

**To:** Commerce Township Board of Trustees

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

**Date:** February 5, 2025

**RE:** February 2025 Monthly Planning Department Report  
(covering January 8, 2025 through February 4, 2025)

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### Development updates

- **Midtown on Haggerty (Kroger w/ fuel center)** – Schafer Development continues their efforts to amend the approved planned unit development (PUD) for Midtown on Haggerty, effectively replacing the 187 apartments approved on the westerly two-thirds of the site with a 100,000 sq ft Kroger with fuel center. The existing Kroger (formerly Hiller's) at the northwest corner of 14 Mile and Haggerty would be repurposed. The amendment to Midtown on Haggerty's PUD required a public hearing at the Planning Commission's meeting on January 6, 2025. Much of the discussion amongst the PC and the development team was the recognizable public benefits to be included with the PUD, given the deviations being sought by the developer relative to the property's underlying B-2 zoning. Deviations include a Kroger fuel center which is typically only permitted as a special land use in B-3, and the multiple drive-through's that have already been built and are operating within Midtown given that drive-through's would otherwise require special land use approval in B-2. The Planning Commission took no action on Midtown's PUD amendment on Jan. 6 in order to allow the development team additional time to refine & enhance their offer of recognizable public benefits. Between the Jan. 6 and February 3 meetings of the Planning Commission, the development team had many calls, emails, phone calls, faxes, teletypes, and meetings with representatives of the Township all in the spirit of refining and enhancing the offer of public benefits, but the offer of recognizable public benefits remained in flux right up to the time the developers re-appeared before the PC on February 3. Again, no action was taken by the Planning Commission, and the bulk of the ~~excruciating~~ extensive discussion was lawyers lawyering about the potential public benefit of Kroger not appealing their tax assessment for their first five years occupying the new store. The amendment to the Midtown on Haggerty PUD is expected to be placed on the March 3 PC agenda. Third time's a charm.
- **Townes at 42 North (Meijer outlot next to Goodwill)** – In addition to the project so eloquently described above, Schafer Development also applied for approval of a condominium site plan and special land use to develop a for-sale two-story townhome product consisting of 39 two and three-bedroom units on a 5-acre outlot of Meijer on the north side of Crumb Road just east of Meijer Drive. The subject site is zoned B-3 (General Business) but is also in the Haggerty Road Corridor (HRC) overlay, which allows attached residential as a special land use. Spencer Schafer presented the concept to the Planning Commission at their August 12 meeting and received the PC's informal and non-binding comments. A public hearing was scheduled and held on the February 3<sup>rd</sup> Planning

Commission for the special land use, and that public hearing was well-attended with ample public comments received primarily from residents of Treyborne Cove and The Pointe at Treyborne Cove. Subsequent to the public hearing, the special land use and the condominium site plan were approved by the Planning Commission, with the PC further recommending the Township Board approve the condominium's master deed. Townes at 42 North now proceeds to the Township Board for consideration of final approval at their February 11 meeting.

- **Bogie Lake Road residential (next door to WLNHS)** – Jim Maher has assembled at least seven properties on the south side of Bogie Lake Road, just west of the Bogie-Cooley-Oxbow Lake roundabouts, including the property housing the long-vacant West Winds nursing home. The assemblage is unique in that it is bookended by WL Northern High School to the west and south, and the West Lake assisted living facility to the east, and includes properties zoned R-1A (Large Lot Single Family Residential) as well as R-2 (Attached Residential). Mr. Maher and his consultant Mike Noles appeared before the Planning Commission on Feb. 3 (or by the time we got to them, it may have been Feb. 4) with a concept plan for 42 single-family homes on 50-foot wide lots, clustered in an effort to preserve shared greenspace. The property would have to be re-zoned to R-1D via a conditional rezoning. Based on the feedback received from the PC, Mr. Maher seemed likely to forge ahead with a conditional rezoning application.
- **Commerce Lake Market** – Steve Bakko, owner of the Commerce Lake Market at 1740 Glengary continues to consider options for rebuilding his store, with the latest concept to include four fuel pumps (eight nozzles) under a canopy. The fuel pumps & canopy would be between the road and the new store, either along Glengary Road or along Benstein Road (Mr. Bakko owns the home at 2750 Benstein; the house would be demolished and the property rezoned to be included as part of the project). Commerce Lake Market is an off-premises alcohol sales outlet (OPASO), but Mr. Bakko states his intent is not to expand the alcohol sales of the existing store but to instead use the expansion to offer more options for prepared/hot foods, groceries, and non-alcoholic beverages. Mr. Bakko met with Planning Department staff and three members of the Planning and to present his latest concept, and is now planning to present a concept plan at the full Planning Commission during their meeting on March 3, 2025.
- **Commerce & Carey** – The development group that has long owned the undeveloped 40 acres at the northeast corner of Commerce and Carey Roads continues to consider options for its development with some form of single family neighborhood. In preliminary discussions with Township representatives, there has been consideration as part of their development of potential improvement to the signalized intersection of Commerce & Carey, which has an askew alignment with a well-worn bandit road that too many drivers use as a cut-through to avoid the signal. The developers are likely to present the Planning Commission with a concept plan at an upcoming PC meeting once they feel they've developed a concept that could satisfy the Township's expectations.

**Zoning Board of Appeals (ZBA)**

The ZBA's regular meeting of January 23, 2025 included the following (in no particular order):

- Review and approval of the Zoning Board of Appeals Bylaws
- Election of the 2025 Officers, which remains the same as 2024 (Chair Rusty Rosman, Vice-Chair Clarence Mills, Secretary Bob Mistele, Purveyor of Awesomeness Paula Lankford)

The ZBA's next regular meeting is scheduled for March 20, 2025. As of the date of this report no petitions have been submitted, however, the deadline is not until February 20, 2025. Trustee Rick Sovel, whose Pistons are clinging valiantly to a .500 record, may wish to have a discussion with his fellow ZBA members on the way in which the six criteria contained within Sec. 41.09 of the Zoning Ordinance are applied to dimensional variance petitions.

**Planning Commission**

The Planning Commission's regular meeting scheduled for February 3, 2025 included the following (in no particular order):

- A public hearing for the Townes at 42 North site plan & special land use located north off of Crumb Road, east of Meijer Drive. The Planning Commission conditionally approved both the site plan and special land use applications (as described above).
- A revised PUD amendment for the Midtown on Haggerty development located at 155 Haggerty Road, which the exhausted Planning Commission tabled at the petitioner's request (as described above).
- Informal and non-binding comments for a concept plan for a new single family residential development located on an assemblage of parcels on the south side of Bogie Lake, just west of the Bogie-Cooley-Oxbow Lake roundabouts (as discussed above).

The Planning Commission's regular meeting scheduled for March 3, 2025 will potentially include the following (in no particular order):

- A revised PUD amendment for the Midtown on Haggerty development located at 155 Haggerty Road (as described above)
- A discussion of how Patrick Mahomes got the benefit of every flag in Super Bowl LIX
- A concept plan for the Commerce Lake Market located at 1740 Glengary Road (as described above)