

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: September 2, 2026

RE: August 2026 Monthly Planning Department Report
(covering August 13, 2026 through September 2, 2026)



Development updates

- **Southwest corner of Union Lake and Wise Roads** – Consistent with Article 38 of the Township's Zoning Ordinance, the development team of U Wise LLC held a planned unit development (PUD) pre-application conference with the Commerce Township contingent (Twp Supervisor, Attorney, Parks & Rec Director, Planning Department, Deputy Building Official) on September 1, 2026 for the redevelopment 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 intersection's southwest corner including two multi-tenant / restaurant buildings (including a drive-through on each), an automated car wash, and a 75,000'ish 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 the Township's Victory Park. 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. Prior to the PUD pre-application conference on Sept. 1, the developer requested a special Planning Commission meeting that was held on July 13 where they received the Planning Commission's non-binding and informal comments as well as public feedback. The petitioner intends to hold a public hearing for the PUD during the Planning Commission's meeting on October 5, 2026, during which the Planning Commission would have the option of making a formal recommendation of approval to the Township Board. It is plausible the PUD could proceed to Township Board at the meeting on October 13 for the Board's consideration of approval of the PUD. Concurrent to PUD process, the developer would also be seeking approval of a brownfield plan from the Township Board and then from the Oakland County Brownfield Redevelopment Authority.
- **Commerce Lake Market** – The Planning Commission held a public hearing during their regular meeting on August 10, 2026 for the conditional rezoning of two properties for a proposed expansion of Commerce Lake Market at 1740 Glengary Road (northeast corner of Glengary and Benstein). The existing store and the existing home at 2750 Benstein

would be demolished, and replaced with a larger 6,800 sq ft store and a fuel center with four double-loaded pumps (8 nozzles, or 16 nozzles if each double-loaded pump also has a diesel nozzle) under a new fuel canopy on the east side of Benstein. Owner/operator Steve 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 fresh/grocery options. The existing store is currently zoned B-2 (Community Business) and the existing home is currently zoned R-1D (One Family Neighborhood Residential). Since automotive fuel sales are only permitted as a special land use in the B-3 (General Business) zoning district, the petition is for both properties to be combined into one development site and conditionally rezoned to B-3. A traffic impact study was completed by the Township's Traffic Engineer, with a finding the center left-turn lanes along Benstein north of Glengary and along Glengary east of Benstein would both have to be extended to provide additional storage for left turns into the new Commerce Lake Market. The existing store currently has two driveways along the north side of Glengary Road, but the westerly driveway would be removed with the proposed new store in order to maximize separation from the intersection of Glengary & Benstein. Mr. Bakko also commissioned a market study intended to demonstrate the "documented and immediate need" for fuel sales at that location, since demonstrating a documented and immediate need is one of the criteria for any special land use. After a standing-room-only public hearing, the Planning Commission unanimously (6-0, 1 excused absence) approved a motion recommending the Township Board approve the conditional rezoning. Prior to a final decision on the conditional rezoning by the Township Board, the petition will proceed to Oakland County's Coordinating Zoning Committee (CZC) because the site is adjacent to the municipal border between Commerce and the Village of Wolverine Lake. Per State law, when a rezoning is proposed on a property that borders an adjacent municipality, the County is required to review the rezoning in an effort to ensure one community is not proposing a rezoning that would be disparate to the zoning and existing land use of the adjacent community. The CZC's meeting was held September 2, 2026 where the CZC unanimously (3-0) recommend approval of the rezoning to the Commerce Township Board. The conditional rezoning will be included on the Township Board's meeting agenda for September 8. If the conditional rezoning is approved by the Township Board, the project would return to the Planning Commission for consideration of special land use approval as well as site plan approval.

- **Wingate Preserve conditional rezoning (NE corner of Commerce & Carey)** – At the regular meeting on July 14, 2026 the Township Board voted by a 5-2 margin to approve the conditional rezoning petition from Commerce Carey LLC (Mark Kassab, Jim Galbraith, and friends) for Wingate Preserve to develop 142 new homes on the combined 75 acres at the northeast corner of Commerce & Carey Roads. The conditional rezoning plan presented to the Board proposed 148 units, but the developer volunteered to reduce the count to 142 on a revised conditional rezoning plan. In the course of revising the conditional rezoning plan, the developer opted to make some revisions to the project's proposed layout by eliminating three short cul-de-sac roads. The Planning Director and the Township Attorney agreed that the change likely makes for a better layout, but goes beyond a "minor modification" or an "immaterial change". As such, the amended

conditional rezoning plan is being submitted to the Township Board during the September 8 meeting for reconsideration and re-approval. If the Township Board approves the amendment to the conditional rezoning for Wingate Preserve, the conditional rezoning agreement must be executed by the Township and the developer and then recorded at Oakland County Register of Deeds. From there, the Wingate Preserve team would proceed toward consideration of approval of its condominium site plan and master deed by both the Planning Commission and Township Board. The development team is hoping the condominium site plan will be included on the agenda of the Planning Commission's regular meeting on October 5 for the PC's potential approval of the condominium site plan.

- **Oakley Park Business Campus** – Jon Stewart and Ben Williams 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. Stewart and Williams attended the Planning Commission's regular meeting on August 10, 2026 and received approval on the Use Determination for the project. Now they will proceed to the Planning Commission's regular meeting on October 5, 2026 to hold a public hearing on the special land use for a warehouse use in the TLM zoning District as well as seek corresponding site plan approval.
- **The Learning Experience** – Joey Jonna of Jonna Construction continues to seek a viable location for a 10,000 sq ft school/daycare center - The Learning Experience. Initially he explored the 4.4 acres of undeveloped property on the south side of W. Wise Rd. just west of Carroll Lake Rd, and brought a concept plan to the Planning Commission on July 6. Mr. Jonna is now exploring the undeveloped 1.7 acres on the south side of Richardson between Union Lake and Haggerty, which is zoned B-3 (General Business). Mr. Jonna will present a new concept plan for that site to the Planning Commission at the next regular Planning Commission meeting on September 14, 2026.
- **Commerce Business Center** – Dennis Park, President of Sierra Ventures Inc. is exploring a new concept plan for a for-sale light industrial condominium suites comprised of five properties, four of which are zoned I (Industrial) and one zoned B-2 (Community Business) located south side of Maple Road, east of Beck Road. The uses envisioned to own/occupy the suites (shops for building trades, professional offices, incubator spaces, etc.) are

typically permitted land use within both zoning districts. This new plan will have all buildings fire suppressed to comply with IFC requirements. Mr. Park will be included on the agenda for the Planning Commission's next regular meeting on September 14.

Zoning Map & Zoning Ordinance Amendments

- **Wingate Preserve conditional rezoning** – Please see above
- **Commerce Lake Market** – Please see above
- **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 drafted language for the Zoning Ordinance amendments for consideration and action by the PC and the TB in the near future. The Township Board at their July 14 regular meeting approved a four-month extension of the six-month moratorium on data centers that was originally adopted in February 2026 that will now expire in December 2026. With this extension, 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. At the Planning Commission's last regular meeting on August 10, new updated language was proposed for the amended Zoning Ordinance. The Planning Commission provided feedback of additions and changes they would like to see in the ordinance. The Planning Department will make the requested changes along with the Township Attorney and have a public hearing at the next regular Planning Commission meeting on September 14, 2026. In the meantime, Commerce Township has received no proposals 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 September 24, 2026 has been cancelled due to lack of petitioners. Which means that Senior Planner Paula Lankford, who is retiring from Commerce Township after 38 years on November 5, attended her last ZBA meeting on July 23, 2026. The giant "Fare Thee Well, Paula!" cake Trustee Rick Sovel was going to bring to the Sept. 24 meeting should instead be provided to the Planning Department.

Planning Commission

The Planning Commission's regular meeting on September 14, 2026 could potentially include the following:

- A public hearing for 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).
- A concept plan for The Learning Experience a child daycare facility located on the east side of Martin Road south of Richardson Road (see above).
- Crawfish boil.

- A concept plan for Commerce Business Center of a for-sale light industrial condominium suites located south side of Maple Road, east of Beck Road (see above).