



CHARTER TOWNSHIP OF COMMERCE PLANNING COMMISSION MEETING AGENDA

Commerce Township Hall
2009 Township Drive
Commerce Township MI 48390

Monday, July 6, 2026 at 7:00pm

A.	Call to Order
B.	Approval of the Meeting Agenda for July 6, 2026
C.	Approval of Regular Meeting Minutes from June 1, 2026
D.	Update of Activities in Commerce Township
E.	Public Discussion on matters for which there is no Public Hearing scheduled
F.	Tabled Items – (1)
F1.	<p>PCZ#26-02 – WINGATE PRESERVE – CONDITIONAL REZONING</p> <p>Conditional Rezoning Petition for two parcels totaling approx. 75-acres. Proposed to be conditionally rezoned from R-1A (Large Lot One Family Residential) to R-1D (One Family Residential) on the north side of Commerce Road, east side of Carey Road.</p> <p>PIN#'s: 17-04-300-066 and 17-04-300-068</p>
G.	Old Business – NONE
H.	Scheduled Public Hearings – NONE
I.	New Business – (3)
I1.	<p>PSP26-05 – NORTHERN POINTE (fka Bogie Lake Residential) – CONDOMINIUM SITE PLAN</p> <p>Bogie Lake Holdings LLC of Walled Lake, MI is requesting Condominium Site Plan approval of a proposed single-family development of 46 new homes to be located on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus.</p> <p>PIN#'s: 17-03-100-010, 17-03-100-004, 17-03-100-019, 17-03-100-020, 17-03-100-021, 17-03-100-022, & 17-03-100-024</p>
I2.	<p>•OAKLEY PARK BUSINESS CAMPUS – CONCEPTUAL REVIEW</p> <p>Jon Stewart with SPS Investment is requesting a conceptual review for a development of light industrial warehouse suites on two parcels located on the south side of Oakley Park east of Martin Road.</p> <p>•OAKLEY PARK BUSINESS CAMPUS – USE DETERMINATION</p> <p>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.</p> <p>PIN#'s 17-24-201-009 & -008</p>

I3.	<p>THE LEARNING EXPERIENCE – CONCEPTUAL REVIEW</p> <p>Joey Jonna with Jonna Construction is requesting a conceptual review of a proposed 10,000 sq ft daycare center on the south side of W Wise Rd. just west of Carroll Lake Rd.</p> <p>PIN# 17-10-227-041</p>
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director’s Report
L.	Adjournment

Upcoming Meetings

SPECIAL MEETING JULY 13, 2026 (5:30pm) – Union Lake & Wise Road Conceptual Review

AUGUST 10, 2026 (7pm) - Regular Planning Commission meeting