



CHARTER TOWNSHIP OF COMMERCE

PLANNING COMMISSION

MEETING AGENDA

Commerce Township Hall
2009 Township Drive
Commerce Township MI 48390

Monday, August 10, 2026 at 7:00pm

A.	Call to Order
B.	Approval of the Meeting Agenda for August 10, 2026
C.	Approval of Regular Meeting Minutes from July 6, 2026 and Special Meeting Minutes from July 13, 2026
D.	Update of Activities in Commerce Township
E.	Public Discussion on matters for which there is no Public Hearing scheduled
F.	Tabled Items – NONE
G.	Old Business – NONE
H.	Scheduled Public Hearings – (3)
H1.	PCZ26-01 – COMMERCE LAKE MARKET – CONDITIONAL REZONING Commerce Lake Market (Steve Bakko, owner/operator) is requesting a Conditional Rezoning of two parcels of land from B-2 (Community Business) and R-1D (One Family Residential) to B-3 (General Business) located on the north side of Glengary Road east side of Benstein Road. The owner intends to rebuild and expand his existing building (1740 Glengary), demolish the existing residential home (2750 Benstein) and add a 4-pump (8 nozzles) fueling center. PIN#'s: 17-21-276-064 & 17-21-276-063
H2.	PSU26-03 – LUAI'S AUTOMOTIVE – SPECIAL LAND USE Luai's Automotive is requesting Special Land Use approval for an automotive repair shop within an existing building in the TLM (Technology & Light Manufacturing) zoning district located at 4224 Martin Rd. PIN#: 17-13-326-003
H3.	PSU26-04 – SQUEALS LANDSCAPING – SPECIAL LAND USE Squeals Landscaping is requesting Special Land Use approval for outdoor storage (topsoil, mulch, sand, rock, etc.) on vacant Lot 30 in the Homestead Industrial Park located adjacent to their existing building at 4184 Pioneer Dr in the TLM (Technology & Light Manufacturing) zoning district. PIN#: 17-13-326-021

I.	New Business – (3)
I1.	PSP26-06 – SQUEALS LANDSCAPING – SITE PLAN Squeals Landscaping is requesting Site Plan approval for outdoor storage (topsoil, mulch, sand, rock, etc.) on vacant Lot 30 in the Homestead Industrial Park located adjacent to their existing building at 4184 Pioneer Dr in the TLM (Technology & Light Manufacturing) zoning district. PIN#: 17-13-326-021
I2.	PROSPECTIVE ZONING ORDINANCE AMENDMENTS RELATIVE TO DATA CENTERS Potential series of Zoning Ordinance amendments relative to data centers within the I-Industrial and TLM-Technology & Light Manufacturing zoning districts. **NO DATA CENTER IS CURRENTLY PROPOSED; this will be a discussion on prospective amendments to the Zoning Ordinance to create standards for a data center if & when a data center is proposed**
I3.	OAKLEY PARK BUSINESS CAMPUS – USE DETERMINATION Jon Stewart of SPS Investment is requesting a use determination for “warehouse or wholesale establishment within a wholly enclosed building” as a Special Land Use within the TLM (Technology & Light Manufacturing) district. PIN#’s 17-24-201-009 & -008
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director’s Report
L.	Adjournment

Next Regular Meeting Date: September 14, 2026