

To: Commerce Township Board of Trustees

From: Commerce Township Planning Department
David Campbell, AICP – Planning Director
Paula Lankford – Senior Planner
Bethany Miller – Associate Planner

Date: June 3, 2026

RE: May 2026 Monthly Planning Department Report
(covering May 7, 2026 through June 3, 2026)



Development updates

- **Wingate Preserve conditional rezoning (NE corner of Commerce & Carey)** – Commerce Carey LLC (Mark Kassab, Jim Galbraith, et al.) has owned the undeveloped 42 acres at the northeast corner of Commerce & Carey Roads for decades, and in 2025 purchased the adjacent undeveloped 33 acres. The 75 combined acres is currently zoned R-1A. Consistent with the procedures of Article 36 of the Zoning Ordinance, the developer has petitioned for a conditional rezoning of the property from R-1A to R-1D to develop Wingate Preserve consisting of 168 single family homes. R-1A zoning requires lots that are at least 20,000 sq ft with a minimum of 100 feet of road frontage, while R-1D requires lots of a minimum of 7,200 sq ft and 50 feet of road frontage. The developer’s rationale for proposing the smaller lots of R-1D is the preservation of natural green space throughout the development, particularly along its perimeter where existing natural features could be preserved and serve as a natural buffer between new and existing neighborhoods. Two new points of access are proposed; one along the north side of Commerce Rd and the other along the east side of Carey Road. Mr. Kassab’s team attended the June 1, 2026 Planning Commission meeting to participate in a very well-attended public hearing for the conditional rezoning. After two hours of public comment during which traffic impacts was the primary concern, the Planning Commission honored the petitioner’s request to table any action to allow the development team to revise their submittal based upon input from the Planning Commission and from the public. The expectation is the Wingate Preserve conditional rezoning petition will return to the Planning Commission in the near future, potentially the PC’s regular meeting on July 6.
- **Bogie Lake Residential** – Jim Maher of Bogie Lake Holdings received Township Board approval on May 12 of a conditional rezoning petition for an assemblage of seven properties on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus (just west of the tandem roundabouts at Bogie-Cooley-Oxbow Lake Roads). The seven properties total approximately 15 acres and were conditionally rezoned to R-1D (One-Family Neighborhood Residential) with a new neighborhood of 46 new single-family homes. The next step is for the Bogie Lake Residential project (which desperately needs to be renamed to something more appealing) to proceed toward consideration of approval of its condominium site plan and master deed by both the Planning Commission and Township Board. Mr. Maher is hoping

to be included on the next regular scheduled Planning Commission meeting's agenda on July 6 for the PC's potential approval of the condominium site plan.

- **Commerce Lake Market (1740 Glengary)** - Steve Bakko, owner of the Commerce Lake Market at 1740 Glengary, hopes to replace his existing store with a larger “neighborhood market” and add four fuel pumps (eight nozzles) under a new fueling canopy. The fuel pumps & canopy would be on the east side of Benstein Road, replacing the existing house at 2750 Benstein (which Mr. Bakko owns, and would be demolished). The new store would be north of the existing store, the existing store would be demolished, and the footprint of the existing store would be repurposed with parking. The property housing the existing store at 1740 Glengary is zoned B-2 and the residential property at 2750 Benstein is zoned R-1D, and fuel pumps are only allowed as a special land use within the B-3 zoning district. Mr. Bakko applied for a conditional rezoning of both properties to B-3, and the requisite preliminary conference was held on April 28. Consistent with the conditional rezoning process, Mr. Bakko and his team attended the May 4, 2026 Planning Commission meeting for an optional preliminary review. One of the Planning Commission's main concerns with the proposal was – wait for it - traffic. As of the date of this fine report, the Township's Traffic Engineer is finalizing their Traffic Impact Study for the proposed development. The Commerce Lake Market team's next procedural step would be to participate in a formal public hearing for the conditional rezoning at an upcoming Planning Commission meeting, potentially the July 6 meeting (which is shaping up to be a real marathon of a meeting, especially coming off the holiday weekend).
- **Union Lake and Wise Road** – The Planning Department is aware of a concept for a potential redevelopment at the southwest corner of Union Lake Road and Wise Road (former Sally's Barn). The owner/developer is hosting a kickoff meeting with neighboring residents where they intend to present their concepts and seek feedback. Once the development team has had that opportunity to meet with those neighbors, they intend to present their concept to the Planning Commission at an upcoming meeting. Stay tuned...

Zoning Map & Zoning Ordinance Amendments

- **Wingate Preserve conditional rezoning** – Please see above
- **Bogie Lake Residential conditional rezoning** – See above, please
- **Commerce Lake Market** – Above is where you will see if you please
- **Lakefront accessory detached structures** – Consistent with the continued discussion of the Planning Commission during the April 13 meeting, Building Official and third runner-up in Township Hall's annual breakdancing competition Jay James updated the draft preliminary language for further discussion at the Planning Commission's June 1 meeting. The PC had no objections to the new language and the next step will be for Jay to present to the Township Board for preliminary discussion at their July 28 quarterly discussion meeting.
- **Data centers** – The Planning Department has had a preliminary discussion with both the Township Board (on April 28) and with the Planning Commission (May 4) about a prospective series of amendments to the Township Zoning Ordinance to address the

appropriate zoning district(s) and development standards for if & when a large data center is proposed within the Township. Based on those discussions and the direction provided, the Planning Department – with assistance from the Township Attorney and Township Engineer – will draft language for the Zoning Ordinance amendments for consideration and action by the PC and the TB, potentially in late summer/early fall. In the meantime, the Township is past the midpoint of a 6-month moratorium on data centers as adopted by the Township Board in February 2026, and may opt to extend the moratorium as the Zoning Ordinance amendments continue to evolve.

Zoning Board of Appeals (ZBA)

The next regular ZBA meeting scheduled for July 23, 2026 will include the following:

- A variance request for 5028 Oakwood for approval to build a partially above-ground pool where the south (waterfront) side will exceed four feet above grade.

Planning Commission

The Planning Commission's regular meeting on June 1, 2026 included the following:

- A public hearing for Wingate Preserve for a conditional rezoning of two properties on the northeast corner of Commerce & Carey Roads (detailed above). Please no one tell the Fire Marshal that the meeting room probably exceeded maximum capacity.
- Continued preliminary discussion on lakefront detached accessory structures

The Planning Commission's regular meeting on July 6, 2026 could potentially include the following:

- Condominium site plan review of Bogie Lake Residential for the development of 46 single family homes
- A public hearing for Commerce Lake Market for a conditional rezoning of two properties on the east side of Benstein north side of Glengary Road
- A revised submittal of the Wingate Preserve for a conditional rezoning of two properties on the northeast corner of Commerce & Carey Roads
- A 10-minute recess to sample PC Vice Chair Brian Winkler's homemade corned beef eggrolls
- Concept plan for the 8 undeveloped acres on the south side of Oakley Park between Martin and Haggerty