

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: March 4, 2026

RE: March 2026 Monthly Planning Department Report
(covering February 5, 2026 through March 4, 2026)



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 proceeded 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 CZC’s meeting was held March 4, 2026, where the CZC unanimously (3-0) recommended approval of the rezoning to the Commerce Township Board. The conditional rezoning will be included on the agenda for the Township Board meeting on March 10. If the rezoning is approved by the Township Board, the project could then proceed toward condominium approval (condominium site plan and master deed) from the Planning Commission and Township Board. If anyone asks “How many meetings does it take to build a new neighborhood in this town?” the answer in this instance is “At least five.”
- **Building G/“Shoppette” at Five & Main** – Consideration of PUD site plan approval for the proposed Building G (aka “shoppette”) at Five & Main will be included on the Planning Commission’s agenda during their meeting on March 9, 2026. Building G would be a 15,000 sq ft multi-tenant retail building proposed immediately west of the under-construction Dort

Financial Credit Union, upon Unit 2 of the Five & Main site condominium. Prospective tenants of Building G include a drive-through coffee shop and a quality sit-down restaurant (w/ Class C liquor license) on either end of the building, with personal service uses (spa, fitness, dog grooming, etc.) in the middle spaces. Building G would be the first retail/commercial building within Phase 1 of Five & Main, which is to consist of retail, restaurant, hospitality, health & wellness, and residential uses at the northeast corner of Martin Parkway and Pontiac Trail. The PUD site plan for Building G is a more detailed iteration (building materials, landscaping, signage, lighting, etc.) of the development plan included in the development agreement for the 2nd amendment to the Five & Main PUD that was approved by the Township Board in August 2023. Development of Building G will also include construction/extension of “Main Street”, the east-to-west road through Five and Main that will connect to Martin Parkway via a right-in/right-out driveway between Pontiac Trail and Library Drive. The development team from Robert B. Aikens & Associates tells the Planning Department they intend to have Building G complete and occupiable by the end of 2026.

- **Tenant Handbook for Five & Main** – Very much related to the above, the Aikens team have submitted Five & Main’s “Tenant Handbook” for review and potential approval by the Planning Commission during the March 9 meeting. The Tenant Handbook encompasses the design guidelines for the buildings within Five & Main, and will apply when those buildings are constructed and when they undergo buildout by their prospective tenants. The Tenant Handbook includes standards for building materials, color palette, tenant storefronts, signage, lighting, etc., as well as submittal/review/approval requirements & procedures. The intent is for all of the buildings and tenants within Five & Main to have a unified/consistent look & feel befitting of a development that everyone involved seeks to be best-in-class. Building G described above will be something of a template for future buildings within Five & Main, so everyone knows we have to get it right.
- **Marathon residential (519 W. Commerce)** – Sisters, business owners, and purveyors of darn good chicken tenders Farah Orow and Marah Karana, along with their architect Ghassan Abdelnour, are presenting a concept plan to the Planning Commission on March 9 of a two-story ten-unit condominium building to the south/southeast of the existing Marathon station. The site is comprised of a total of five properties, including the existing gas station and the existing house at 4645 Broadway, the latter of which would be demolished. Four of the five properties are currently zoned R-1D which does not allow attached residential, so the properties would either have to be rezoned to RM (Multiple Family Residential) or proposed as a Planned Unit Development (PUD). According to the prospective development team, the target market for the future owners/residents would be empty nesters, professionals, newlyweds and long-term community members with the units being one- and two-bedroom condominiums. The site is within the Commerce Village Overlay, and having a mix of commercial and residential uses is potentially consistent with the Overlay’s intent of maintaining/creating/promoting/enhancing pedestrian scale and economic vitality within the Commerce Village.
- **United Artist Theater (3033 Spring Vale)** - The property housing the former United Artist Theater has been sold, and the Planning Department has been contacted by the real estate broker assisting the new owner in leasing the property to a new user, indicating the property’s purchase was speculative without an intent for a specific user and/or

redevelopment plan. The property is zoned B-2 (Community Business) as are all of the surrounding properties within the Commerce Crossing development (Costco, Target, Home Depot, etc.) It sounds like it is still to be determined whether the new owner would lease the existing building to be repurposed by one of more users, or whether the building would be scrapped and the entire site redeveloped.

- **Northeast corner of Commerce & Carey** – M. Shapiro Real Estate has owned the undeveloped 40 acres at the northeast corner of Commerce & Carey Roads for decades, and in 2025 purchased the adjacent undeveloped 35 acres. Their intent is to develop a new single-family neighborhood on the property, but a prospective layout has not yet been submitted to the Planning Department. To their credit, the development team held a meeting with neighboring residents at the Township Library to hear their questions and concerns. A follow-up meeting is scheduled for March 11, where the Planning Department is told the development team will present a conceptual layout to the neighboring residents. The 75 acres is zoned R-1A. The Planning Department anticipates the developer will seek approval of a plan with a unit count/density allowable under the existing R-1A zoning, but with smaller lots than the minimum lot size typically required in R-1A (20,000 sq ft, 100 ft wide). The intent of the smaller lots would be to allow the development to maximize its open space, particularly around the site's perimeters where existing natural features could hopefully be preserved and serve as a natural buffer between new and existing neighborhoods.

Zoning Map & Zoning Ordinance Amendments

- **Bogie Lake Residential** – See above (because it was so awesome the first time you read it)
- **Lakefront accessory structures** – Based on feedback received from the Planning Commission during an informal discussion during the February 2 meeting, Building Official and Ed Sheeran fanatic Jay James continues to work toward an amendment to the Zoning Ordinance for formal consideration by the Planning Commission and the Township Board. The next formal step would be a public hearing, potentially at the Planning Commission's April 13 meeting.

Zoning Board of Appeals (ZBA)

The ZBA's next regular meeting is scheduled for March 26, 2026. As of the date of this fine report, no petitioners have applied for a variance to be considered at the March meeting. The meeting will include the ZBA's annual "housekeeping" including election of ZBA officers for 2026 and review & approval of the ZBA bylaws. The ZBA was expected to conduct said housekeeping at their January 22 meeting, but unexpectedly found themselves without a quorum.

Planning Commission

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 will include the following:

- Five & Main Tenant Handbook (described above)
- Five & Main Building G/shoppette (also described above)
- Marathon station residential concept plan (descito arriba)
- 2025 Annual Report (pre-sale of copies signed by the Planning Department staff going on now)