

**FINAL
CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, June 2, 2025
2009 Township Drive
Commerce Township, Michigan 48390

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

ROLL CALL: Present:

Brian Parel, Chairperson
Brian Winkler, Vice Chairperson
Joe Loskill, Secretary
Bill McKeever
George Weber
Brady Phillips
Caitlin Bearer

Also Present:

Dave Campbell, Township Planning Director
Mark Gall, Township Fire Marshal
Debbie Watson, DDA Director

B. APPROVAL OF AGENDA

MOTION by Loskill, supported by Phillips, to approve the Planning Commission Regular Meeting Agenda of June 2, 2025.

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

MOTION by Winkler, supported by Loskill, to approve the Planning Commission Regular Meeting Minutes of May 5, 2025, as written.

MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We issued a variance to a property located at 3142 Adele Terrace to build a garage that would encroach into the front yard setback.

George Weber – Township Board of Trustees

- The last Board of Trustees meeting was on May 13th. A few items of note.
- We held two public hearings for special assessment districts; one for Commerce Crossing, and the other for road maintenance at Sherwood Acres. Both of those are moving forward.
- We reappointed Spencer Schafer to the Downtown Development Authority Board for a 4-year term, ending in 2029.
- As many people have heard in the past, we have had some concerns with what's happening with the County as it relates to costs being transferred to, not just Commerce Township, but many of the municipalities in Oakland County. As a result, they were going to hit us with roughly a 75% increase in assessment costs. So, we decided to bid that out to a private firm that handles over 30 municipalities in Southeast Michigan. It will be a savings of well over 50% from what the County was going to be charging us.

- Similarly, a 37% increase in overhead costs associated with the Sheriff's Department, those same percentages are being increased to the marine patrol. Four of our lakes contract with the Sheriff's office for marine patrol services. That contract was approved moving forward, but it's the same 37% increase, and that cost is not going to our deputies or to personnel; it's purely County overhead that they're charging us.
- We discussed Midtown on Haggerty, the PUD with Kroger, and that was approved by the Board at the last meeting. So, I'm sure that will keep Dave and Paula busy as that moves forward.
- The Parks and Senior Center has a full-time position open. If anybody knows somebody that would like to work at our Senior Center on a full-time basis, applications are being taken for that.
- Molly was able to identify that, by pulling the bond early for the Peninsula Park paving bonds, we could save another \$30,000 to \$40,000, so we're going to accelerate the payment.
- Finally, we have the Bicentennial Celebration street party taking place on Saturday, June 14th, in the Commerce Village from 9am to 10pm. There will be activities, bands, food and beer. It should be a good time for all.

Debbie Watson – Downtown Development Authority

- The last DDA meeting was held on May 20th and it was our annual meeting with housekeeping items, resolutions and bylaws, along with the election of officers. All officers and committee chairs remain the same.
- We had a request to hold a 5K race fundraiser on the DDA trails, proposed for August 16th. That was recommended for approval to the Township Board of Trustees and will be on their June 10th agenda.
- Randy Thomas of Insite Commercial reported that he is actively assisting Bruce Aikens with tenant negotiations for 5 & Main. Bruce Aikens attended the May ICSC in Vegas, and we look forward to an update from him at our June DDA meeting.
- Attorney Martella discussed utility easements at length for the DDA Parcel M, aka Pad A, which is located across from Dort Credit Union on the east side of the new Pinewood Avenue.
- Jose Mirkin of the Public Relations Committee reported that the Walled Lake Schools annual K-12 Art Exhibition at the Township Library was once again a huge success with about 1,000 people in attendance for the awards reception.

Chairperson Parel – Thank you. I actually have a resolution in front of me for Bill McKeever.

Chairperson Parel read the following Resolution for the record.

RESOLUTION OF THE CHARTER TOWNSHIP OF COMMERCE PLANNING COMMISSION & ZONING BOARD OF APPEALS

WHEREAS, The Board of Trustees of the Charter Township of Commerce is honored to represent a population of residents willing to dedicate their time, effort, and energy serving toward the betterment of the Commerce Township community; and

WHEREAS, Bill McKeever has served as a regular member of the Commerce Township Planning Commission since his first Planning Commission meeting on July 21, 2003, and as a regular member of the Zoning Board of Appeals (ZBA) - acting as the liaison between the ZBA and the Planning Commission - since his first ZBA meeting on August 28, 2003; and

WHEREAS, In his role with the Planning Commission, Bill has participated in the creation and update of the Township Master Plan for Land Use in 2003, 2015, & 2022, the adoption of a new Zoning Ordinance in 2010, 301 Planning Commission meetings, and action upon approximately 979 items that came before the Planning Commission during his tenure, which concluded with his final Planning Commission meeting on June 2, 2025; and

WHEREAS, In his role with the Zoning Board of Appeals, Bill has participated in 114 ZBA meetings including action upon approximately 203 items that came before the ZBA during his tenure, which concluded with his final ZBA meeting on May 15, 2025; and

WHEREAS, Bill has dedicated his time, talent, expertise, wisdom, and verbosity to his fellow Commerce Township residents that serve on the Planning Commission and Zoning Board of Appeals, to the staff of the Planning and Building Departments, and to the residents, property owners, and business owners that have appeared before the Planning Commission and ZBA during his tenure; and

WHEREAS, Bill has consistently been a leader in the efforts of the Planning Commission and Zoning Board of Appeals to guide responsible and successful growth across the Commerce Township community he has called home for all his life.

NOW THEREFORE BE IT RESOLVED that the Planning Commission and Zoning Board of Appeals of the Charter Township of Commerce, on behalf of the Board of Trustees and the citizens of Commerce Township, hereby recognize and thank Bill McKeever for his nearly 22 years of dedication to the Commerce Township Planning Commission, Zoning Board of Appeals, and to the Commerce Township community, and wish him good health and continued success in all his future endeavors.

Chairperson Parel – Bill, I appreciate you always being there. I think you're the most candid person up there. Sometimes when I don't have the guts to tell a developer what's right for the community, I think you stand up and you don't take no for an answer. You do what's right for the community, and the people owe you a debt of gratitude. It has been a pleasure working with you. I wish you all the luck.

McKeever – Thank you, and my pleasure.

E. PUBLIC DISCUSSION ON MATTERS FOR WHICH THERE IS NO PUBLIC HEARING SCHEDULED

Chairperson Parel opened to Public Discussion on matters for which there is no public hearing scheduled.

No comments.

Chairperson Parel closed Public Discussion on matters for which there is no public hearing scheduled.

F. TABLED ITEMS

None.

G. OLD BUSINESS

None.

H. SCHEDULED PUBLIC HEARINGS

None.

I. NEW BUSINESS

ITEM I.1. ENCLAVE AT STILLWATER – CONCEPTUAL REVIEW

Franklin Property Corp. & Whitehall Real Estate Interests are requesting a conceptual review of a proposed single family development located on the north side of Sleeth Road on the parcel just east of The Reserve at Crystal Lake upon the middle gravel pit. PIN# 17-08-400-004

Chairperson Parel – Dave, maybe you can give us a quick summary.

Dave Campbell – I will and I know that Mr. McKeever is going to have one last chance to take a swing at a developer tonight. I know the prospective developer has a presentation that he would like to deliver on his own behalf. I've been accused of stealing people's thunder and throwing cold water on a project, so maybe tonight I'll just do a very quick introduction and then I'll turn it over to Mr. Milia to introduce this project on his own behalf.

The subject property that we're going to discuss this evening on a conceptual basis is an area of the Township and a property that should be familiar to the Planning Commission. It is this approximately 65-acre parcel on the north side of Sleeth Road, just east of the big development that you can see going on there that Mr. Milia is also responsible for. That development is the Reserve at Crystal Lake, and as you can see, it's well underway. There are actually some homes in there that are now occupied with their new owners.

I think a lot of us were at the ribbon-cutting ceremony for that project late last summer and it looks great out there. With every new house that goes up and every new bit of landscaping and sidewalk and so forth that goes in, it's really starting to come together out there and looks great.

So now, Mr. Milia is ready to move onto his next project, which is going to be right next door; a project that he's calling the Enclave at Stillwater. As I mentioned, it's a 65-acre property, about 15 acres of which is the manmade lake on that property. Similar to how the Reserve at Crystal Lake came to get its approvals from the Township, Mr. Milia is

likely to seek approval for the Enclave as a Planned Unit Development, or a PUD. We can talk more about what that process might look like. But again, I will let Mr. Milia approach the Planning Commission and go through his presentation and introduce his project. Then if there are questions about the zoning, land use and the procedural side of things, that's where I will be happy to be a part of that conversation.

Andy Milia, Franklin Property Corporation – Thank you, and thank you, Mr. Campbell, as well. It's good to see everybody. I think the last time we gave a presentation we were in the tail end of COVID. I think we started those virtually and ended up finishing in this room. I appreciate the opportunity to present tonight, especially on such a beautiful summer night. As we're the only thing on the agenda, I'll try to talk as fast as I can. This is a development of our company and Whitehall Development. We're the same group that developed the adjacent Reserve at Crystal Lake. Since there are some similarities between this project, and the majority of you were involved in that, I'll try to give a little bit of a summary of Crystal Lake as well, as we introduce the Enclave. The property, as Mr. Campbell indicated, is this piece here, which is immediately adjacent to the Reserve at Crystal Lake. The Reserve was 159 acres. This is 65 acres. We also acquired this 80 acres east of the ITC power lines. That's not on the table tonight, but we wanted to introduce that we in fact did buy that as well. We purchased this parcel and this parcel at tax auction last summer.

This is a larger view of the property frontage here on Sleeth Road. There is a smaller lake on the south end of the property, and then the buildable area all throughout the property. As you will see, there will be a connection to the Reserve here, and there will be a connection here. This is the same property, an aerial view that we took a couple weeks ago. Sleeth Road is down here, facing north, and again, Crystal Lake is here. You'll see when we get to the site plan, one of the features that we would really like to highlight is being able to drive in and have a view of the lake, and that will be kind of a main focal point and it'll take on this kind of nautical theme, just as the Reserve at Crystal Lake took on the theme of the lake as well.

The Enclave, as I indicated, is a joint venture between our company and Whitehall. We are proposing to develop this under a PUD. It would be a low density neighborhood that complements the Township's vision. It includes smart land use; there would be significant preservation of natural features, and it will offer a variety of housing types. The majority of the lots at the Reserve at Crystal Lake are 60x125. The majority of the lots in this development will be 60x135. We learned from that development that a lot of the residents wanted ranches and first floor masters. Giving the lot an additional 10 feet will help do that. For those people that don't maximize the lot, that extra 10 feet will act as additional buffer in the backyard and then we have some much larger lots as well. Same team; the name of our entity is actually called Twin Ponds Development Company. Our civil engineer is PEA Group who designed Crystal Lake for us. PEA is also our Geotech, and our engineering is our wetland consultant.

As I said, I will give you a quick update on Crystal Lake before we get into the Enclave. The entrance way; if you've driven by the entrance way, the common areas really came out well, it's one of the few developments where the actual photos and reality came out better than the artist's rendering. We're very pleased. We ended up spending over \$1.5 million in landscaping and common area improvements, and we're very pleased with the common area. The development itself has been very well received within the community.

Again, this is the Reserve, and as you recall, for those of you who were present four years ago, the philosophy of the development was to develop four different neighborhoods. We have a neighborhood up here with the 60x125 foot lots, another neighborhood in here with larger lots, the lake lot homes, and then the blue lots represent a fourth size. We achieved our vision of being able to create four different price points, four different housing types, and we achieved our vision and philosophy of having residents who currently live in the community who wanted to downsize, but stay in Commerce, they were able to do that. Young families moving in could move into the community, as well as families that buy in this community can upsize or downsize within the community.

Consequently, we have three different what we consider great builders; Robertson Brothers Homes, Evergreen Homes, and Toll Brothers, who's a national builder, all building in there. We've been retailing the lake lots to individuals and custom home builders. We're getting a very nice variety of housing types, housing styles and many new families to the community. We were able to accommodate many Commerce families that currently exist in the community.

These are the housing types. Again, Robertson built on the northeast corner. Toll is building as well. This was the first lake home that went up. Evergreen Homes are in this area here. It would be similar housing types that will be built in the Enclave and we've been very excited about the quality and the differentiation that has occurred.

This is a view of some of the lake lots and they've set up nicely. The slopes worked well. The people are spending a lot of money on the home, spending a lot of money on the landscaping, and we're creating a nice lake community.

One of the things that we envisioned for this lake was, unlike many lakes in the surrounding communities, somebody might be buying next to a trailer, they might be buying next to a camper, they might be buying next to a 100-year old home, but here this has been successful and popular because everybody is guaranteed that they're going to be building next to a nice, high-quality home, and we have very strong master deed and bylaw restrictions. We've worked closely with your staff to talk about deck setbacks, deck quality, and we're very pleased with the quality of the homes that have been built.

Another view; this is the southwest corner of the lake, with nice spacing between the homes. The residents will be finishing the lots and the beachfront areas. As you may recall, this was already approved by EGLE to have docks at each individual home, as well as a main dock on the property.

This is our beach house, and then the beach area here. Again, we believe this came out nicer than the rendering. This will be the first summer that it's open and we're excited for the residents to be able to use that. We'll finish this beach area here and it's a very significant common area. The furniture will be coming shortly for the rooftop deck.

These are men's and women's bathrooms, with an additional verandah area here. Seating will be in this area. We think it will be a nice unique community within Commerce.

Now, an introduction to Stillwater. Again, Sleeth Road is down here. Crystal Lake is over here. The site is 65 acres. We're trying to play off the water and create a nice water feature that everybody can enjoy visually and recreationally. Coming in at this entrance here, we'd have a boulevard entrance. We purposely didn't max out the site and didn't put a home here. You drive into so many communities and you're driving into somebody's front yard. We purposely kept this visual corner open. The lake is some 20 feet lower than this area, so it'll be nice to come in and visually see this.

Driving along here, we're going to keep this vista open. We could have squeezed some lots in here, although it's a tough topography, they were able to make it fit, but we wanted to keep this vista open so you have a nice lakeshore drive here.

We would have seven lakefront homes along here. Some additional lakefront homes here, and then again, some larger homes, non-lakefront, but because of the topography, we still get a view in this area.

Differentiating this and the Reserve at Crystal Lake; the Reserve had lakefront lots that could be used by the residents as beaches. This will be a different type. We're not going to disturb the edge here. There's significant wetland vegetation and we're not seeking approval to remove any of this vegetation. This will remain in the natural state, and these people will not have direct access. They can potentially get an easement to do a dock for a nonmotorized boat, but this would not be finished as beachfront, nor would there be a public beach, similar to the Reserve. There would be a community dock here on the little access point, if somebody wanted to put a canoe in or a small boat. It's kind of a passive recreational area here. There is a the small island here that we anticipate people might row out to.

There are two different lot sizes. These would be 65x135, so they're 10 foot deeper than the adjacent lots. We purposely kept a very significant tree buffer around the entire property and a significant one here. The ITC power lines are here, so we want to block those the best we can here, but then shield the new property owners to the property owners to the north. There's already significant buffer here, but we'll add additional buffer here, here and then this area, so the homes aren't backing up to the property lines. This would be within the common area maintained by the HOA, but much of it would be maintained in a natural state.

These would be county roads. As you may recall, we brought the sewer and water two miles from the east to service Crystal Lake. It will service this development to an extent. Water would definitely service this development, but because this is a force main on a pressure sewer, this would likely have to have a pump station as well for the force main down here. And it's possible that some of these would be on grinder pumps as well, similar to other homes in the Township, but all of it will be serviced by sewer and water. As Mr. Campbell indicated, we're proposing this under a PUD, similar to the Reserve of Crystal Lake. This would be a low density development. The density that could be achieved is 2.2 units per acre. We're proposing 1.76. We're proposing a significant open space preservation area as environmental stewardship. We're going to maintain a lot of the natural features, for both visual appeal and environmental concerns, via diverse housing type, architecturally, size wise and price point. This is a smart redevelopment, an appropriate use, rather than utilizing every inch of the property and putting it in somebody's ownership, we have significant common area. We believe that this meets the long-term planning goals of the community.

This analysis will give you an understanding of the density. The property is 65.72 acres. You subtract the lake area of 14.5 acres, that leaves you a net acreage of 51 acres. Using a 20,000 square foot permissible lot size, that would allow for 2.2 units to an acre. On the net acreage, that would allow for 112 lots that could be permitted under the current zoning. Our proposed density under PUD is 90 lots.

To give you an idea so that you can visualize the density, if you compare it to the Reserve at Crystal Lake, there we did 159 acres. Subtracting the 42 acres of that lake size leaves 117 acres in Crystal Lake. We were approved for 203 lots. So, it was 1.7 lots per net acre, or 1.3 lots per gross acre. Using the math that we just did, the 90 lots at the Enclave would be 1.76 lots per net acre as compared to Crystal Lake, or 1.38.

So, it's the same overall density that was previously approved and we'll have that same feel of nice lot sizes, as well as significant common area, both in the lake as well as additional park area. So that's our presentation and I welcome any questions.

Chairperson Parel – Thank you. We appreciate it. It looks like another good project. Just a reminder, this is a non-formal conversation and nothing is binding.

Dave Campbell – Mr. Milia went through the density. That's always a question that comes up, both with the Planning Commission and the Township Board. Because this is a PUD, both Planning Commission and the Township Board would be taking action on this project if it proceeds. One of the questions is whether the number of units being proposed is consistent with how the property is currently zoned, and how the property is currently master planned. And as Mr. Milia spoke to, the density is ... there's different ways to do the math, but the math indicates or verifies that the number of units being proposed is actually less than what the zoning would allow. So, in other words, they're not seeking additional density. They're seeking the same number of rooftops as what the underlying zoning would achieve.

Chairperson Parel – Those are your words?

Dave Campbell – Those are my words. I'm concurring with the developers math. But, because the lots are smaller than what is required in the R-1A zoning district, which requires 20,000 square foot lots with 100 feet frontage, and as Mr. Milia indicates, his lots are primarily 60 footers. That's where the PUD aspect comes in. They would be seeking smaller lots, but with the overall density that's consistent with the current zoning.

So procedurally, if this is to move forward as a PUD, which is likely the route Mr. Milia is going to want to take, we would need formal recommendation from the Planning Commission, which would usually come the same evening as we would hold the public hearing. The Planning Commission would make a formal recommendation, and then the Township Board would have the opportunity to approve the PUD. Assuming they do, then the PUD site plan would come back to this Planning Commission for formal approval. The PUD site plan would have more of the detailed engineering, landscaping and lighting and so forth.

With any PUD, the trade-off between the developer and the Township, the trade-off in the flexibility from zoning, is that the developer is to offer recognizable public benefits, and those public benefits are intended to be proportionate to the deviation being sought. So, when we get to the point that we're discussing a development agreement with Mr. Milia, then that would be part of that discussion; what is the proportion of recognizable public benefit that would be offered as part of this PUD?

One of the things I did want to discuss was the access and circulation for the development. Mr. Milia is proposing two points of public access; the boulevard entrance coming off of Sleeth Road, and then the connection to the stub road that was built as part of the Reserve at Crystal Lake. The stub road is Hoppe Lane. There would be an extension of Hoppe Lane to the proposed Enclave, and then the new boulevard off of Sleeth Road. What's not being proposed is a connection to the road that's stubbed to the north, which is Winewood. That's a road that was stubbed when Lake Sherwood was developed, in anticipation of this project or this property someday developing.

We discussed it with the developer, and with the Township's Fire Department, the Fire Marshal and the Fire Chief, and I know our Fire Marshal is here this evening, whether they would want to see a gated emergency connection at Winewood. The Fire Department's response was that because they have the two points of public access, Sleeth Road and Hoppe Lane, the International Fire Code would not require a connection via Winewood. The Fire Department would not necessarily argue if it were to be offered, but it's not required. The Fire Department has concerns with gated emergency access points in general. As we discussed with the Planning Commission several times, the gated connections oftentimes become an area where they pile up snow, and where people tend to park their cars. So oftentimes, those gated connections, while well intended, are obstructed for one reason or another.

One of the things that was discussed in my Planning Department's cover letter for this concept plan, is whether the Planning Commission feels that having a connection to Winewood is advisable, not necessarily just for emergency response, but also for things like school buses, garbage truck routes, and for the two neighborhoods to have connectivity to each other, so that folks could visit without having to go out on the main road. And if not vehicular connection, I was interested in the Planning Commission's opinion of whether at least a pedestrian connection between the two neighborhoods would be advisable.

One of the concerns that the developer expressed and I think it's a legitimate concern, is if there were to be vehicular connection between Lake Sherwood and the Enclave, and then therefore, also with the Reserve, is it would create the potential for cut through traffic; folks cutting through from Sleeth Road to Commerce Road, and vice versa. I know at least one of you lives in Lake Sherwood and you probably have opinions on that. So, I think one of the things that the developer and the Planning Department maybe want some input from the Planning Commission on before this moves forward is what, if any, connection is warranted via that stub road of Winewood at the north property line.

The last thing I'll mention is sidewalks. When the Reserve at Crystal Lake was approved, the Planning Commission and the Township Board opted to not require the developer to put in a sidewalk or a pathway along the property's frontage of the north side of Sleeth Road. The idea there is, while the Township does want a sidewalk or pathway from Bass Lake Road to Duck Lake Road, and leading into Milford Township and the Village of Milford, we thought it made more sense for that pathway to be on the south side of Sleeth, because that's primarily State land right there.

The logic was it would likely be more efficient to get easements from the State of Michigan and the MDNR to put a pathway across Proud Lake State Park then it would be to have to go door to door of the houses along the north side of Sleeth Road and try to get easements from those homeowners to put a pathway or a sidewalk across their front yards. If you drive that area, you see that a lot of those front yards are well landscaped and well developed, and when you get into that, having to move landscape features, it can be an expensive proposition sometimes.

So, instead of putting in a sidewalk along the Sleeth Road frontage, he decided to make a contribution to the Township Sidewalk Fund so that when the day comes that the Township builds a pathway along the south side of Sleeth, those funds would be able to be used for that project. I think the Planning Commission might want to discuss whether the same logic would apply for the project that we're discussing here this evening.

Because this is a concept plan, everything being discussed this evening is not binding. This is just an opportunity for the developer to introduce the project and get some early preliminary feedback from the Planning Commission to make sure this project is on the right path so that he knows whether he's making a wise investment in investing in the engineering, the architectural drawings and so forth that would be necessary in furthering this PUD application. I'll take a pause there and see if there are any questions.

Commission Comments:

Chairperson Parel – These sidewalks will be the proposed recognizable public benefits?

Dave Campbell – That can be part of the discussion tonight, is what would be a reasonable recognizable public benefit? Again, the intention is that it would be in proportion to the deviation being sought. The deviation being sought on this one is primarily the lot size.

Chairperson Parel – Sure, and this is what has been discussed so far between the Planning Department and the developer. I think that makes sense. As far as the cadence for approval, you mentioned the next steps, but as far as timing, if the developer gets a positive feeling tonight, what are the next steps?

Dave Campbell – There has to be an internal meeting with the Township and the Township Attorney because there would need to be a development agreement, a PUD agreement. That's a contract between the developer and the Township. Both the developer's attorney and the Township Attorney would need to be involved in creating a framework of that agreement.

The next step at the Planning Commission would be a public hearing. We have to have a public hearing for a PUD. Oftentimes the same evening as the public hearing is when the Planning Commission opts to make a formal recommendation. You're not required to do it at that same meeting, but oftentimes that's how it goes. So, formal recommendation from the Planning Commission, and then formal action by the Township Board at the next available meeting. Then, if the Board approves the PUD, then the developer comes back to the Planning Commission at least one more time with a fully fleshed out site plan.

Chairperson Parel – So the next time we could see this would be two months maybe?

Dave Campbell – It depends on how quickly the developer and his team want to work. To have a public hearing, we have to have the notices in the newspaper according to the State law. So, the public hearing might be July or August, and then go from there.

Chairperson Parel – I'll go down the line to see if anybody has questions or comments.

Bearer – I like how everything looked. Is there a current plan along Commerce Road for sidewalks, or is Sleeth the main avenue we are thinking of?

Dave Campbell – I would have to pull up the nonmotorized plan. I believe the nonmotorized plan shows sidewalks along Sleeth Road all the way to the westerly Township border. I don't know whether we envisioned it being on the north or south side of Commerce Road. Sleeth Road, though, I think is an important connection if it can be made someday in the sense that it could lead to Milford Township and the Village of Milford. I think everybody likes the idea, especially Lake Sherwood folks, having the opportunity to walk or ride a bike into downtown Milford. But then going eastward, a sidewalk along Sleeth Road would then get you to Huron Valley Hospital, into Commerce Village and the Township Library. So, I think in looking at the big picture, having nonmotorized along Sleeth Road to Commerce Road, and to the Commerce Village and beyond, is a priority for the Township.

Bearer – So, in order to do that, having that pedestrian connection between Winewood would be pretty important, because there is not going to be something heading west on Commerce, correct?

Dave Campbell – I would have to look at our nonmotorized plan to confirm what we have proposed for Commerce Road up at the northwest corner of the Township. But, based on how Proud Lake State Park lays out, Sleeth Road is the more straight shot as a nonmotorized/bike/pedestrian route between Commerce and Milford Townships, and the Village of Milford.

Bearer – While I understand not having a motorized connection, having the nonmotorized connection I think would be a really good value added to the Township for people to be able to get to that potential pathway leading from Commerce to Milford from the north. Otherwise, it looks great.

Winkler – I have no comments.

Phillips – I have comments. I've been through Crystal Lake and it's beautiful. For that PUD approval though, I believe the water mains were put in along Sleeth Road.

Andy Milia – Yes.

Phillips – That was a significant benefit. So, with respect to what you're proposing, I would like to understand what that benefit is for this new development. Dave, you said we'd be talking about that. That would be my first question.

I have one concern. I think there was a statement about a significant buffer between the Lake Sherwood subdivision and Crystal Lake; that buffer is really not satisfactory to the residents there. In looking at the proposed buffer with that neighborhood, the statement was that it is significant, but I'm concerned that it's not sufficient. I'd like to see more buffer between the neighborhoods.

Traffic cut-through; if the Winewood stub was connected, I think that is a concern for both developments because there are **NOT** too many between Commerce Road and Sleeth. You've got Duck Lake Road. You've got Juniper, which I think that neighborhood, they never paved it and they've got four stop signs through there. Other than that, you go all the way to Commerce and Bogie. You've got a pretty big strip there where there's no cut-through, and if that were connected then I guarantee the traffic through there would be a problem.

Andy Milia – You're saying you don't want a motorized cut-through?

Phillips – No motorized. I think the nonmotorized is fine. I know in the Lake Sherwood subdivision, you have a lot of children and a lot of people walking, and there are no sidewalks in there. You have a lot of people, bikes, people walking their dogs, baby carriages, all in the streets, and to create a higher traffic volume through there would be a big problem.

The traffic in general is going to start to become an issue on Sleeth Road, with the Crystal Lake development, this development going in, and then I presume that with the property to the east, a similar development will be sought and a PUD likely. I'm just concerned about what the future vision is for traffic patterns and the impact in that area. Right now, it's very rural.

Dave, you mentioned that someday, you said 2026, a roundabout would go in at Duck Lake, Wixom and Sleeth.

Dave Campbell – That's correct.

Phillips – That needs to happen. I'll vote for that.

Dave Campbell – The Road Commission is starting their preliminary design on that. We have some sort of a kickoff meeting coming up with them in the next few weeks in anticipation of them bidding it this fall and selecting a contractor who will build it at some point next year.

Phillips – Okay, that's good news. Those are my thoughts.

Chairperson Parel – Brady, you mentioned the recognizable public benefit. I think it's on most of our minds and we have to have this conversation, but also Dave, I think we should focus on ... Brady brought up the fact that a lot of infrastructure was put in for the first project, and I know it was required for the project, but it also gave us a community benefit. And then there were sidewalks as well.

Dave Campbell – There are sidewalks internal to the Reserve at Crystal Lake, but we opted not to have them put in a frontage sidewalk on the north side of Sleeth because we thought it would make more sense on the south side of Sleeth.

Chairperson Parel – So we just have to continue that conversation, that point that everybody is interested in.

Loskill – As opposed to my other board members here, I thought the connection at Winewood would be a good idea. There are multiple other connections between Sleeth and Commerce. This one would be so round about and circuitous, I'm not sure it would be a desirable route. Take that for what it is.

A question for Dave. He mentioned putting grinder pumps on a portion of this property. I know there are other homes in that area on that type of setup. Who maintains those systems? Is that something that Commerce does, or is that Oakland County?

Dave Campbell – Both, the Township contracts with Oakland County to maintain our sewer system in general, and individual grinder pumps in particular. Now, the Township is also considering going with a maintenance operator other than Oakland County. But yes, the Township owns and maintains our sewer system. Right now, we contract with the County to do the maintenance, and we're looking at maybe going with someone else.

Loskill – Who maintains the individual pumps, if they do them on an individual basis?

Dave Campbell – The Township. We maintain them, but when the collection comes in, it then goes to Oakland County because they're our maintenance operator currently.

Weber – Joe, I've got a grinder pump. When you have your additional cost to install it, and you're paying your quarterly water and sewer fees, a portion of that goes to fund the ongoing maintenance. If the pump fails, you call, it gets redirected to the County. They show up within a couple hours and they fix it.

Loskill – My only concern with those is when we lose power in the community, which we happen to do in this area on a regular basis, is that individual grinder pumps will eliminate the ability to have water service during a power outage.

Dave Campbell – If I may, maybe Mr. Milia has a better update than I have. This is something that's still being evaluated by the engineers, both the Township Engineer and by PEA on behalf of Mr. Milia. It sounds like there are a few options. One is, maybe it's possible to connect this development to the Reserve next door and use their lift station, but to do that, everything has to flow by gravity, so you have to have enough fall. That's what they're trying to figure out, otherwise the grinder pump option would be the alternative to that.

Loskill – My other concerns have already been mentioned by my colleagues, so I won't bother reiterating those.

Weber – I agree with Caitlin and Brady. I think the connection to Winewood should be a nonmotorized pathway. I agree that we should have a greater buffer than what we had with the Reserve. I know we looked at that at the time, but we still care about it. Other than that, I appreciate that the density is less than what could be there based on the existing zoning.

Loskill – One other thing, you had that calculation set up, but it's a two-part requirement in the Zoning Ordinance. You have to have 20,000 square feet and 100 feet of frontage. If you went back to 100 feet of frontage, that would probably be your limiting factor in this, not the 20,000 square feet. What you're looking for in your development is approximately one-third that size, you're looking at about 8,000 square foot lots, which is a significant variance from the 20,000 that's required. So you're looking for a reduction by almost two-thirds of the lot size, as well as a 40% reduction in the lot width. So, we definitely need to see some good public benefits going back to help us get through that portion of the request in the PUD.

Weber – Good point.

McKeever – I have nothing to add.

Chairperson Parel – You sure? Last chance. I have nothing further.

Andy Milia – Would you like me to address the comments that were made?

Chairperson Parel – Yes.

Andy Milia – First of all, I appreciate all the comments. We have developed 40 subdivisions in 20 different communities over the last 40 years, and we're involved in some other subdivisions. We were involved in the Merrill Park entitlement, on behalf of Pulte and the adjacent subdivision, and this community has always worked very well with developers, but at the same time protecting the interests of the residents. What I appreciate about this community, both at the staff level of planning and the board level, is the thought that goes into it. This community doesn't say, get rid of density for negotiating purposes. There's a lot of thought behind it and we appreciate the collaborative effort.

I'd like to address a couple of the issues that were raised. The first one was that if the power went out, water would be affected. The electricity to the sanitary would be affected, and not the water. The water would still work.

Loskill – Water would run, but you can't get the water anywhere.

Andy Milia – Several comments were made about the buffer. The buffer we're proposing is actually more significant than the buffer proposed on the Reserve. We're proposing a bigger buffer to these people's yards. It's always kind of a catch 22. The existing residents want the new developer to provide something more than they're providing. I'm not saying, this is what you gave us and we're giving it back. We are proposing not only a land area buffer, but as part of the landscape plan, similar to what we did at the Reserve, we would agree to a very significant tree planting. It would be a good buffer. We put an additional 10 feet into these lots that would act as more of a buffer. We think we have a very significant buffer in this area. We can go through that in more detail and put some specificity to it in terms of drawings and landscaping, but we hear you and we agree. Our residents want a buffer as well, and we believe that these would be very well buffered lots from these people's decks to those people's decks. We will put in more graphics.

Dave Campbell – Is it too early to know whether there would be any disturbance along the northerly property line for a storm sewer or anything else?

Andy Milia – We would typically keep this as a natural buffer, and then put the rear yard storm in the back of the lot, similar to what we did on the other development.

Dave Campbell – So, it's possible that whatever vegetation is currently there could remain.

Andy Milia – Yes, it would be a combination of existing vegetation that would remain, and augmented with new vegetation.

Weber – So Andy, I understand you're saying you're going to have greater square footage of buffer, but if we drove the Reserve, are you anticipating that your landscaping would be similar in both communities with the type of trees and the quantity?

Andy Milia – In the Enclave, it would probably be more significant here because this had no existing vegetation, other than over in this area. These five or six houses that were affected here, these people were actually encroaching on this property. These people, in fact, cleared all the vegetation that was existing. So, to answer your question, we would put more landscaping on the Enclave than was added here.

Weber – Similar types? If I drive back there, the types of trees and the spacing, is that what you envision?

Andy Milia – Yes, it would be more spacing and more trees than what exists here. Here, we have had a few trees die. They were under warranty and those are going to be replaced. If you drive it, you will see a few dead trees.

Chairperson Parel – What was that comment you made regarding the existing homeowners in Lake Sherwood? One you said was encroaching?

Andy Milia – The majority of these homeowners cleared the back of our property over the last 20 or 30 years. In general, sometimes people clear and then they complain about a lack of buffer, but they added to their backyards. We had to grade back to the property line, but a lot of the vegetation was cleared by homeowners.

Dave Campbell – There were sheds on what became Mr. Milia's property. There were boats being stored. There were firepits.

Weber – Just like our parks.

Dave Campbell – Exactly.

Andy Milia – It's a concern of our homeowners as well. These will be million dollar homes. In addition to this landscaping that's planned, you'll see very significant landscaping planted by the homeowners and the builders. We echo and we share your concerns.

It sounds like everybody but one person agreed that this should be a nonmotorized connection, and it sounds heavily suggested that you would like to see a pedestrian walking path connecting here.

Chairperson Parel – Is anyone opposed to keeping it nonmotorized?

Andy Milia – Mr. Loskill.

Loskill – I thought it would keep traffic off the main roads.

Andy Milia – We hadn't planned it, but we will. We do agree that we can connect this with one or two sidewalks so it will connect the neighborhoods. That will represent a three or four mile walk. Mr. Campbell made a good point regarding connections for school buses or garbage trucks, but these two neighborhoods combined would be 300 units, so that's enough economies of scale for a bus or garbage truck to come in off of Sleeth Road.

One thing I did fail to mention is that there will be a future connection here, to the extent that we ever develop this property. This property has significantly more wetland vegetation so it would be a much lower density than we are proposing here. We would have to negotiate with ITC on that.

I'd like to touch on public benefits for a moment. We've done, as I said, 40 developments. I think of the 40, 37 of them have been PUD's. We pioneered the PUD concept. We were the first to do a PUD in the City of Troy, the Village of Franklin, the Township of Dexter, dating myself 20 to 30 years, but there's a very significant benefit in doing a PUD. It's not just a negotiation or a trade-off.

A 100x200 foot lot is an antiquated lot. Nobody wants to come home and mow that, nor do they want to pay to have that mowed and maintained. What it does is it takes all the potential common area out. So, there is a very significant benefit in the PUD concept alone of consolidating the lots, making the lots to a manageable size that people actually want to live on, some people want those smaller lots. For those that don't, that want a bigger lot, we are proposing approximately 20 of the lots, 20 out of 90, would be much larger lots. That would be offered as well. But the sheer nature and the benefit of the PUD itself is having a significant common area, to have the open space preservation, and there's a very significant cost for us to not develop those last 10 or 20 lots in there.

Your PUD allows for a density bonus. It allows for up to 3 units per acre. We're not proposing that. We're proposing to come in under the density because we believe that the preservation of the natural areas, more common areas, is in itself a significant benefit. I'd like to mention that; environmental stewardship, maintaining and preserving, both from a visual and a physical standpoint, having diverse housing options, and having a smart development.

Some communities demand that you buy them a school bus, or you put in walking paths, or you put in gazebos, or you contribute to a fire station. We like to put the benefits back into the project itself. We would contribute to the sidewalk fund, and that would be a public benefit. But we like to put the benefits back into the community itself in terms of lower density and preservation. So, when we're in front of you next time, we'd like you to consider, some of these items as well as part of it. I believe I've addressed all the questions or concerns that were raised, but if not, I'm pleased to answer any questions.

Chairperson Parel – Dave, that's an interesting idea or concept that Mr. Milia presents. He's stating that within the development, the benefits that they're providing could be, I guess, substituted for the recognizable benefits required for the PUD. I've always thought of it as, we give you the PUD and you're able to do what you want to do there with some restrictions, but then you have to show a benefit to that immediate general area for the residents around the PUD.

Dave Campbell – Yes, it is meant to be a public benefit, and in so doing, it's meant to be a better project than what could have otherwise been achieved if the project were developed under its base zoning. Now, the Township Attorney will tell you there's limitations. The public benefit has to be tied to the project in some way. In other words, you can't, as a public benefit, require that they build a park three miles down the road. There has to be a correlation there. But, I think I'm not disagreeing with some of Mr. Milia's logic that some of the public benefit is the manner in which the project is to be developed, with the environmental stewardship, as he said.

Loskill – That's more of a private benefit rather than a public benefit. It's going to benefit the people in that community, but they're not going to want people from the surrounding community coming in and utilizing those areas for recreation. This is going to be something that's going to be mainly reserved for people who live in this subdivision.

Andy Milia – If I may respectfully disagree. There is a public benefit in maintaining the lot of the wetlands for the habitat, for the surrounding areas. This connection here will be a public benefit to this entire community here to be able to come in and have a sidewalk, a beautiful neighborhood, neighborhoods to walk through and that in itself is a significant benefit. It doesn't benefit somebody two miles down the road, but it does benefit the adjacent neighborhood.

The preservation of all of this protects wildlife for the whole area. Definitely for these people, but generally, for people that live in here, you're going to have more birds and more wildlife preserved rather than just doing it as a non-cluster plan.

Chairperson Parel – And it's better for the overall community and the nearby residents, I understand that. I'm not saying I completely disagree. I agree with everything you've said, but something in my mind is just not clicking. When we hear recognizable public benefit, to me, there's the interior of the project and some of the benefits of why we're allowing a PUD internally for shifting things around, but also ... We just did one of these projects. We worked with Kroger and that has now been approved. Kroger came in and talked about this brand new, beautiful Kroger they're going to build and how that's going to be a public benefit. I'm not saying this is a Kroger, but I think about that and the response we had from the Commission, and from our community leaders, the Township Trustees, and I don't think anybody really looked at that as a recognizable public benefit.

Weber – But the Kroger is commercial. Dave, the key is ... I want to make sure I don't get hung up on the difference between recognizable public benefit and a development that is better than what would ordinarily be put on a piece of land. If it was just a grid and we did 112 homes that were of the 20,000 square foot ...

Loskill – The 112 would not be the 20,000 square foot, just because of the nature of it. On a perfect piece of land, you might be able to achieve that, but you're not going to be able to with this one.

Weber – I agree. But are the four park areas ... Other developments that we've looked at where we focused on the amount of greenspace, whether it's the property at Wixom and Glengary, that was the amount of common area or greenspace, primarily for these residents, but it also provided a better neighborhood effect than just a grid pattern where everything was cookie cutter. So, it's kind of the benefit of trading off lot sizes, and again, lot sizes that people are going to choose to buy, or choose not to buy, for having greater greenspace, and hopefully more trees, and more community gathering places than just a grid neighborhood.

Chairperson Parel – But who does that benefit? To me, that benefits the 90 homes.

Dave Campbell – I think there's an argument that preserving greenspace and preserving regulated wetlands and so forth, that is a benefit.

Chairperson Parel – I agree with that, and I also agree with Mr. Milia that having these connections and the things we talked about, getting people through the communities is a public benefit.

Weber – But who is the public? Are the public ...

Chairperson Parel – What would our Township Attorney say is the definition of the public? Is it the residents in here? But then, I guess you could make a counter argument. There's no question in my mind that some of the items Mr. Milia has brought up, like the open wetlands, the nature areas, the ability for animals to congregate, that is a benefit for everybody. Would that be different anywhere else? I don't know, something doesn't click. Maybe our Township Attorney has an opinion on that?

Dave Campbell – Well, he's a terrible planner, so you don't want to ask him. Are there any ideas amongst the seven of you that might help make it click? Ideas that Mr. Milia can take back to his partners and his design team. Now would be the time to throw out any ideas. I think proportionality is a key part of this conversation too. From a land use standpoint, what's being proposed is consistent with the zoning and the Master Plan. In other words, the development team is not proposing 500 apartments. That would be a significant deviation and therefore, a PUD for that deviation, from a proportionality standpoint, would need to be a significant public benefit. What is being proposed here are smaller lots than what the Zoning Ordinance would otherwise require.

Loskill – Significantly smaller lots, 8,000 versus 20,000.

Dave Campbell – Yes, so then it's a question of, what's proportionate? That's a conversation for tonight and future meetings.

Chairperson Parel – This is a somewhat remote area. We talked about the fact that, and our attorney would caution us, that the benefit has to be nearby.

Dave Campbell – He would say there needs to be a correlation.

Chairperson Parel – Yes, and sidewalks are the only thing that I've heard come up, outside the development, and Mr. Milia has offered to have that conversation. To your question, I don't know if there's another public benefit from anybody up here.

Loskill – I'm starting to run into this more where they ask for a percentage to be set aside for first time home buyers, requiring smaller homes than the large homes they're planning on building here. They reserve those specifically for first time home buyers, so they can get a varied price range, instead of a bunch of half million dollar homes, or three quarters of a million and up by the time you get landscaping and everything else in there. You would have something that would come in at a \$250,000 or a \$300,000 price point, rather than the \$700,000 price point.

Chairperson Parel – You've got two challenges with that. One is I don't know if the financial model still makes sense to the developer, and two, that might be a little above our pay grade if we're going to start requiring that or having those types of conversations.

Loskill – That's something that would be a recognizable public benefit. It's not just a sidewalk or a park. It's something that we know is a problem in the community. We have a lot of upscale developments going on and a lot of people are being priced out. That would be an option and one that would pique my interest.

Chairperson Parel – It's interesting and I agree. I think it's a good conversation to have.

Dave Campbell – One thing I know the Township Supervisor has brought up is accessible housing, in the context of wounded warriors for example. Folks who have disabilities and need their houses laid out in such a way that they're accessible, providing a certain number of units that meet that criteria. That's something he has asked about in the past.

Chairperson Parel – These are all good conversations. I don't know if there is anything we can solve tonight.

Andy Milia – Can I address some of the comments? At the risk of being repetitive and redundant. Mr. Loskill made a very interesting point about affordability, and then the word accessibility was used. The PUD helps achieve that. If you kept the existing zoning and you did 100x200 foot lots, you couldn't have a lot that was under \$250,000, and you couldn't have a home that was under \$1,000,000. So, that desire to have a more affordable home in this community is achieved via a PUD.

Loskill – Right, but a \$700,000 house is not affordable.

Andy Milia – It's not affordable, but-

Chairperson Parel – It's more affordable than the option.

Andy Milia – It's more affordable than the option. And what Robertson Brothers at Crystal Lake was able to do was to get some first time home buyers. These people are stretching, they're paying \$550,000 and \$600,000, but unfortunately that's a first time home buyer in much of our community. So, if the goal of this community is to have a product type that is more affordable to some of the community, then a PUD is the vehicle to do that with smaller lot sizes.

The other thing is, if we were left with just the existing zoning and forced to do 100x200 foot lots, every inch of this area would get developed. We would seek wetland permits to fill in certain areas, and it's like we would all be cutting off our nose to spite our face to meet the letter of a PUD. I opened up that I would like to work in the spirit of achieving everybody's goals, and part of achieving that goal is, what does the community want in terms of housing type? This is a way of doing that, and we were able to prove it in Crystal Lake, where we have people that are building \$3 million homes. You're going to achieve your tax base relatively quickly. We want people building \$1.5 million homes in here, but you'll also have an affordable sector of people that want to downsize from their 3,500 square foot home in Commerce, into a 2,200 square foot home, or a first time home buyer that's struggling from their 1,200 square foot apartment and can afford a 1,900 square foot home.

I'd like to continue the dialogue. Your feedback here has been very good. We can continue the dialogue with staff and any other members, but really focus in on understanding the spirit of what we're trying to achieve here rather than just trying to check boxes on the PUD.

Chairperson Parel – We understand, and I think we brought up some good points. Joe, that's a really good point that you made. Dave, maybe this isn't the project, but I think we should further the discussion with our Township Supervisor about some of those accessibility options. Whether it's this project or another, maybe to have that conversation. I think it's great. If we could, let's just keep the dialogue open. Our expectation is that there is some type of public benefit.

Andy Milia – I want to leave here with a little bit of clarity. You generally liked the concept of the plan. You liked the overall density, but we want more of a clarification of the public benefits. But, nobody here is saying, we don't like this – come back with 100x200 square foot lots.

Chairperson Parel – From my opinion, I think that's fair. I also say that it's going to be important to us to understand the buffering on the north end, but I think we may have resolved that. In later iterations, we will get that.

Loskill – Obviously a number of us are concerned with the buffer. Do what you can to maximize the privacy between the subdivisions.

Andy Milia – Very much appreciate all of the comments. Thank you.

Chairperson Parel – Thank you. We look forward to talking more on this.

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

NEXT REGULAR MEETING DATE: MONDAY, JULY 7, 2025 AT 7:00PM.

Chairperson Parel – Dave, can you mention again the Bicentennial event?

Dave Campbell – Yes, we have some brochures on the back podium. We start at 9am with a pancake breakfast and there's a 5K Fun Run, once you're loaded up on pancakes. There are events all day. There are children-friendly events, a petting zoo, pony rides. There's live music, a beer tent, a cornhole tournament, ax throwing.

Weber – A golf simulator.

Dave Campbell – All of this is in the Commerce Village area, so we're closing off the blocks of the Commerce Village. Nobody has to worry about cars zipping through. There are shuttle buses to get folks where they need to go.

Chairperson Parel – Where are the shuttle buses coming and going from, the parking lots?

Weber – Walled Lake Central, Dodge Park and the Library. People's Express will be operating several shuttles that will constantly be moving people around.

Dave Campbell – We hope the weather cooperates.

Phillips – How is it being advertised?

Dave Campbell – Social media...

Chairperson Parel – Billboards.

Weber – We're using both billboards, banners, social media, the Township website, HOA's. I know Larry has spoken to several HOA's.

Discussion continued regarding promotion of the Bicentennial.

Chairperson Parel – Dave, in the Village, the Rabban family owns Annie's and they own the party store across the street, along with a few other parcels there. If anybody has driven by, they have done a really nice job fixing up the Commerce Liquor store. It's painted and has a new façade. I have not talked to them, but I'm kind of sad to see that it appears they invested the money into this as opposed to doing the development we saw, the potential future development. But, I think it looks great and it's good timing for the Bicentennial event. And when I'm sitting outside having a bagel, it's nice to look at a new fresh building.

Dave Campbell – I would agree, based on what they put into the refresh of the building, it makes me think it's not a priority to them to put the addition onto the building that they were contemplating at one point.

Chairperson Parel – If you hear anything, let us know.

Dave Campbell – Okay. I know the property across the street, what used to be the Bubble & Squeak, the vacant lot next to the dentist office; that lot sold. We don't know much about the buyer or the intent, but hopefully that property will be part of making the Village what we hope it will be, a walkable downtown hamlet.

Chairperson Parel – That could be nice.

Dave Campbell –

- As Mr. Weber mentioned, the Midtown on Haggerty PUD did get approved by the Township Board at their May meeting. The development team will be back in front of the Planning Commission, they're hoping in July, with their detailed PUD site plan for the Kroger with the fuel center.
- If you remember the four properties at the intersection of Union Lake Road and Farrant; there's two properties on the north side of Farrant, and two on the south side of Farrant, all are on the east side of Union Lake Road. Those are all owned by a gentleman named Robert Cobb. Mr. Cobb came before this Planning Commission a few years ago with thoughts of doing a lakefront restaurant on the southeast corner. He ran into a lot of challenges with that with the State of Michigan because he would have been impacting some regulated wetlands and that was going to be very challenging. He kind of backed off from those plans and decided he just wanted to sell them as single family lots. He came before this Planning Commission and Township Board and got the properties rezoned from B-1 Local business to R-1D single family. But based on the conversation I had with him today, he's not getting a lot of traction on selling those as single family lots. So, his question today was, how do I start the process of rezoning them back to B-1? If he's serious about that idea, then that's something that would have to come back before the Planning Commission and the Township Board. Just giving you a heads up on that one.

Chairperson Parel – Does he have any ideas of what he could do with it at that point?

Dave Campbell – I think at this point, his intent is to be able to sell it for something close to what he has in it. He mentioned that he had some folks who asked if they could do a medical office there. He asked if somebody could do cannabis there, which I said no, Commerce Township has opted out of all cannabis licenses. I'm sure like every other vacant property in Commerce Township, somebody wants a new car wash there, but it certainly would not be big enough or zoned for that. I think what seemingly sounds the most plausible is some sort of a small medical office. It would have to be small because there is only so much upland to work with over there.

Dave Campbell –

- We also have a resident here from the Commerce and Carey neighborhood to see if there's any updates on that. I don't have any updates on that, just another property in that neighborhood. There's an 88-acre property just west of Long Farm, adjacent to the west side of Long Farm, that has been off and on the market for years. And we just heard that that property is sold. Again, we don't know who the buyer is and we haven't heard what their intent is. But they probably didn't buy it to sit on it. It used to be an active farm field but it has become overgrown through the years.

Weber – And that's zoned R-1A?

Dave Campbell – Yes.

- The Planning Department did fill our Associate Planner position. This is a new position that was created in anticipation of our Senior Planner, Paula Lankford, who's going to retire on us at the end of 2026. The idea is that this person would come aboard, hopefully absorb as much of Paula's wisdom as possible over the next year and a half, and then would be ready to step into Paula's role once Paula retires at the end of next year. It's a young man named Nicholas, a recent graduate of Michigan State. I did not hold that part against him. He otherwise had a really good resume. He's going to be starting with us later this month.
- The last thing I'll mention is, while we are obviously all sad to see Mr. McKeever go, his prospective replacement is with us this evening. Mick, do you want to come up and introduce yourself and say a few words?

Mickey McCanham – I've been a resident for 25 years. I just recently retired and I want to keep busy. I'm busy on a couple of boards with the County. You said Bill could make some noise when he wanted to. I make noise too, so I'm looking forward to it.

Dave Campbell – You have big shoes to fill, and then you have to do it for 22 years. I'd like to express my thanks to Mr. McKeever as well for all these years!

L: ADJOURNMENT

MOTION by McKeever, supported by Loskill, to adjourn the meeting at 8:26pm.

MOTION CARRIED UNANIMOUSLY

Joe Loskill, Secretary