

To: Commerce Township Board of Trustees

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