

**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:** February 4, 2026

**RE:** February 2026 Monthly Planning Department Report  
(covering January 7, 2026 through February 4, 2026)

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### Development updates

- **Bogie Lake Residential** – Jim Maher of Bogie Lake Holdings, with assistance from The Umlor Group, submitted 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; four are currently zoned R-2 (Attached Residential) and three are currently zoned R-1A (Large Lot One-Family Residential). Mr. Maher proposes to combine the properties into one and conditionally rezone the combined property to R-1D (One-Family Neighborhood Residential) with a new neighborhood of 46 homes. Based on the standards of the International Fire Code for a neighborhood of more than 30 homes with one point of access, all 46 homes would include a domestic fire suppression system. A public hearing for the conditional rezoning was held during the Planning Commission's meeting on February 2, 2026. Once the public hearing was closed, the Planning Commission by a 3-2 vote (2 excused absences) made a formal recommendation that 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 White Lake Townships. 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 conditional rezoning is scheduled to go before the CZC during their meeting on March 4, and to the Township Board during the Board's meeting on March 10. If the rezoning is approved by the Township Board, the project would still need condominium approval (condominium site plan and master deed) from the Planning Commission and Township Board.
- **Proscape (1200 Benstein)** – Chad Messel of Proscape, with assistance from Jim Butler from PEA Group, applied for Special Land Use approval for outdoor storage of landscape materials to the rear (east) of their newly-acquired 12,000 sq ft building at 1200 Benstein Road. The 7.7-acre property is zoned I – Industrial and has one existing gated driveway on the east side of Benstein Road. A public hearing for the special land use was held during the Planning Commission's regular meeting on February 2. The public hearing generated a few questions

from the residents of the Benstein Crossing neighborhood just north of 1200 Benstein. Subsequent to the public hearing, the special land use for the outdoor storage and the corresponding site plan were conditionally approved by the Planning Commission, subject to some relatively minor revisions to be reviewed & approved administratively by the highly-capable staff of the Planning Department.

- **Five & Main “Building G”** – The Planning Department, high-value members of the Township Board and Planning Commission, and also Planning Commission Chair Brian Parel held a meeting on February 4 with key members of the Five & Main development team to discuss the design guidelines for the overall development (what the Five & Main team calls the “Tenant Handbook”) as well as “Building G” a 12,000 sq ft multi-tenant retail building proposed immediately west of the under-construction Dort Financial Credit Union. The Township contingent was generally supportive of the proposed design of Building G and the standards within the Tenant Handbook, and look forward to including both for consideration of approval at a near-future Planning Commission meeting. The Five & Main team hopes to have Building G complete and ready to be occupied by up to five tenants (including a quality restaurant and a coffee shop w/ drive-through) by the end of 2026.
- **Commerce Lake Market (1740 Glengary)** - Steve Bakko, owner of the Commerce Lake Market at 1740 Glengary, continues to pursue options for rebuilding/expanding his store and his site, including adding 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 also owns the home at 2750 Benstein, and the house would be demolished and the property rezoned to be included as part of the project. The property (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. For the better part of the last year, Mr. Bakko’s team has been working through the processes of the State of Michigan because the proposed underground fuel storage tanks would be less than the minimum separation required by the State from nearby residential wells. Mr. Bakko recently received a variance from the State’s Bureau of Fire Services conditional upon the underground tanks having a system of fail safes (secondary containment, leak sensors, alarms, automatic shut-down systems, barking dogs, etc.) and is now eager to move forward with his proposal of a conditional rezoning of the two properties to B-3 (General Business).
- **Marathon gas station (519 W. Commerce)** – Speaking of gas stations with eager owners, Marathon station owners Farah Orow & Marah Karana are pursuing the possibility of adding for-sale attached residential condominium units in the rear (south/southeast) of their existing gas station at 519 Commerce Road. They’ve looked at multiple configurations, with the latest iteration to include 10 units within a 2-story building (5 units on each floor). They are working on developing a concept plan to take to the Planning Commission for their informal and non-binding comments possibility as early as the March 9 PC meeting. Prior to that meeting, Planning Director Campbell will invite the Planning Commission to engage in “field research” that will include pizza and chicken from the newly-opened kitchen within the Marathon station.
- **DDA’s Parcel J-1** – The DDA-owned property at the southwest corner of Haggerty and Oakley Park Roads that the DDA calls “Parcel J-1” went before the Planning Commission during the PC’s Jan. 12, 2026 meeting with a concept for a multi-tenant retail building with a drive-

through endcap and the PC was generally receptive to the concept, although addressing traffic would be a priority. DDA Director Deb Watson and Randy Thomas of Insite Commercial (real estate broker for the DDA) listened to the PC's comments and will work on a marketing strategy based in part on those comments.

### **Zoning Map & Zoning Ordinance Amendments**

- **Detached accessory structures on waterfront properties** – At the Planning Commission's meeting on February 2, 2026, Building Official Jay James lead a discussion on the potential to amend the Zoning Ordinance's standards for detached accessory structures on waterfront properties. Currently the Zoning Ordinance does not allow most detached accessory structures (sheds, detached garages, gazebos, yurts, etc.) between the house and the water. The intent of this prohibition is to preserve the line of sight to the water from neighboring properties, and to have the collective area between the water and the waterfront houses be relatively clutter free. But an argument has been made that such detached accessory structures should be permitted so long as they maintain the same minimum setback from the water that a home would otherwise have to meet. In other words "If I am allowed to build a house there, I should be allowed to put a shed there." The Planning Commission was generally receptive to good ideas for some reasonable allowances, and directed Jay James along with the Planning Department staff to come up with some language for the amendment. Jay James' corresponding request for a jet ski from which to "inspect" any new construction between the house and the water was denied with prejudice.
- **Bogie Lake Residential** – See above (you know you want to read it again).

### **Zoning Board of Appeals (ZBA)**

The ZBA's regular meeting on January 22, 2026 did not have a quorum. Chairperson Rusty opened the meeting, recognized the lack of a quorum, and moved the ZBA's annual "housekeeping" (election of ZBA officers for 2026 and review & approval of the ZBA bylaws) to the ZBA's March 26, 2026 meeting. At this time, no petitioners have applied for a variance to be considered at the March meeting. The deadline to apply for a petition to be included on that meeting's agenda is February 26, 2026.

### **Planning Commission**

The Planning Commission's regular meeting of February 2, 2026 included the following:

- Discussion of a potential amendment to the Township's Zoning Ordinance regarding standards for detached accessory structures on waterfront properties (described above)
- A public hearing for Bogie Lake Residential for a conditional rezoning of seven parcels on the south side of Bogie Lake between Walled Lake Northern High School and Westlake Health Campus (detailed above)
- A public hearing was held for Proscap and the Planning Commission approved the Special Land Use and Site Plan with conditions for outdoor storage to the rear/east of their building as well as site plan approval to re-purpose the existing building for office/warehouse at 1200 Benstein Road (elucidated above)

The Planning Commission's rescheduled meeting will be held on March 9, 2026 instead of the originally-scheduled date of March 2, 2026. That meeting could potentially include the following:

- Five & Main Building G
- Marathon concept plan
- A performance by Joe Loskill's 1-man barbershop quartet