



CHARTER TOWNSHIP OF COMMERCE PLANNING COMMISSION

SPECIAL MEETING AGENDA

Commerce Township Hall
2009 Township Drive
Commerce Township MI 48390

Monday, July 13, 2026 at 5:30pm

A.	Call to Order
B.	Approval of the Special Meeting Agenda for July 13, 2026
C.	Approval of Regular Meeting Minutes - NONE
D.	Update of Activities in Commerce Township
E.	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 – (1)
I1.	SWC UNION LAKE & WISE ROADS – CONCEPTUAL REVIEW U Wise LLC, represented by Mark Kassab & Jordan Jonna, are requesting a conceptual review of a mixed-use retail development to be located on the southwest corner of Union Lake and Wise Roads that would include a donation of approx. 50 acres of park land (the bulk of the former Union Lake Golf Course) to Commerce Township. PIN#'s 17-01-451-003 & 17-01-451-010
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director's Report
L.	Adjournment

Next Regular Meeting Date: **August 10, 2026 at 7pm**

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MEETING MINUTES

UPDATE OF ACTIVITIES IN COMMERCE

PUBLIC DISCUSSION

(on matters for which there is no public hearing scheduled)

TABLED ITEMS

OLD BUSINESS

PUBLIC HEARINGS

NEW BUSINESS

TO: Commerce Township Planning Commission

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

DATE: July 9, 2026

**RE: Conceptual Review
U Wise LLC
Southwest corner of Union Lake & Wise Roads
8245 Wise Road/Union Lake Golf Course
PIN's 17-01-451-003 & 17-01-451-010**



Section 35.04.A.1 of the Zoning Ordinance provides an option for a potential applicant to appear before the Planning Commission to hear their informal and non-binding comments on a conceptual site plan. M. Shapiro Real Estate Group partnering with A.F. Jonna (Mark Kassab, Jordan Jonna, and friends) have requested that option for what would be a very ambitious project upon the long-vacant Sally's Barn property and the former Union Lake Golf Course at the southwest corner of Wise Road and Union Lake Road. They propose to demolish the existing "barn" building and reclaim/relocate existing wetlands to construct a mixed-use commercial center comprised of two multi-tenant buildings (each with a drive-through/pick-up endcap), a car wash, and a grocer of approx. 75,000 sq ft. The remainder of the site consisting of approximately 50 acres (the bulk of the former golf course) will be donated to Commerce Township to be preserved as an expansion of Victory Park and will include approx. 6 acres of newly-created wetlands (mitigation for the wetlands to be filled upon the developed portion of the site). The new park area would not have the same use restrictions on it as those that exist for Victory Park (those use restrictions were imposed by the MDNR when the properties that became Victory Park and Wise Woods Park were sold by the MDNR to Commerce Township).

The site has significant natural challenges due to the natural ground conditions, including beneath the developed portion of the site (Sally's Barn and its parking lot). The property is part of the drainage course between Union Lake and the Hayes Creek, and is the natural overflow area for Union Lake. That overflow today is managed and contained via a recently-replaced lake level control structure for Union Lake along the east side of Union Lake Road and a recently-replaced culvert under Union Lake Road that ultimately outlets to the Hayes Creek where it meanders through the Union Lake Golf Course (ultimately out-letting into North Commerce Lake). A portion of Hayes Creek is currently piped underneath the Sally's Barn parking lot. It has been explained to the Planning Department that Wise Road was effectively built along the edge of an elevated ridge, and everything south of that ridge is a soggy basin. As such, while the Union Lake Golf Course and the Sally's Barn properties are situated at a high-profile corner, their development potential has historically been challenged by the suitability of the ground for

construction. In other words, there's a reason that corner has remained undeveloped through the decades. The development team conducted a Phase II Environmental Site Assessment which detected a concentration of pesticides and herbicides from the decades of treatment for the golf course.

The subject properties are zoned as follows: the southerly portion of 8245 Wise (Sally's Barn's address) and approx. 3.5 acres of the southeasterly portion of the Union Lake Golf Course is zoned B-1 (Local Business), the northerly half of 8245 Wise is B-2 (Community Business) and the remaining portion of the ULGC is zoned R-1C (One Family Residential). The site's frontage along Union Lake Road is also within the Union Lake Road Corridor overlay. The proposed grocer could be allowed as a principal permitted use in B-2 or B-3, car washes are allowed as a principal permitted use in B-3 (General Business), and drive-through businesses are allowed as a special land use in either B-2 or B-3. The properties are designated Neighborhood Residential on the Future Land Use Map of the 2023 Master Plan. The site is also an Area Plan within the Master Plan with that Area Plan showing the potential for commercial uses along the Union Lake Road frontage providing some goods and services within walking distance of several neighborhoods. To allow for the mix of proposed uses and for flexibility & creativity for such a complex project, the development team discussed with the Planning Department a proposal for a Planned Unit Development (PUD). The project would also be pursued as a brownfield under the State's Brownfield Redevelopment Act, such that a PUD would likely provide the additional flexibility necessary to comply with the criteria for a brownfield.

The conceptual layout proposes four buildings, two multi-tenant buildings fronting on Union Lake Road both with a drive-through component (drive-throughs to circulate around the rear of the buildings), a car wash constructed parallel to Wise Road (vacuums inside the building) and a still-to-be-named grocer located near the southwest corner of the site. The portion of the Hayes Creek that is currently piped under the existing paved parking lot is proposed to be relocated and daylighted to run parallel with Wise Road, hopefully making for a nice water feature through the proposed development. The development team will be adding a significant amount of landscape/buffering along the south side adjacent to the existing neighborhood on Golf Lane, most notably where adjacent to the first 10 or so homes. The developer did have a meeting with the Golf Lane residents on June 8, 2026 to preview the concept plan and receive feedback, which they did and in turn made modifications based on that feedback (particularly relocating the proposed car wash to the north side of the site).

Two primary access points are proposed for the development; one on the south side of Wise Road toward the west end of the site (west of the existing Walgreens driveway on the north side) and another along the west side of Union Lake Road toward the south end of the site (aligned with the southernmost driveway for Aurora on the Lake). Both proposed driveways should be evaluated by the Road Commission for Oakland County (RCOC) and by a traffic engineer via a traffic impact study before any site layout is formalized. The developer and the Township should also consider an allowance for pedestrian cross-access to the to-be-donated property next door to promote walkability from neighboring properties. Sidewalks are shown along the property's

Union Lake Road and Wise Road frontages, facilitating a connection to the existing sidewalks that wrap the northwest corner. A traffic study will be required and will potentially require road improvements along Union Lake Road and Wise Road, and/or upgrades to the existing signalized intersection. The developer is aware of the current traffic conditions on Union Lake Road and is anticipating improvements to both the south and north bound lanes. They also mention in their narrative the potential for a new traffic signal at the proposed Union Lake Road entrance, although the RCOC will have thoughts relative to its separation from the existing signal (usually they like to see at least 1,000 feet between traffic signals). All road improvements are subject to review and approval by the Road Commission for Oakland County.

The subject site comes with significant challenges, most notably soils that aren't particularly suitable to support construction, wetlands where they don't belong, and the existing traffic challenges along the Union Lake Road corridor. The Planning Department anticipates both the Planning Commission and Township Board to have concerns about the auto-oriented nature and intensity of the proposed uses (car wash, drive-through's, grocer) at an already busy intersection. The Planning Department is confident the decision makers of Commerce Township will weigh those concerns relative to the benefits to the Township of expanding a Township Park, ensuring that the former golf course is not developed, and achieving a quality development that will serve the needs of the residents in the area. The Township's Parks & Recreation Director is excited for the possibilities the new parkland would create for Victory Park, since it would not have the constraints attached to the existing Victory Park which can only be used for passive recreation. Everyone involved should see this as a tremendous opportunity for a public-private partnership between the development team and Commerce Township.

The Planning Department and the development team of M. Shapiro and A.F. Jonna are not seeking any formal action from the Planning Commission, but rather a fair gauge of the Planning Commission's receptiveness to what would be a very ambitious and complicated development requiring coordination with multiple County and State agencies. Some might say projects like this are why people get involved in the world of municipal planning.

The Planning Department is happy to answer any questions or provide any insight at the July 13, 2026 special meeting of the Planning Commission.

June 22, 2026

To: David Campbell, AICP

From: Mark Kassab and Jordan Jonna

U Wise LLC

Re: Preliminary Introduction / Planned Development

65 ± acres located on at the SW corner of Union Lake and Wise Road

Mr. Campbell,

Please consider this correspondence, a preliminary introduction regarding the above-referenced property located within the Charter Township of Commerce.

M Shapiro Real Estate Group along with our partner, A.F. Jonna, a prominent real estate firm specializing in retail developments look to bring this transformational project to Commerce Township. The subject property has been under ownership for approximately 35 years and consists of approximately 65 ± gross acres.

A primary component of the proposed plan is the dedication of approximately 50 ± acres to the Township, which will be preserved and utilized for passive recreational use. This significant land contribution is intended to enhance open space, preserve natural features, and provide long-term community benefit. Within this area, approximately 6–7 ± acres will consist of newly created wetlands, further supporting environmental preservation objectives.

The remaining approximately 15 ± acres are planned for a neighborhood retail center. The proposed development on the southeast corner of the property will include two neighborhood retail buildings, both with drive-through facilities, as well as a car wash and a high-end specialty grocer.

We recently met with nearby residents on June 8, 2026, and received feedback regarding the proposed site plan. In response to concerns about the original location of the car wash, the plan has been revised to relocate it from the southeast corner to the northwest corner of the planned retail area. Additional concerns regarding lighting impacts and screening from the adjacent homes have been addressed through the incorporation of a berm beginning

along the north side of Golf Lane and extending easternly toward Union Lake Road, with evergreen landscape plantings approximately 14 feet in height to provide natural screening.

Traffic conditions in the surrounding area are currently operating at a Level of Service F (near gridlock). Under the proposed plan, conditions are expected to improve to a Level of Service D. Planned traffic improvements include the addition of a new southbound through lane, a new northbound left-turn lane, and a traffic signal at the Union Lake Road entrance to the development.

The Hayes Creek, which currently runs partially underground, will be relocated and daylighted as part of the proposed development. The creek will be redirected along Wise Road, eliminating its location beneath the proposed improvements. We have had preliminary meetings with EGLE onsite and they are supportive of daylighting and relocation of the drain

A Phase II Environmental Site Assessment has been conducted on the property, including numerous soil borings. Testing identified the presence of VOCs, lead, PNAs, arsenic, mercury, herbicides, and pesticides. The development team is currently in discussions with the Township and County Brownfield Authority regarding eligibility for a Brownfield to assist with site remediation.

We look forward to continuing discussions with the Township as we advance this project and will provide additional details, plans, and supporting documentation as requested.

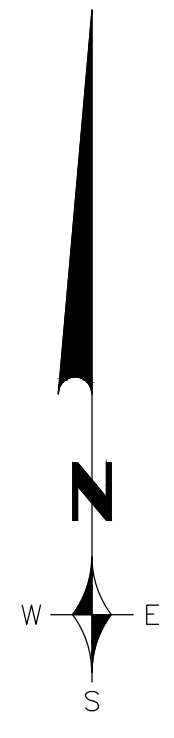
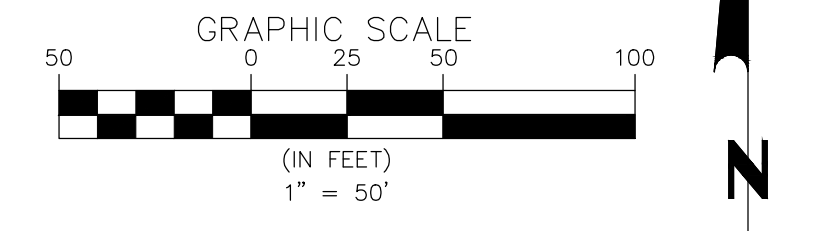
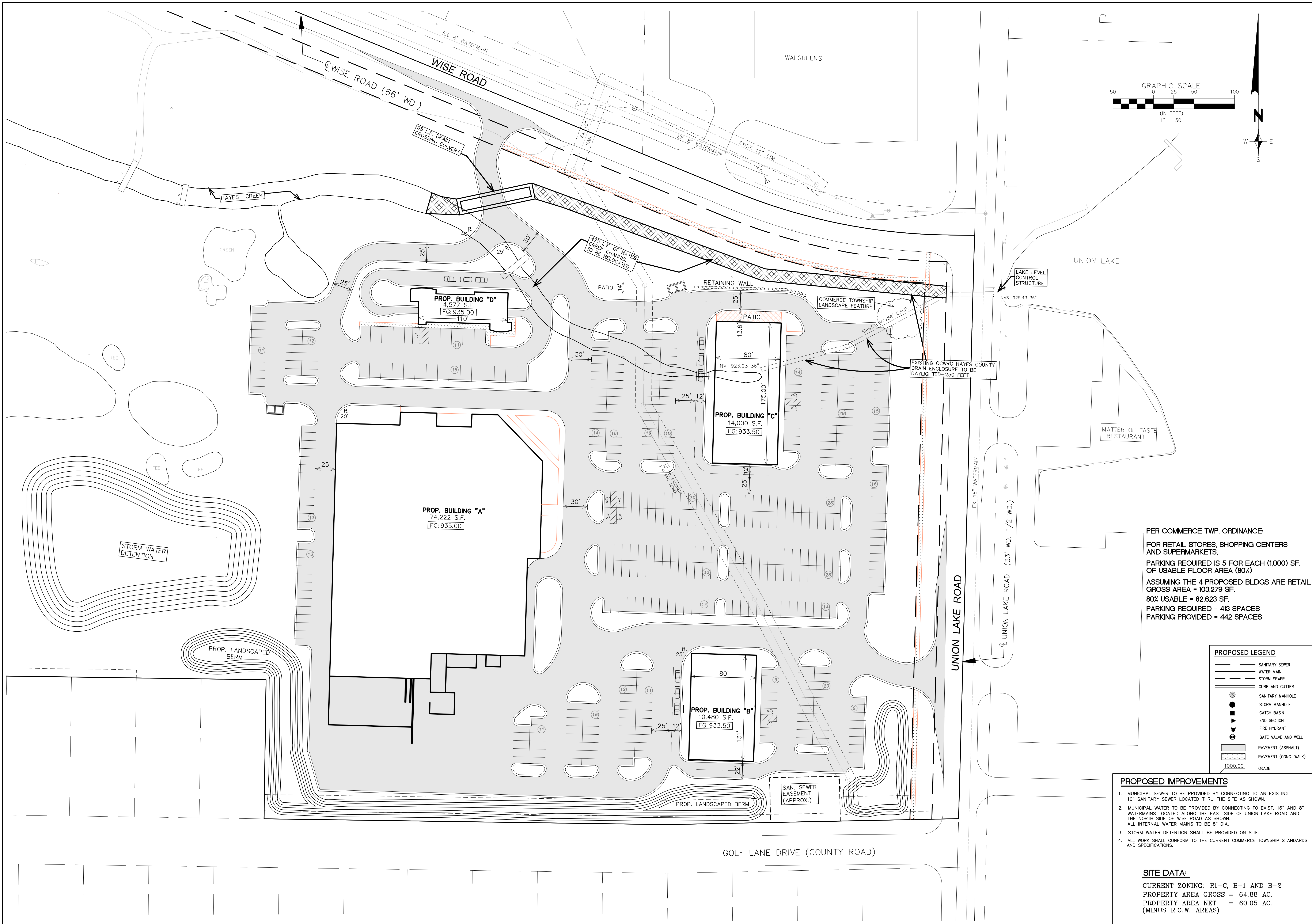
Should you have any questions, please feel free to contact me directly.

Sincerely,

Mark Kassab

Mark S. Kassab

U Wise LLC



PER COMMERCE TWP. ORDINANCE:
 FOR RETAIL STORES, SHOPPING CENTERS
 AND SUPERMARKETS,
 PARKING REQUIRED IS 5 FOR EACH (1,000) SF.
 OF USABLE FLOOR AREA (80%)
 ASSUMING THE 4 PROPOSED BLDGS ARE RETAIL
 GROSS AREA = 103,279 SF.
 80% USABLE = 82,623 SF.
 PARKING REQUIRED = 413 SPACES
 PARKING PROVIDED = 442 SPACES

PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONC. WALK)
	1000.00 GRADE

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 10" SANITARY SEWER LOCATED THRU THE SITE AS SHOWN.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXIST. 16" AND 8" WATERMANS LOCATED ALONG THE EAST SIDE OF UNION LAKE ROAD AND THE NORTH SIDE OF WISE ROAD AS SHOWN. ALL INTERNAL WATER MAINS TO BE 8" DIA.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - ALL WORK SHALL CONFORM TO THE CURRENT COMMERCE TOWNSHIP STANDARDS AND SPECIFICATIONS.

SITE DATA:
 CURRENT ZONING: R1-C, B-1 AND B-2
 PROPERTY AREA GROSS = 64.88 AC.
 PROPERTY AREA NET = 60.05 AC.
 (MINUS R.O.W. AREAS)



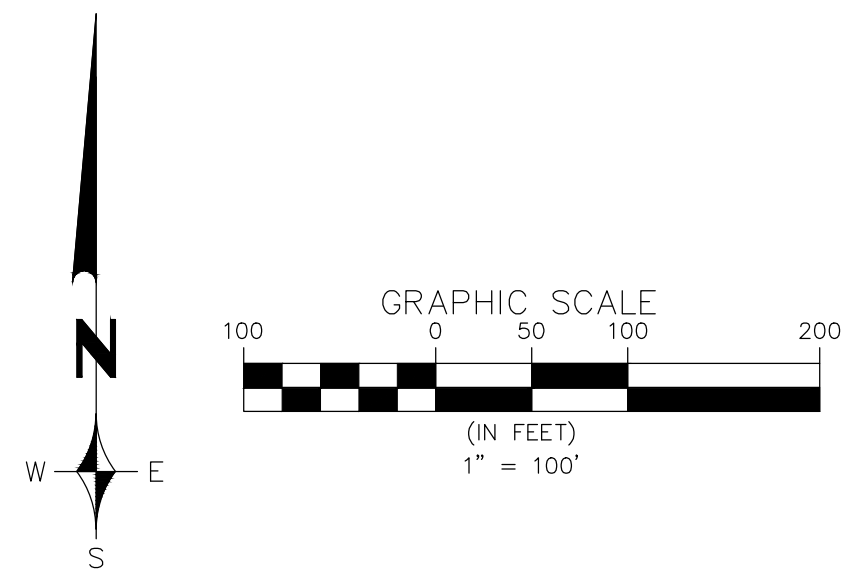
NO.	REVISIONS	DESCRIPTION	DATE

3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 TOLL FREE FOR THE LOCATION
 OF UNDERGROUND UTILITIES



TOTAL SITE AREA = 64.88 AC.
 DEVELOPED AREA = 15.35 AC.
 REMAINDER AREA = 49.53 AC.

15.35 AC



PER COMMERCE TWP. ORDINANCE:
 FOR RETAIL STORES, SHOPPING CENTERS
 AND SUPERMARKETS,
 PARKING REQUIRED IS 5 FOR EACH (1,000) SF.
 OF USABLE FLOOR AREA (80%)
 ASSUMING THE 4 PROPOSED BLDGS. ARE RETAIL
 GROSS AREA = 104,799 SF.
 80% USABLE = 83,839 SF.
 PARKING REQUIRED = 419 SPACES
 PARKING PROVIDED = 443 SPACES

PROPOSED IMPROVEMENTS

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 10" SANITARY SEWER LOCATED THRU THE SITE AS SHOWN.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXIST. 16" AND 8" WATERMANS LOCATED ALONG THE EAST SIDE OF UNION LAKE ROAD AND THE NORTH SIDE OF WISE ROAD AS SHOWN. ALL INTERNAL WATER MAINS TO BE 8" DIA.
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
- ALL WORK SHALL CONFORM TO THE CURRENT COMMERCE TOWNSHIP STANDARDS AND SPECIFICATIONS.

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 (MINUS R.O.W. AREAS)

PROPOSED LEGEND

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONC. WALK)
	GRADE

NO.	REVISIONS	DESCRIPTION	DATE

3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 TOLL FREE FOR THE LOCATION
 OF UNDERGROUND FACILITIES

CLIENT:

PROJECT NAME:
PROP. COMMERCIAL SITE
 UNION LAKE ROAD AND WISE ROAD
 COMMERCE TWP., OAKLAND COUNTY, MI

SHEET TITLE:
SITE PLAN

PROJECT NO: **25-191**
 DATE: 06-15-2026
 PAGE No.: **2**

ENGINEERING PLANNING
 LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR. STE C8
 FARMINGTON HILLS, MI 48331
 248.308.3331

OTHER MATTERS

PLANNING DIRECTOR'S REPORT

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: July 7, 2026

RE: May 2026 Monthly Planning Department Report
(covering June 4, 2026 through July 6, 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. 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. The original conditional rezoning plan proposed 168 dwelling units. The Planning Commission held a public hearing for the conditional rezoning during their regular meeting on June 1, 2026. Upon hearing the comments during the public hearing, and the discussion of the Planning Commissioners, the petitioner requested the Planning Commission table any action to the PC’s July 6 meeting. Between the June 1 and July 6 meetings, the petitioner submitted a revised conditional rezoning plan that reduced the number of proposed units from 168 to 148, with fewer 60-foot wide lots and more 70-foot or greater lots. This change created an increase in preserved greenspace from 22.95 acres to 25.5 acres (approx. 34% of the 75-acre site). Based on the revisions to the conditional rezoning plan, the Planning Commission by a 4-3 vote made a formal recommendation to the Township Board to approve the conditional rezoning for Wingate Preserve. The conditional rezoning petition will now advance to the Township Board for a final decision, and will be included on the Board’s agenda for July 14, 2026.
- **Northern Pointe (fka 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. Mr. Maher attended the Planning Commission meeting on July 6 where he received a formal recommendation for approval to the Township Board of the condominium site plan based on a finding that the plan was a fully-developed evolution of the approved conditional rezoning plan. Mr. Maher will now proceed to the Township Board for consideration at the Board's meeting on July 14 for final approval of the condominium site plan and master deed.

- **Union Lake and Wise Road** – The development team of U Wise LLC has been working with the Planning Department on developing a portion of the 65 acres at the southwest corner of Union Lake and Wise Roads, including the former Union Lake Golf Course and Sally's Barn. The prospective developer proposes a collection of commercial buildings concentrated upon approx. 15 acres at the southwest corner including two multi-tenant / restaurant buildings (including a drive-through on each), an automated car wash, and an 80,000 sq ft grocery store w/ pharmacy. The remainder of the former golf course consisting of approximately 50 acres would be donated to Commerce Township as an extension of Victory Park. The development team hosted a kickoff meeting with neighboring residents along Golf Lane where they presented their concept plan and received feedback. What those residents were likely relieved to hear was that the developer is not proposing to develop the golf course property with hundreds of apartments, which had been a longstanding rumor. Given the complexities involved, not the least of which will include all the State/EGLE permits necessary for daylighting the Hayes Creek, filling a portion of regulated wetlands, and creating a new larger wetland near the center of the former golf course to mitigate that which was filled, the developer is likely to propose the project as a brownfield consistent with the State's Brownfield Redevelopment Act. The project will also likely be pursued as a planned unit development (PUD). Given the complexities of such an ambitious project, the development team requested a special Planning Commission meeting to discuss the concept plan and get the Planning Commission's informal and non-binding comments prior to pursuing a formal PUD submittal. That special Planning Commission meeting will take place on July 13 at 5:30 p.m.
- **Oakley Park Business Campus** – Jon Stewart with SPS Investments is proposing to develop two vacant parcels located along the south side of Oakley Park Road between Martin Road and Haggerty Road. The two lots are zoned TLM (Technology Light Manufacturing). The proposed development will include two phases; phase 1, Commerce Modern Warehouse, includes 70 attached for lease warehouse units within three buildings that are targeted towards high-standard professionally managed business warehouse suites. Phase 2, Commerce Flex, has for lease adaptable flex-spaces of 22 attached units within two buildings. Commerce Flex units include office space, showroom, light warehouse, and a private restroom. Both phases will include lease agreements to include provisions for permitted uses and establishing enforcement for violations. Site access is proposed via two new full-access driveways along the south side of Oakley Park Road and two new full-access driveways along the north side of Ridgeway Court. Mr. Stewart is also seeking a Use Determination from the Planning Commission to determine whether the "warehouse suites" within phase 1 can be considered a use consistent with "warehouse or wholesale

establishment within a wholly enclosed building” a use listed as a special land use within the TLM (Technology Light Manufacturing) district. A concept plan was presented at the Planning Commission meeting on July 6 for their non-binding and informal comments, the Planning Commission gave mostly favorable comments and wanted to review the use determination further before making any decisions.

- **The Learning Experience** – Joey Jonna of Jonna Construction is proposing to develop a 10,000 sq ft school/daycare, The Learning Experience, on 4.4 acres of undeveloped property on the south side of W. Wise Rd. just west of Carroll Lake Rd. This property is currently zoned R-1C (One Family Residential) and while it does allow for family daycare (up to 6 children) or special land use for group daycare (up to 12 children), a childcare center of greater than 12 children is not a permitted use in R-1C. Mr. Jonna is exploring the potential to rezone a portion of the property to a zoning district that allows childcare centers, such as O - Office. The southerly portion of the parcel would remain R-1C to accommodate three single-family lots. A concept plan was presented at the Planning Commission meeting on July 6 for their non-binding and informal comments, the Planning Commission had concerns with traffic, the proximity to the adjacent neighborhoods and the need for another daycare use so close to two existing daycares along Wise Road.
- **Luai’s Automotive** – Luai Poota with Luai’s Automotive has submitted a Special Land Use application for auto repair at 4224 Martin Road. This location is zoned TLM (Technology Light Manufacturing) and auto repair is permitted as a special land use when operated in a completely enclosed building and meeting the requirements of Section 26.303. They would be utilizing the existing building with no outside storage. He is seeking limited after-hours tow drop off in a designated area, vehicles will be moved indoors during normal business hours. A public hearing is scheduled for the Planning Commission’s August 10 meeting.
- **Squeals Landscaping** – David Biel of Squeals Landscaping located at 4184 Pioneer Dr is exploring combining his two parcels, lots 32 & 30 of the Homestead Industrial Park, to add a parking lot and extend his outdoor storage of landscape materials. Mr. Biel’s two properties are zoned TLM (Technology Light Manufacturing) and outdoor storage is a special land use within the TLM zoning district and only permitted in the rear yard. Mr. Biel is hoping to have his proposal submitted in time to be included on the Planning Commission’s August 10 meeting for the required public hearing.

Zoning Map & Zoning Ordinance Amendments

- **Wingate Preserve conditional rezoning** – Please see above
- **Commerce Lake Market** – The Planning Commission will potentially hold a public hearing during their regular meeting on August 10, 2026 for a conditional rezoning to rebuild/expand the Commerce Lake Market near the northeast corner of Glengary & Benstein Roads to include a new 4-pump (8-nozzle) fuel center under a fueling canopy. Two properties – the existing Commerce Lake Market and the existing home at 2750 Benstein – are proposed to be rezoned to B-3 (General Business) to potentially allow for a fuel center as a special land use. Owner Steve Bakko is awaiting completion by a third party of market study that he hopes will demonstrate to the Planning Commission a “documented and immediate need” for the proposed fuel center, which is required for

any special land use. The traffic impact study recommends the existing center left-turn lanes along the northerly leg of Benstein and easterly leg of Glengary be extended to provide additional storage for vehicles turning left into the proposed new store. Mr. Bakko hopes that the new/bigger/better store would function more as a neighborhood market than as a party store, offering hot/prepared foods and more grocery options.

- **Data centers** – The Planning Department 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 – drafted language for the Zoning Ordinance amendments for consideration and action by the PC and the TB in the near future. The Township Board will consider a four-month extension of the six-month moratorium on data centers (adopted in February 2026, expiring in August 2026) at their July 14 regular Township Board meeting, taking the moratorium to December 2026. By that time, the Planning Department expects that the Planning Commission and Township Board will have adopted the new standards for data centers within the amended Zoning Ordinance. In the meantime, Commerce Township has received no proposal or inquiries for a new data center in Commerce Township. The intent is to have standards in place for if & when a data center is proposed.

Zoning Board of Appeals (ZBA)

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

- A variance request for 4275 Creedmore to construct a 6-foot privacy fence that will encroach into the required front yard setback and will run parallel with the water's edge.

Planning Commission

The Planning Commission's regular meeting on July 6, 2026 included the following:

- The PC removed from the table and made a recommendation to the Township Board to approve Wingate Preserve a conditional rezoning of two properties on the northeast corner of Commerce & Carey Roads (detailed above).
- Review and a recommendation to the Township Board to approve a site condominium site plan, Northern Pointe (fka Bogie Lake Residential), a single-family development of 46 new homes on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus (detailed above).
- The PC gave their informal and non-binding comments during a conceptual plan review and use determination of the Oakley Park Business Campus, a development of light industrial warehouse suites on two parcels located on the south side of Oakley Park between Martin Road and Haggerty Road (detailed above).
- The PC gave their informal and non-binding comments during a conceptual plan review of The Learning Experience, a proposed 10,000 sq ft daycare center on the south side of W Wise Road and west of Carroll Lake Road (detailed above).

The Planning Commission will hold a special meeting on July 13, 2026 which will include the following:

- U Wise LLC is holding a special meeting for a conceptual review for a retail center at the southwest corner of Wise Road and Union Lake Road with a donation of the remaining approximately 50 acres of land to the Township to be preserved as passive recreation (detailed above).

The Planning Commission's regular meeting on August 10, 2026 could potentially include the following:

- 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 (as discussed above)
- A public hearing for Squeals Landscaping for a Special Land Use of outdoor storage in the TLM (Technology Light Manufacturing) district located at 4184 Pioneer Drive (as detailed above).
- A public hearing for Luai's Automotive for a Special Land Use of auto repair in the TLM (Technology Light Manufacturing) district located at 4224 Martin Road (as depicted above).
- Introduction of prospective language for 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 (as described above).

ADJOURNMENT