

**CHARTER TOWNSHIP OF COMMERCE
TOWNSHIP BOARD OF TRUSTEES MEETING
November 18, 2025
2009 Township Drive
Commerce Township, Michigan 48390**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Present: Larry Gray, Supervisor
Melissa Creech, Clerk
Molly Phillips, Treasurer
Robert Long, Trustee
Rick Sovel, Trustee

Absent: Robert Berkheiser, Trustee
George Weber, Trustee

Also Present: Hans Rentrop, Township Attorney
John Kummer, Township Attorney
Jason Mayer, Giffels Webster Engineers
Dave Campbell, Planning Director
Emily England, Parks and Rec/Senior Director
Katelyn Massey, Human Resources Director
Sgt. Matt Leggat, Oakland County Sheriff's Office

APPROVAL OF MINUTES

MOTION by Sovel, supported by Creech, to approve the October 14, 2025 Special Township Board Meeting minutes, the October 14, 2025 Regular Township Board Meeting minutes, the October 21, 2025 Special Township Board Meeting, the October 28, 2025 Quarterly Township Board Meeting minutes, and the November 4, 2025 Special Township Board Meeting minutes, as submitted.

MOTION CARRIED UNANIMOUSLY

ITEM 1:11-18 APPROVAL OF AGENDA

MOTION by Sovel, supported by Creech, to approve the November 18, 2025, with the removal of **ITEM 9:11-18 NEW BUSINESS G. Williams Woods Retention Basin Maintenance.**

MOTION CARRIED UNANIMOUSLY

ITEM 2:11-18 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.

Joseph Dickie, 4865 Ponderosa, Commerce Twp., Michigan, previously advised the Township of an issue he was having. He thanked the Township, and especially Ordinance Department Manager Gibbons and his team, for effectively addressing his concern.

Supervisor Gray closed Public Comments.

ITEM 3:11-18 PUBLIC HEARINGS

A. Resolution – 2026 Community Development Block Grant Application

Parks and Recreation/Senior Director Emily England, said the grant application is for \$12,939.00 and will provide meals for senior citizens.

Supervisor Gray opened the Public Hearing

There were no public comments.

Supervisor Gray closed the Public Hearing.

MOTION by Sovel, supported by Phillips, to approve the Charter Township of Commerce Resolution Approving the 2026 Community Development Block Grant Application.

MOTION CARRIED UNANIMOUSLY

ITEM 4:11-18 BOARD APPOINTMENTS

A. Derek Tuck – Reappointment to the Downtown Development Authority for a 4-Year Term Expiring December 31, 2029.

MOTION by Gray, supported by Phillips, to Reappoint Derek Tuck to the Downtown Development Authority for a 4-Year Term Expiring December 31, 2029.

MOTION CARRIED UNANIMOUSLY

B. Brian Parel - Reappointment to the Planning Commission for a 3-Year Term Expiring December 31, 2028.

MOTION by Gray, supported by Creech, to Reappoint Brian Parel to the Planning Commission for a 3-Year Term Expiring December 31, 2028.

MOTION CARRIED UNANIMOUSLY

ITEM 5:11-18 CONTRACT AWARDS AND AGREEMENTS

A. Grinder Pump Installation Contract for 2026-2028

Supervisor Gray said the bids were publicly opened on November 3, 2025 with two bids being received, one from C&E Construction and the other from D'Angelo Brothers, Inc. C&E Construction was the low bidder.

MOTION by Phillips, supported by Creech, to award the Grinder Pump Installation Contract for 2026-2028 to C&E Construction as sole provider.

MOTION CARRIED UNANIMOUSLY

B. WRC Billing Services and SCADA Operations Service Agreement and Resolution

Township Attorney Hans Rentrop said the Agreement allows the Water Resources Commissioner to continue handling water and sewer billing services and Supervisory Control and Data Acquisition (SCADA) operations until September 30, 2026, or until these services can be transferred to F&V Operations and Resource Management, Inc.

MOTION by Gray, supported by Phillips, to approve the Resolution of The Township Board of The Charter Township of Commerce Authorizing Entry into The Charter Township of Commerce Billing Services and Scada Operations Service Agreement with Oakland County, with a revised exhibit A.

MOTION CARRIED UNANIMOUSLY

ITEM 6:11-18 ADOPTIONS

A. Code of Ordinance Amendment No. 1.073 – Massage Regulations

Township Attorney John Kummer said there were no changes made from when this was Introduced.

MOTION by Creech, supported by Phillips, to Adopt Charter Township of Commerce an Ordinance to Amend the Code of Ordinances, Charter Township of Commerce, Oakland County, Michigan to be Known as Code Amendment Ordinance No. 1.073, post and publish according to law.

MOTION CARRIED UNANIMOUSLY

B. Code of Ordinance Amendment No. 1.074 – Soil Erosion Violations

Township Attorney John Kummer said there were no changes made from when this was Introduced.

MOTION by Phillips, supported by Creech, to Adopt Charter Township of Commerce an Ordinance to Amend the Code of Ordinances, Charter Township of Commerce, Oakland County, Michigan to be Known as Code Amendment Ordinance No. 1.074, post and publish according to law.

MOTION CARRIED UNANIMOUSLY

C. Zoning Amendment Ordinance No. 3.067 – Noise/Decibel Limits

Township Attorney John Kummer said the Township Board directed his office to work with Building Official Jay James and Ordinance Department Manager Mario Gibbons to revise the Township's "Noise Ordinance." Enclosed is a proposed Amendment to the Zoning Ordinance which:

ITEM 6:11-18 ADOPTIONS (Zoning Amendment Ordinance No. 3.067 – Noise/Decibel Limits continued)

- Limits the decibel restrictions to continuous noises and vibrations and defines continuous as a noise lasting longer than ninety minutes without interruptions;
- Limits nighttime noise to 55 decibels in residential areas and clarifies “nighttime” hours;
- Increases daytime noise in residential areas, and noise in commercial and industrial areas to conform with local and federal standards; and
- Excludes generators used for temporary power sources during power outages from the restrictions and clarifies “power outage” to exclude self-created outages.

Planning Commission’s recommendation was modified to include a ninety-minute duration for the definition of Continuous Noise.

MOTION by Sovel, supported by Creech, to Adopt Charter Township of Commerce an Ordinance to Amend Article 26, Section 26.505, Of Zoning Ordinance 3.000, Charter Township of Commerce, Oakland County, Michigan to be Known as Zoning Amendment Ordinance No. 3.067, post and publish according to law.

Discussion Sovel – add verbiage that decibels shall be determined by the discretion of the Township. In addition, commercial and industrial shall be 75 decibels.

Sovel added this to his Motion, Creech supported.

MOTION CARRIED UNANIMOUSLY

ITEM 7:11-18 SITE CONDOMINIUMS AND PLATS

A. Enclave at Stillwater Master Deed

Planning Director David Campbell said this is for a 90-unit single family site condominium on a 65-acre piece of property proposed by Twin Ponds Investment Company LLC (Andrew Milia and Gary Jonna) on the north side of Sleeth Road upon the middle of the three decommissioned Sleeth Road gravel pits. The Planning Commission recommends approval.

Supervisor Gray said that Trustee Weber recommends approval.

MOTION by Sovel, supported by Phillips, to approve PSP#25-06, the PUD site plan for PPU#25-01, The Enclave at Stillwater Master Deed.

MOTION CARRIED UNANIMOUSLY

ITEM 8:11-18 OLD BUSINESS

A. Flock Group, Inc. Master Services Agreement

Township Attorney, John Kummer, presented the revised agreement that incorporates several changes that address those concerns raised by the Board during its discussions. In addition to the revised Master Services Agreement, our office has prepared the enclosed Third-Party Agreement between the Township and the Oakland County Sheriff’s Office to clarify both parties’ responsibilities and liabilities under the

ITEM 8:11-18 OLD BUSINESS (Flock Group, Inc. Master Services Agreement continued)

Flock contract. The Third-Party Agreement details the operational responsibilities and liability to be assumed by OCSO as the Authorized End Users and Program Administrator of the Flock system. This Third-Party Agreement is important as the Master Services Agreement sets forth several customer obligations and warranties that according to the November 4, 2025, Flock presentation, only OCSO personnel will be able to fulfill. As such, the Township should have written guarantees that its own contractual obligations under the Master Services Agreement will be fulfilled by OCSO.

It is our opinion that without a Third-Party agreement, the Township will be contractually responsible for obligations, that they simply cannot fulfill because they are not the end party users who are operating the system and they have no oversight to be able to make sure that obligations the Township will be assuming are being fulfilled by the Sheriff's office.

Corporate counsel for Oakland County believes that the Law Enforcement Services Agreement executed last March adequately addresses all issues and they are not interested in any further amendments or third-party agreements. He spoke with Michael Knoblock and asked him if they are open to negotiations or a revised draft for the County to acknowledge Flock. He indicated that the County has no interest in a written acknowledgement of Flock services with respect to the Township.

Township Attorney Hans Rentrop said his concern is if the Township is not the end user if they sign an agreement with Flock, the Sheriff's Department is. The Township will be responsible if anything happens. The Township's responsibility for authorized end users will be explicitly limited to those directly employed by the Township, not contractors or third parties such as the Oakland County Sheriff's Office personnel.

Sgt. Matt Leggat Oakland County Sheriff's Office, was present to answer questions. He said the Sheriff's Department has a policy procedure that he can forward to the Township. The policy includes all of the requirements of using Flock services.

No action taken.

ITEM 9:11-18 NEW BUSINESS

A. Application for Alcoholic Liquors Special Permit - Kickstand Brewery, LLC
Clerk Creech said all requirements have been met.

MOTION by Creech, supported by Phillips, to approve the Application for Alcoholic Liquors Special Permit for Kickstand Brewery, LLC (3050 Union Lake Road, Commerce Township, Michigan 48382) for an Oktoberfest Event on 9-19-2026 from 12:00 noon – 10:00 pm.

MOTION CARRIED UNANIMOUSLY

ITEM 9:11-18 NEW BUSINESS (continued)

B. Metro Act Right of Way Permit – Ezee Fiber Texas, LLC

Township Attorney, John Kummer, said all requirements have been are met and he recommends approval.

Garner Duncan, SVP, Government Affairs and Jonathan Carroll, Director of Government Affairs gave a presentation on Ezee Fiber, based out of Houston, Texas. They are a rapidly growing telecommunications company that specializes in providing affordable and reliable multi-gig internet serviced through its 100% fiber-optic network. Mr. Duncan explained the services, present clients, and the steps needed for installation of the network.

MOTION by Sovel, supported by Creech, to approve the Resolution of The Township Board of The Charter Township of Commerce to Approve Ezee Fiber Metro Act Right of Way Permit Application.
MOTION CARRIED UNANIMOUSLY

C. Certification of Special Assessments to the Winter Tax Roll

Treasurer Phillips reviewed the S.A.D.'S to be assessed to the 2025 winter taxes.

MOTION by Creech, supported by Phillips, to approve S.A.D'S to be Assessed to the 2025 Winter Roll.
MOTION CARRIED UNANIMOUSLY

D. Resolution – Treasurer's Designees for Tax Collections

Treasurer Phillips said this is an annual Resolution that needs to be approved.

MOTION by Sovel, supported by Creech, to approve the Resolution for Property Tax Payment Designee Appointments.
MOTION CARRIED UNANIMOUSLY

E. Budget Stabilization Fund Recommendations

Treasurer Phillips, said this is an annual review of the balance in the Budget Stabilization Fund in conjunction with the budgeting process. The Budget Stabilization Fund currently has \$1,639,675 in it. The maximum allowed is \$1,559,958, therefore it needs to be reduced by \$79,720.

MOTION by Phillips, supported by Creech, to approve reducing the Budget Stabilization Fund by \$79,720 to bring it in line with the lesser calculation of \$1,559,958. The \$79,720 reduction shall be transferred to the General Fund.

MOTION CARRIED UNANIMOUSLY

F. Intent Resolution – Lower Mount Royal Paving SAD

Township Attorney John Kummer said the petition passed with 54% of total frontage.

MOTION by Sovel, supported by Gray, 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 Lower Mt. Royal Paving Special Assessment District.

ITEM 9:11-18 NEW BUSINESS (Intent Resolution – Lower Mount Royal Paving SAD MOTION continued)

Discussion –

Treasurer Phillips said she looked back at the previous paving for Lake Sherwood and Sherwood acres. They were assessed equally and not by lineal footage.

Township Attorney Hans Rentrop said the Township decides how they want to assess a SAD.

Township Attorney John Kummer said if this were assessed by parcels, it would have been 49.5% of parcels based on the signatures received.

Discussion ensued on how the Township should assess SAD'S, by parcels or front footage.

Jim Czarniecki, 1034 Sherbrooke St., Commerce Twp. Michigan, was told by the person circulating the petition that assessment would be done by address and not road frontage. He did not sign the petition.

Supervisor Gray removed his support of the **MOTION**.

Trustee Long supported the **MOTION**.

Gray voted No.

MOTION CARRIED

G. Williams Woods Retention Basin Maintenance

Removed under ITEM 1:11-18 APPROVAL OF AGENDA

H. 2026 Budget Discussion

No discussion

ITEM 10:11-18 ORDERS AND ADD ONS

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

MOTION CARRIED UNANIMOUSLY

ITEM 11:11-18 OTHER MATTERS

Treasurer Phillips -

- The Township Attorney is reviewing the extension letter for Plante Moran.
- Working with Walled Lake and Huron Valley Schools on getting Collection Agreements for summer school taxes.
- There are residents that have not received waste containers from Priority Waste. Supervisor Gray will contact Priority Waste.

ITEM 11:11-18 OTHER MATTERS (continued)

Supervisor Gray –

- The tower company would like to install a 199' tower at Sleeth and Benstein Rds. instead of by Huron Valley Hospital. This will be a 30-year lease. The Township Board has reservations with the tower.

ITEM 12:11-18 ADJOURNMENT

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

MOTION by Creech, supported by Phillips, to adjourn at 8:26 p.m.

MOTION CARRIED UNANIMOUSLY



Melissa Creech, Clerk
Charter Township of Commerce