

**CHARTER TOWNSHIP OF BROWNSTOWN REGULAR TOWNSHIP BOARD
MEETING OF MAY 4, 2026**

The Charter Township of Brownstown regular meeting of the Board of Trustees was held in the Township Hall, 21313 Telegraph Road, on Monday, May 4, 2026.

The meeting was called to order by Supervisor Berez at 6:00 p.m. and began with the Pledge of Allegiance.

ROLL CALL BY CLERK BRINKER:

PRESENT: Supervisor Berez, Clerk Brinker, Treasurer Eberth, and Trustees: Allen, Jones, and Killian. Also in attendance were Township Manager Peters; IT Director Martin; Police Chief Watson; Deputy Police Chief Starzec; Deputy Police Chief Lafayette; Fire Chief Raumen; Director of Economic and Community Services Kibby; Building Official Brandau; DDA Director Trussell; Deputy Clerk Whipple; Assistant Parks and Recreation Director Wallace; Athletic Coordinator Skarzynski; DDA Attorney Young; Director of Public Works Danosky; and Township Attorney Robinette.

ABSENT AND EXCUSED: Trustee Chapman

MINUTE ACCEPTANCE:

Motion of Jones, supported by Killian, to approve the regular work session minutes of April 20, 2026, as presented. All present voting aye.

Motion of Allen, supported by Jones, to approve the regular meeting minutes of April 20, 2026, as presented. All present voting aye.

AGENDA APPROVAL:

Motion of Eberth, supported by Brinker, to approve the agenda of May 4, 2026, with the addition of item seven, a request for closed session for the purpose of discussing the purchase or lease of real property pursuant to MCL 15.268(1)(d). All present voting aye.

PRESENTATION:

GATEWAY FIBER, LLC METRO ACT PERMIT APPLICATION:

A presentation was given by Derek Leffert, the head of Government Affairs of Gateway Fiber, LLC regarding the company's Metro Act Application and Bilateral permit which appears on tonight's agenda for the Board's consideration. If the application and permit are approved, the company hopes to install high speed fiber optic networks throughout the Township over the course of the next couple of years. Additionally, Leffert discussed various community outreach efforts the company would participate in to keep residents informed of their work in the area including but not limited to distributing door hangers and attending town halls, HOA meetings, and community events.

PUBLIC FORUM: Public Forum was held from 6:13 to 6:17 p.m.

SECOND READING OF ORDINANCE 141-83 AN ORDINANCE TO AMEND ORDINANCE 141-45 BY REPLACING SECTION 11.05(a), AUTOMOBILE FILLING/SERVICE STATION IN ITS ENTIRETY:

Motion of Allen, supported by Jones, to approve and adopt the second reading of Ordinance 141-83 an ordinance to amend Ordinance 141-45 by replacing section 11.05(a) Automobile Filling/Service Station in its entirety as well as providing for severability, repealer and effective date. This amendment includes the following changes:

- Increases the minimum lot width from 120 to 150 feet.
- Must have primary access to a major road in accordance with section 25.10(g).
- A traffic study must be included in accordance with section 17.09.
- New Automobile Filling/Service Stations cannot be any closer than 1,500 feet from another station, unless it is part of a retail establishment with a minimum 100,000 square feet of gross floor area.
- Provides an increased buffer zone to residential zoning in accordance with section 14.02(f) along lot lines that abut residential zoning or land use.
- Underground storage tanks must be a minimum of 150 feet from residential zoning.
- Increases the setback for building and fuel pump canopies to not less than 40 feet from any right-of-way line and not less than 50 feet from any side or rear lot line.

This proposed ordinance amendment has been forwarded to the Township Board by the Planning Commission for approval per section 24.03(c) of the Brownstown Township Zoning Ordinance. Roll call vote: Jones, aye; Brinker, aye; Killian, aye; Allen, aye; Eberth, aye; and Berecz, aye. Absent and Excused: Chapman. Motion carried.

SECOND READING OF ORDINANCE 141-84 AN ORDINANCE TO AMEND ORDINANCE 141-45 SECTIONS 13.01(a)(3), 13.01(a)(6)(b) AND ADDING SECTIONS 13.01(a)(9), AND SECTION 13.12 IN RELATION TO PORTABLE STORAGE CONTAINERS:

Motion of Jones, supported by Allen, to approve and adopt the second reading of Ordinance 141-84 an ordinance to amend Ordinance 141-45 Sections 13.01(a)(3); 13.01(a)(6)(b); and adding sections 13.01(a)(9) and 13.12 as well as providing for severability, repealer and effective date. This amendment includes the following changes:

- Allowing accessory structures up to 200 square feet that do not have a permanent foundation within the dedicated easement with an executed easement awareness form.
- One hundred fifty percent of the ground floor area of the principal building for properties with 20,000 square feet of lot area or more but less than one acre.
- Prohibiting shipping containers in residential zoning districts
- Adding provisions for portable temporary storage containers regarding temporary loading and unloading as well as permitted uses on construction sites.

This proposed ordinance amendment has been forwarded to the Township Board by the Planning Commission for approval per section 24.03(c) of the Brownstown Township Zoning Ordinance. Roll call vote: Brinker, aye; Allen, aye; Jones, aye; Eberth, aye; Killian, aye; and Berecz. Absent and Excused: Chapman. Motion carried.

SECOND READING OF ORDINANCE 141-85 AN ORDINANCE TO AMEND ORDINANCE 141-45 SECTION 25.09 (DEFINITIONS O-P) BY ADDING A NEW SUBSECTION (Q) AND REDESIGNATING THE FOLLOWING SUBSECTIONS IN RELATION TO PORTABLE TEMPORARY STORAGE CONTAINERS:

Motion of Jones, supported by Killian, to approve and adopt the second reading of Ordinance 141-85 an ordinance to amend Ordinance 141-45 Section 25.09 (Definitions O-P) by adding a New Subsection (q) and redesignating the following subsections in relation to portable temporary storage containers as well as providing for severability, repealer and effective date. This amendment includes defining a portable temporary storage unit as “a box-like container typically delivered by truck, used to temporarily store household or other goods and items. A portable temporary storage container does not include a truck trailer, or other part of a motor vehicle, nor any type of wheeled vehicle or conveyance except when attached to a truck for delivery and removal (e.g. PODS).” This proposed ordinance amendment has been forwarded to the Township Board by the Planning Commission for approval per section 24.03(c) of the Brownstown Township Zoning Ordinance. Roll call vote: Killian, aye; Eberth,

aye; Brinker, aye; Allen, aye; Jones, aye; and Berecz, aye. Absent and Excused: Chapman. Motion carried.

APPROVE GATEWAY FIBER, LLC METRO ACT PERMIT APPLICATION AND PROPOSED BILATERAL METRO ACT RIGHT-OF-WAY TELECOMMUNICATIONS PERMIT:

Motion of Killian, supported by Eberth, to approve Gateway Fiber LLC METRO ("Michigan Metropolitan Extension Telecommunications Right-of Way Oversight") Act Permit Application, along with the Bilateral METRO Act Right-of-Way Telecommunications Permit, contingent upon payment of the \$500.00 fee and securing a \$1,000,000.00 bond. This application was reviewed by Township Attorney Foley and Director of Public Works Danosky, who both recommended that the Board request a bond in accordance with Section 15 of MCL 484.3115(3) due to the scope of work contained within the application. All present voting aye.

APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH SIDOCK GROUP, INC. FOR BROWNSTOWN TOWNSHIP HALL RENOVATION DESIGN AND CONSTRUCTION PHASE SERVICES:

Motion of Eberth, supported by Jones, to approve a professional service agreement with Sidock Group, Inc. for Brownstown Township Hall renovation design and construction phase services in the amount of \$646,000.00. A breakdown of the services that are part of the agreement and cost of these services is outlined below:

Service	Cost
Schematic Design	\$96,900.00
Design Development	\$129,200.00
Construction Documents	\$258,400.00
Bidding/Permit Review	\$32,300.00
Construction Administration	\$129,200.00
Total Cost:	\$646,000.00

Funding for this agreement will come entirely from the \$1,500,000.00 grant that the Township received from the State of Michigan for the renovation of Township Hall. All present voting aye.

SUPERVISOR:
HUMAN RESOURCES: REQUEST TO APPROVE CHANGES TO THE SEASONAL/TEMPORARY/PART-TIME WAGE SCALE FOR 2026:

Motion of Eberth, supported by Killian, to approve the seasonal/part time/temporary, new hire/rehire wage scale for 2026. Specifically for Part-Time Bus Drivers, they will now receive \$0.50 per hour on their anniversary date of hire up to \$20.00 per hour maximum. Funds are available for this increase in the approved 2026 budget. All present voting aye.

CLERK:
TOWNSHIP PROPERTY LIABILITY INSURANCE RENEWAL AMENDMENT:

Motion of Brinker, supported by Jones, to approve an amendment to the Township Property Insurance Renewal of \$1,073.00 to the cost of the annual premium. This additional cost is to have the Inland Marine Schedule bound at a replacement cost rather than the actual cash value and would bring the total annual premium to \$596,455.00. This insurance renewal was previously approved by the Township Board on March 2, 2026, and will still be expensed accordingly to the various Township's departments. All present voting aye.

BOARD INFORMATION:

Motion of Jones, supported by Brinker, to accept the Clerk's report which consists of one set of disbursements for the meeting of May 4, 2026, in the amount of \$533,976.28. All present voting aye.

TREASURER:**DISBURSEMENTS FOR MAY 4, 2026: \$1,235,652.92**

Motion of Jones, supported by Brinker, to approve disbursements for the meeting of May 4, 2026, as follows: Disbursements in the amount of \$533,976.28; and Payroll in the amount of \$701,676.64; bringing the total amount to \$1,235,652.92. Roll call vote: Eberth, aye; Jones, aye; Allen, aye; Killian, aye; Brinker, aye; and Berez, aye. Absent and Excused: Chapman Motion carried.

COMMUNITY SERVICES:**BOARD INFORMATION:**

Motion of Allen, supported by Jones, to accept the Community Services report, which consists of the following:

- Update on Community Development Block Grant (CDBG) Applications Submitted
- Building Department Update
- Downtown Development Authority minutes of February 19, 2026
- Planning Project Statuses Report

All present voting aye.

RECREATION:**APPROVAL TO SEND OLD RECREATION STACKING CHAIRS TO AUCTION:**

Motion of Jones, supported by Brinker, to approve to send the old stackable chairs from the Community Center and Event Center to auction at Greater Detroit Auto Auction. Funds collected from the sale of the chairs will be deposited into Gain/Loss of Sale of Assets account number 101.000.693.000. All present voting aye.

APPROVAL OF FEE CORRECTION TO PICKLEBALL CLINIC CONTRACT WITH DOWNRIVER PICKLEBALL CLUB:

Motion of Jones, supported by Killian, to approve a fee correction to the Pickleball Clinic Contract with Downriver Pickleball Club to \$50.00 per participant. The contract was approved at the Township Board meeting of April 6, 2026, with an incorrect fee of \$25.00 per participant. This fee consists of a small administration charge in addition to covering the cost of pickleball paddles, balls, and water bottles which will all be kept by the participants. All present voting aye.

APPROVAL TO SEND A BRUSH HOG TRACTOR ATTACHMENT AND A SCAGS POWER EQUIPMENT WALK BEHIND LAWN MOWER TO AUCTION:

Motion of Jones, supported by Eberth, to approve to send a Brush Hog tractor attachment and a Scags Power Equipment walk behind lawn mower to auction at Greater Detroit Auto Auction. Funds collected from the sale of the tractor attachment and lawn mower will be deposited into Gain/Loss of Sale of Assets account number 101.000.693.000. All present voting aye.

BOARD INFORMATION:

Motion of Jones, supported by Killian, to accept the Recreation Report, which consists of updates about upcoming and ongoing recreation and senior programs. Additionally, the report included information about ongoing capital improvements and park updates as outlined below:

- Community Center renovations are still underway with the outside structures now complete. The crews are still working on finishing touches on the outside of the building as well as pouring concrete floors inside. The project is anticipated to be completed during the last week of June with furniture scheduled to arrive during the first week of July.

- Regarding the Land Conversion Project for the DNR, a piece of Township owned property in the South End at West Jefferson and Campau has been identified to use for this project. Currently the Township is working with the Harbin Group for an appraisal, which takes approximately 30 days to complete. Once the appraisal is completed, the paperwork will be submitted to the DNR for the land conversion.
- The department is currently working with McKenna & Associates to update the Township's Parks and Recreation Master Plan.
- The soil erosion permit was secured for the construction of the pickleball courts, which is being overseen by a new project manager. A fence will be installed once the land has been leveled and the holes have been dug for the posts. The concrete will also be poured once the work site dries out.
- Wayne County reviewed the plans submitted by Hennessey for the new Community Center parking lot and has requested some revisions. Hennessey is currently on a revised plan and will submit it back to the county once it is completed. Additionally, the RFP for this project is also being finalized.
- The department currently has a bid listed for a new sound system for the Event Center on BidNet.
- Concrete was repaired on the sidewalks located inside Thorn Park and the department is currently working with Sidock to fix the walking bridge to the park.

All present voting aye.

PUBLIC WORKS:

APPROVE TO SEND A 2002 STERLING DUMP TRUCK (VIN 2FZAAWAK02AK27249) TO AUCTION:

Motion of Jones, supported by Allen, to approve to send a 2002 Sterling Dump Truck (VIN 2FZAAWAK02AK27249) to auction as it is too costly to continue maintaining and repairing the vehicle. Proceeds received from the auction will be deposited into Sewer Sale of Vehicle account number 590.000.626.100 and Water Sale of Vehicle account number 591.000.626.100. All present voting aye.

TOWNSHIP MANAGER UPDATE:

Township Manager Peters provided a brief update on several ongoing projects that may be of interest to Brownstown residents:

- May 4th was National Firefighter Appreciation Day and Township Manager Peters acknowledged the entire department for the great work and quality of service that they provide to Township Residents.

CONSIDERATION FOR A CLOSED SESSION:

Motion of Eberth, supported by Jones, to move to closed session at 6:26 p.m. for the purpose of discussing the purchase or lease of real property pursuant to MCL 15.268(1)(d). Roll call vote: Eberth, aye; Jones, aye; Allen, aye; Killian, aye; Brinker, aye; and Berecz aye. Absent and Excused: Chapman. Motion carried.

Motion of Eberth supported by Killian, to reconvene from closed session at 6:59 p.m. All present voting aye.

ADJOURNMENT:

Motion of Jones, supported by Killian, to adjourn the regular Township board meeting at 6:59 p.m. All present voting aye.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Maureen Brinker". The signature is written in a cursive, flowing style.

Maureen Brinker, Clerk
Charter Township of Brownstown
MB/slm