To: **Commerce Township Board of Trustees**

From: **Commerce Township Planning Department**
David Campbell, AICP – Planning Director
Bethany Miller – Senior Planner

Date: **November 11, 2026**

RE: **November 2026 Monthly Planning Department Report**
(covering October 8, 2026 through November 11, 2026)

Development updates

- **Parkside Commons (southwest corner of Union Lake and Wise)** – According to Township Supervisor Larry Gray, the Planning Department has already provided outstanding summaries of the Parkside Commons PUD in prior monthly reports, so the Planning Department will not repeat a summary other than to say what is proposed (grocer, retail, car wash, 50-acre donation of parkland) is relatively unchanged. What continues to evolve is the analysis of traffic impacts and the recommendations for the mitigation of those impacts. The Township's traffic engineer (Fleis & Vandenbrink) is working with the developer's traffic engineer (Fishbeck) on a traffic impact study that will evaluate the two proposed site driveways (one on Union Lake Road and one on Wise Road) as well as the signalized intersection of Union Lake & Wise. A meeting is scheduled with the Traffic Safety Engineer for the Road Commission for Oakland County (RCOC) on November 12 to go over the traffic study's findings and recommendations. If there is a consensus between the traffic engineers for the Township and the developer and with the RCOC, that consensus will be brought to the Planning Commission during the earlier of their two meetings (one at 5:30pm and one at 7pm) for the Planning Commission's potential action on the Parkside Commons PUD. The Planning Commission held a public hearing for the PUD during their meeting on October 5, but took no action because there remained unanswered questions with the traffic study. If the Planning Commission is prepared to take action on November 16, that action would come in the form of a formal recommendation to the Township Board to either approve or deny the PUD. Concurrent with PUD process, the developer will also be seeking approval of a brownfield plan from the Township Board and then from the Oakland County Brownfield Redevelopment Authority (OCRA). The Township's Parks & Recreation Director and Parks & Recreation Committee have begun discussing what they envision for the 50-acre extension of Victory Park if the Parkside Commons development is approved.
- **Commerce Lake Market (1740 Glengary)** – On September 8, 2026, the Township Board approved a conditional rezoning of two properties for a proposed expansion of Commerce Lake Market at 1740 Glengary Road (northeast corner of Glengary and Benstein). Owner/operator Steve Bakko plans for the existing store and the existing home at 2750 Benstein to be demolished, and replaced with a larger 6,800 sq ft store/market and a fuel center with four double-loaded pumps under a new fuel canopy to be located along the east side of Benstein. 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. Automotive fuel centers are a special land use in the B-3 zoning district, so Mr. Bakko and his team will now return to the Planning Commission seeking approval of the special land use as well as approval of the corresponding site plan. A public hearing for the special land use is scheduled for the Planning Commission's meeting on November 16, 2026 at 7:00 p.m.

- **Wingate Preserve conditional rezoning (NE corner of Commerce & Carey)** – At the Township Board's regular meeting on July 14, 2026, the Board approved 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. In the course of revising the conditional rezoning plan, the developer opted to make some revisions to the project's proposed layout (eliminating three short cul-de-sac roads), such the amended conditional rezoning plan was re-submitted to the Township Board during the September 8 meeting where it received re-approval. The conditional rezoning agreement must be executed by the Township and the developer and then recorded at Oakland County Register of Deeds. Consistent with Article 37 of the Zoning Ordinance, the Wingate Preserve team returned to the Planning Commission at the PC's October 5th meeting for consideration of approval of the condominium site plan and received a recommendation of approval to the Township Board. The developer returned to the Township Board at their October 13 meeting and received final approval of Wingate Preserve's condominium site plan including the condominium master deed & bylaws.
- **The Learning Experience** – Jonna Construction (Joey Jonna) is exploring a viable location for a 10,000 sq ft school/daycare center - The Learning (with an "N") 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). The Planning Commission was receptive to the concept plan at the Richardson Road site during their September 14 meeting. Mr. Jonna is moving forward with a traffic study and is preparing a site plan for submittal, including contracting for a traffic analysis to determine whether traffic generated by The Learning Experience would warrant the addition of a center left turn lane along Richardson. Mr. Jonna is hoping to have a site plan submitted in time to be included on the Planning Commission's December 7 meeting.
- **C.A. Hull** – C.A. Hull (Mike Malloure) and the owner of the Commerce Drive-In property (Randy Thomas) met with the Planning Department to discuss a concept plan for the southerly half'ish of the undeveloped property on the south side of Richardson Road to be utilized by C.A. Hull as an expansion of their existing outdoor storage area (highway bridge-building materials and equipment) accessed from Goldie. C.A. Hull submitted a concept plan and will be attending the Planning Commission's meeting on November 16

at 7:00 p.m. for their informal and non-binding comments, since outdoor storage would likely require the property to be rezoned.

- **Union Lake & Farrant Street rezoning -** Robert Cobb of Annalison Co. proposes to rezone a total of four properties at the corner of Union Lake Rd and Farrant from R-1D (One-Family Neighborhood Residential) to B-1 (Local Business). Mr. Cobb rezoned the properties back in February 2023 from B-1 (Local Business) to R-1D (One-Family Neighborhood Residential) due to the challenges to acquiring the necessary wetlands permits from the State of Michigan's Department of Energy, Great Lakes, and the Environment (EGLE, formerly the DEQ) while trying to build a waterfront bar and restaurant. Since rezoning the properties back in 2023, Mr. Cobb has been actively working to sell the four residential lots to no avail and said all of his offers to purchase the lots have been for professional office uses. Mr. Cobb will be attending the Planning Commission meeting scheduled for December 7 to hold a public hearing.

Zoning Map & Zoning Ordinance Amendments

- **Data centers** – The Planning Department held a public hearing before the Planning Commission during the PC's meeting on September 14 to present a 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. The Planning Commission made a formal recommendation that the Township Board approve the amendments, subject to some revisions. The Planning Department held a workgroup with three PC members on November 2 to discuss the final revisions of the amendments. The amendments will be presented for the Township Board's consideration of adoption during their meeting on November 17 (prior to the expiration of the moratorium on December 10). 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. Our incoming Governor has speculated she will issue a statewide moratorium on data centers, which will be interesting because it will seemingly be another example of the State usurping local land use control contrary to Michigan's Constitution.
- **Lakefront accessory detached structures –** Consistent with the continued discussion of the Planning Commission during the June 1 meeting and the Township Board's discussion on September 8, Jay James Building Official along with the Township Attorney are updating the draft language for the text amendment to allow accessory structures between the home and the water subject to required standards, including but not limited to line of sight/setbacks, size and access. This amendment will be placed on the Planning Commission's regular meeting on December 7 for the required public hearing.
- **Union Lake & Farrant Street rezoning -** The owner of four properties at Union Lake Road and Farrant Street (two on the south side of Farrant and two on the north side) will petition to have all four properties rezoned from R-1D (One-Family Neighborhood Residential) to B-1 (Neighborhood Business) at the December 7 Planning Commission meeting. All four properties are designated Cottage Residential on the Future Land Use Map (further discussed above).

Zoning Board of Appeals (ZBA)
The ZBA's regularly scheduled meeting for November 19, 2026 was cancelled for lack of petitioners.

Planning Commission
The Planning Commission's regular meeting on November 9, 2026 was cancelled and two special meetings will be held on November 16, 2026.

The first special meeting on November 16, 2026 at 5:30 p.m. will include the following:

- Review of the Planned Unit Development (PUD) Parkside Commons located on the southwest corner of Union Lake and Wise Roads (as summarized above).

The Planning Commission's second special meeting on November 16, 2026 at 7:00 p.m. will include the following:

- A public hearing for Commerce Lake Market for a special land use and site plan for a new and larger market and four fuel pumps located on two properties at 1740 Glengary and 2750 Benstein Road (see above).
- A concept plan for C.A. Hull located at 8177 Goldie St. for an expansion of their outdoor storage to be located on a portion of the parcel commonly known as the "Commerce Drive-In" on the south side Richardson Road (as shown above).
- Planning Commission 2027 "housekeeping" including election of officers (Brian Parel is currently Chairperson, Brian Winkler is currently Vice-Chair, and Joe Loskill is currently Secretary), approval of the 2027 PC meeting calendar, and review and approval of the PC Bylaws (something they do every year as a good practice to ensure the bylaws are up to date). Based upon attendance at the Planning Commission's 2026 meetings, the Planning Department is considering installation of a standing room only section in the Board Room for our 2027 meetings.