management, Inc. Water Services Contract

Supervisor Gray indicated the Board has the contract which was negotiated by himself, Jason Mayer, Township Engineer; Hans Rentrop, Township Attorney; and Jay James, KER Engineering. They recommend approval of the contract.

ITEM 4:9-9 CONTRACT AWARDS AND AGREEMENTS (F&V Operations & Resource Management, Inc. Water Services Contract continued)

Discussion:

Trustee Sovel asked what is the effective date the Board is looking for?

Supervisor Gray said the contract with WRC ends December 15, 2025 so he would say December 16, 2025.

MOTION by Sovel, supported by Gray, to approve the water system operation and maintenance agreement effective December 16, 2025.

Trustee Sovel asked that since we are 3 months ahead of it, are there things that F&V can do now and does the Township get charged for those things? How does the 3-month interim work?

Blair from F&V, said they will start the transition process with Oakland County. The County has already reached out to set up some meetings. They will need to go over the billing, that's the biggest concern.

Supervisor Gray confirmed that all the billing is done through BS&A and everything will be transferred to the Township including user auto pay information, etc.

MOTION CARRIED UNANIMOUSLY

B. Insite Commercial Lease – 2019 Township Drive

Supervisor Gray indicated that Insite wants to lease the lower portion of the building and it's the same sort of agreement that the Township has with Pacific Sports. Insite will pay for all interior renovations and the lease term is 67 months. For the first 7 months the rent will be \$1.00/month and approximately \$1200/month for 60 months. There's an additional approximately 1000 sq. feet on the lower portion of the building that is not rented out at this time. Insite has asked for the First Right of Refusal for that space.

Trustee Sovel confirmed that Insite will pay all the build out costs in exchange for the rental rate of \$1.00 a month for 7 months so that the Township does not bear the build out costs.

Supervisor Gray confirmed that is correct.

Trustee Sovel asked who is responsible for things like HVAC repair.

Supervisor Gray said the Township, as the landlord, is responsible for all of those types of systems.

Trustee Long asked how much Insite is paying for the First Right of Refusal?

Supervisor Gray answered that we don't have any pricing for that.

ITEM 4:9-9 CONTRACT AWARDS AND AGREEMENTS (Insite Commercial Lease – 2019 Township Drive continued)

Trustee Long said the Township should not give that away.

MOTION by Phillips, supported by Creech, to approve the Insite Commercial lease for 2019 Township Drive.

Long voted no.

Motion Carried

ITEM 5:9-9 ADOPTIONS

A Fee Ordinance Amendment 2.031 – Water and Sewer Rates

Township Attorney Hans Rentrop said this is essentially unchanged since the introduction the Board saw at the last meeting. These are the rates reflected by the analysis of Dawn Lund at UFS. The 2026 sewer rates will remain the same as the 2025 sewer rates. The 2026 water rates will increase 4.9% over the 2025 rates.

MOTION by Sovel, supported by Phillips, to adopt an ordinance to amend ordinance no. 2.030 to be known as fee ordinance no. 2.031 – water and sewer rates

MOTION CARRIED UNANIMOUSLY

ITEM 6:9-9 CONSENT AGENDA

A. Dog Park Naming Rights Agreement

B. Parks and Recreation Park Use Policy Update

Trustee Long removed **A. Dog Park Naming Rights Agreement** from the Consent Agenda.

MOTION by Sovel, supported by Creech, to approve the consent agenda.

MOTION CARRIED UNANIMOUSLY

Dog Park Naming Rights Agreement

Trustee Long said he was not on the Board when this was approved and he finds it unusual that the Board would sell or give away a Township asset in perpetuity. He has the utmost respect for the individual but perhaps it should have gone out for bids or limited it like any other sponsorship. He thinks this should be rescinded whatever the price was.

Trustee Sovel said this concept was approved previously and now the Board is merely affirming the details.

MOTION Sovel, supported by Creech, to approve the Dog Park Naming Rights Agreement.

Long voted no.

Motion Carried

ITEM 7:9-9 PURCHASES

A. Flock Cameras - OCSO

Lt. Hix with the Oakland County Sheriff's Office described the Flock Camera program. He said that Commerce Township will gain access to all Flock cameras across the nation but more importantly to the local Flock Cameras used by neighboring communities. He described what an asset these cameras are to solving crime. The cameras only take pics of rear license plates on vehicles and the image is saved for 30 days and then deleted. Lt. Hix asked for a budget amendment in order to move forward.

Trustee Long said the Board doesn't typically do this type of amendment during the year and Lt. Hix should put the item in the OCSO 2026 budget.

Trustee Sovel asked how long it would take for camera installation and to get everything up and running.

Matt from Flock said it would take 3-4 months for installation and the cameras are purchased on a subscription model and are owned by Flock and the data is owned by the OCSO. If cameras need to be replaced, it is at no cost to the Township.

Trustee Sovel asked if it is possible to start the process now and not receive any billing until January 2026? He asked if the billing is monthly?

Matt from Flock said that is possible and it's billed yearly.

Trustee Long said budget amendments are usually only used in emergencies or when something is urgent and with the 2026 budget talks beginning in a few weeks, he feels it's appropriate to wait until 2026.

Clerk Creech asked if the Township will have access to a monthly report so the Board can see how the information was used?

Lt. Hix said yes and his initial ask is for 2 years because he believes that will give everyone enough information to determine if the program has proven useful.

Trustee Sovel asked Matt from Flock to send their contract to the Township Supervisor and the Township Attorney for review.

MOTION by Sovel, supported by Creech, to move forward with the Flock system with billing not to begin until 2026.

MOTION CARRIED UNANIMOUSLY

ITEM 8:9-9 OLD BUSINESS

A. Repayment of Series 2016 Sewer Bonds

Treasurer Phillips said the Township has 2 options to save interest costs on a series of sewer bonds without incurring the cost of refinancing them. The 2 options are as follows:

ITEM 8:9-9 OLD BUSINESS (Repayment of Series 2016 Sewer Bonds continued)

1. Prepay the 2038 (latest) maturity in the amount of \$1.74 million, resulting in interest savings of \$1,131,000 over the remaining life of the bonds, or
2. Prepay the 2038 and 2037 maturities totaling \$3,405,000 resulting in interest savings of \$2.13 million.

The Township is approved to pay off 2 maturities for 2037 and 2038. We have that worked into the sewer rates with Dawn Lund but with all the turmoil surrounding changing to a new waste water treatment plant operator it would be more prudent to pay off the 2038 bonds this year. If it goes well and the funding is still there, then the Township can pay off the 2037 bonds next year.

Trustee Sovel asked if she needs approval to pay off the bonds early.

Treasurer Phillips said she needs to get a notification to US Bank 35 days before the due date of the bonds and the bonds are due December 1st.

MOTION by Sovel, supported by Creech, to authorize the Treasurer to prepay the 2038 sewer bonds.

MOTION CARRIED UNANIMOUSLY

ITEM 9:9-9 NEW BUSINESS

A. Cash Advance to DDA

DDA Director Deb Watson requested a DDA cash advance in the amount of \$1.2 million from the debt sinking fund to cover debt obligations due on September 30, 2025. She indicated that Treasurer Phillips made adjustments for recent MTT changes. She said this is an anticipated shortfall in the 2025 budget.

MOTION by Phillips, supported by Sovel, to approve the cash advance from the Township debt sinking to the DDA in an amount not to exceed \$1.2 million to make the September 30th bond payment.

MOTION CARRIED UNANIMOUSLY

B. Library Meeting Room Policy

Library Director Alyson Lobert presented the library meeting room policy. She said the sticking point for the policy is whether to offer non-resident rentals, whether to permit business use, whether to charge fees or not, and the number of times per month groups or individuals are permitted to rent or use a room. The policy before the Board is further clarification of existing policies or in answer to issues that have come up over the last 5 years.

Trustee Sovel asked if a Commerce Township home owners association would still be able to hold a meeting at the library free of charge?

Director Lobert said informational meetings like that fall under use category B and would be at no charge.

Trustee Sovel asked if there are any issues with for profit tutors using the library?

ITEM 9:9-9 NEW BUSINESS (Library Meeting Room Policy continued)

Director Lobert said that for profit tutors typically do not rent the meeting rooms and they use the study rooms which are free of charge. Or they use tables, which are available to all. The bigger changes in the policy are addressing behavioral issues we've had, restricting the free seminar circus the library has been a part of, altering pricing a bit for businesses and non-residents, and changing the frequency of rentals. The current policy is 2 times per month and we are changing it to 12 times per year. She suggests making the policy effective either December 1st or January 1st because they take room reservations up to 60 days in advance.

MOTION by Gray, supported by Creech, to approve the Library Meeting Room Policy effective January 1, 2026.

MOTION CARRIED UNANIMOUSLY

C. The Enclave at Stillwater

Planning Director Dave Campbell said The Enclave at Stillwater is a proposed PUD comprising 90 homes located upon the middle of 3 parcels along the north side of Sleeth Road collectively referred to as the Sleeth Road gravel pits. The site includes a manmade lake of approximately 14 acres to be known as Stillwater Lake. The development would consist of 16 units adjacent to Stillwater Lake and 74 interior lots north of the lake. The area of the 74 interior lots is generally 8,100 sq. feet or 60' x 135' while the area size of the 16 waterfront lots varies based on the meandering shore line. The project would be accessible from 2 points or public road access; a new boulevard on the north side of Sleeth Road, and an eastward extension of Hoppe Lane within The Reserve at Crystal Lake, which is currently stubbed at the subject property's westerly property line. No vehicular connection is proposed via Winewood Lane within the Lake Sherwood neighborhood although a paved non-motorized connection is proposed that would connect to the proposed interior sidewalk of The Enclave. The Intent of a PUD is to develop a better project than could have been achieved under the site's base zoning, and provision of recognizable and substantial public benefits. The most notable public benefits of this project include:

- Appropriate redevelopment/reuse of a site occupied by a prior obsolete non-residential use, sand and gravel excavation.
- A complimentary variety of housing.
- Additional upsized water main to traverse through the project and connect to the stubbed main at Winewood to the north in Lake Sherwood, thereby creating a regional loop between the water mains along Sleeth Road and Commerce Roads. It should be noted that the estimated \$404K cost for this additional upsized water main is proposed to be offset by a waiver of municipal water and sanitary sewer capital charges (tap fees).
- Protection of existing natural features to be preserved as open space.
- Preserving an existing natural buffer around the site's perimeter.
- Lower density of 1.76 units per net acre rather than the 2.18 units per acre permitted by R-1A zoning.
- Interior sidewalks along both sides of the development's interior roads, a sidewalk connection to Lake Sherwood via Winewood, and a contribution to the Township's sidewalk fund in lieu of a frontage sidewalk along the north side of Sleeth Road.

ITEM 9:9-9 NEW BUSINESS (The Enclave at Stillwater continued)

The developer asks that the Township waive the municipal water capital charges of \$2,043 per tap for all proposed 90 units for a total of approximately \$183,870. The developer also asks that the Township waive 50% of sanitary sewer capital charges of \$4,896 per tap for all 90 units for a total of approximately \$220,320.

In addition, Director Campbell said the Planning Commission held a public hearing at their August meeting and had a pretty good turnout from Lake Sherwood and Crystal Lake residents. The Planning Commission made a formal recommendation to the Township Board to approve the PUD by a vote of 5 to 1 in favor.

Andrew Milia, Franklin Property Corp., made a presentation showing a site plan, potential home designs, and the large natural buffer zones. He gave the Board an update on the progress made at The Reserve at Crystal Lake and discussed lot and home sales at the development. He emphasized how both developments feature homes of various sizes, meeting the needs of families scaling up or empty nesters scaling down. He spoke about the waiver of water capital charges and waiver of 50% of sanitary sewer capital charges. He said that the open house held at the library was very informative and helpful in determining how to meet the needs of the surrounding communities.

MOTION by Long, to approve the development with the removal of the contribution and waiver of the half fee and the connection fee for the capital charges.

Trustee Long said that the water and sewer system only benefits the residents of the development and not the wider public in Commerce Township.

Supervisor Gray confirmed that the Planning Commission's recommendation was to approve the PUD with the waiver of water capital charges but not the 50% sewer capital charges.

Director Campbell said the Planning Commission included language in their recommendation acknowledging that this issue was for the Board of Trustees to decide as they are the stewards of the Township's water and sewer systems.

Treasurer Phillips said the bigger water main does create a redundant loop.

Engineer Jason Mayer said it does not benefit their development but it does benefit everybody in this area and the system as a whole. This delays or eliminates the need to create the redundant loop along Duck Lake Road which will cost approximately \$4 million.

Treasurer Phillips said that she would take the Planning Commission's recommendation because they would be extending the water main up to Winewood from Sleeth Road but she doesn't agree with the sewer taps.

ITEM 9:9-9 NEW BUSINESS (The Enclave at Stillwater continued)

Engineer Jason Mayer said this line should be installed here whether the Township contributes to it or not because it creates a loop between Sleeth and Commerce Road.

Treasurer Phillips said that if the Township does not contribute then the developer will connect this development to the water main in The Reserve at Crystal Lake and to the water main along Sleeth Road and there will not be a redundant loop unless the Township contributes in some way.

Building Official Jay James said if the Township waives the water capital charges for this development then the Township is waiving \$183,000 and is getting a \$400,000 water main in exchange.

Trustee Long said the Township doesn't need a \$400,000 water main.

Building Official Jay James said the loop system benefits the entire system, it helps everyone on Commerce Road and north of Commerce Road, it helps everyone on Carey Road up to Beacon Hill and helps all the people to the south if the water main were to break on Commerce Road. It benefits almost the entire northwest quadrant of the Township. The water mains along Sleeth Road and Commerce Road aren't looped until you get back to Juniper Road to the east and not looped at all to the west. It's 2 dead ends.

MOTION by Gray, supported by Creech, to approve The Enclave at Stillwater PUD with the contribution from the Township not to exceed \$184,000, for water taps only.

MOTION CARRIED UNANIMOUSLY

D. Intent Resolution – Island Club Paving SAD

Attorney Hans Rentrop said before the Board tonight is the Island Club Paving SAD. Island Club wanted to do paving as well.

MOTION by Sovel, supported by Phillips, to approve the resolution of the Township Board of The Charter Township of Commerce tentatively declaring its intention to establish a special assessment district to be known as Island Club Paving Special Assessment District, establishment resolution to be presented at the February 2026 Township Board meeting.

MOTION CARRIED UNANIMOUSLY

E. Maintenance Garage Interior Demo

Maintenance Director Schoder said the maintenance garage has about 2200 sq. feet for parking and tool storage. The demolition will add 50% more capacity to the space.

Supervisor Gray said that in addition this proposal is to remove all the structure left behind by the Oakland County Sheriff's Office. This will double the size of their working and parking areas.

ITEM 9:9-9 NEW BUSINESS (Maintenance Garage Interior Demo continued)

MOTION by Long, supported by Creech, to approve the maintenance garage interior demo.

Discussion:

Clerk Creech asked where the Maintenance Department will operate from during construction.

Director Schoder said from the back half of the garage with all the vehicles parked outside.

MOTION CARRIED UNANIMOUSLY

F. Commercial Card Resolution

Treasurer Phillips said the new banking services with Hunting Bank requires an active credit card policy and resolution.

The Board agreed to review the commercial card policy soon.

MOTION by Gray, supported by Sovel, to approve the commercial credit card resolution of the Township Board of The Charter Township of Commerce.

MOTION CARRIED UNANIMOUSLY

G. MMRMA

Supervisor Gray said the new insurance policy is effective October 1, 2025. He doesn't want the Township to lose out on any grant opportunities so the new policy needs to be approved and in place by October 1st.

Trustee Sovel reviewed the changes to the policy. He recommends the Township opt for the \$15 million liability policy. The biggest increase in cost is the law enforcement liability. Due to the issues the Township is having with Oakland County, he does not trust them anymore. He does not have the level of comfort that he had in the past. Starting next year, the Township will be eligible for a "profit-sharing" type plan with MMRMA.

MOTION by Sovel, supported by Gray, to move forward with the \$15 million liability and the \$50,000 retention allocation fund for \$392,045.

MOTION CARRIED UNANIMOUSLY

H. Wastewater Treatment Plant - Authorization to Negotiate

Supervisor Gray asked if the Board wants to proceed with contract negotiations with F&V Operations as the operators of the wastewater treatment plant?

MOTION by Sovel, supported by Phillips, to authorize the Supervisor to work with the Township Attorney to negotiate the agreement for the operation of the wastewater treatment plant, both water treatment and sewer.

MOTION CARRIED UNANIMOUSLY

ITEM 10:9-9 ORDERS AND ADD ONS

MOTION by Creech, supported by Sovel, to approve the orders and add ons.

MOTION CARRIED UNANIMOUSLY

ITEM 11:9-9 OTHER MATTERS

Trustee Long–

- He was unaware of the problems with Aurora and he hopes it can be worked out. He thinks that property is a low impact use of the lake. Only a conservation easement prohibiting use would have less impact. He thinks it's an asset to the Township.
- He said the Township should look at what types of trees are allowed in commercial developments, even if they are slow growing trees instead of the stunted things that are often put in and often die. It's aesthetically pleasing when trees offer cover in housing developments. He wants the Board to discuss requiring larger trees in developments.
- He thought the Board voted not to extend the sidewalk to Newton Road and put that money toward the restroom?
- Supervisor Gray said that the bid to expand the Richardson Center's parking lot also included the sidewalk extension to Newton Road. Both the parking lot and pathway came in under the approved quote for the parking lot only. The Board voted last month to do both.

Trustee Sovel–

- The Township had a similar noise issue in the past at the restaurant on Cooley Lake Road and he's not sure if the wedding with the fireworks is the event that caused the issues residents were speaking about.
- Asked Township Attorney Hans Rentrop, that while the Board limits the speaker to 3 minutes, do the rules specify the speaker can only speak once and should the Board publish the rules?
- Township Attorney Hans Rentrop said yes the rules do specify that a speaker may speak only once and the Board is allowed to set the rules as long as they are reasonable. The Board may publish their agreed upon public comment rules. The courts have upheld time limits during public comment.

Supervisor Gray –

- The Michigan Airline Trail had an event at the Lake Sherwood trail head. The main things residents want to see is a water fill station, a covered shelter like a small pavilion, and things like cell phone charging stations.
- We'll be setting up dates shortly for budget discussions, probably starting in October.
- Word for Hope is a growing organization that works with mentally challenged people and they are based in Commerce Township. They have asked to use the Township logo on one of their sponsorships along M5. They want to thank us for

ITEM 11:9-9 OTHER MATTERS (continued)

supporting their organization. There's no financial sponsorship from the Township.

- Trustee Sovel said the Township needs to review the proposed sign and approve its final form.

ITEM 12:9-9 CLOSED SESSION

MOTION by Phillips, supported by Creech to enter into Closed Session for discussion of attorney-client privileged information.

Roll Call Vote:

Ayes: Phillips, Creech, Long, Sovel, Gray

Nays: None

Absent: Weber, Berkheiser

MOTION CARRIED UNANIMOUSLY

Entered Closed Session 10:13 p.m.

Returned From Closed Session 10:34 p.m.

MOTION by Creech, supported by Long, to adjourn from Closed Session and approve the Closed Session minutes.

MOTION CARRIED UNANIMOUSLY

MOTION by Creech, supported by Long, to direct the Township Attorney to proceed as discussed in Closed Session.

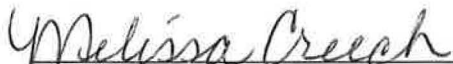
MOTION CARRIED UNANIMOUSLY

ITEM 13:9-9 ADJOURNMENT

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

MOTION by Creech, supported by Long, to adjourn at 10:35 p.m.

MOTION CARRIED UNANIMOUSLY



Melissa Creech, Clerk
Charter Township of Commerce