

Geoffrey P. Gariepy, Chairperson  
Gerald Rowe, Vice Chairperson  
Brandy Wright, Secretary  
Nathan Inks  
Ed Kopp

Fiorela Lesaj  
Nicole McGill  
Parmpreet Sarau  
Pashko Ujkic

Meeting to be held at  
Sterling Heights City Hall  
40555 Utica Road  
7:00 p.m.

## AGENDA ITEMS:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CONSIDERATIONS

### A. PPCM-1363 – Dodge Park Condominiums

Request for a special approval land use which if granted would allow for a single structure tri-plex with residential dwelling units on the first floor of a building in an O-1 Business and Professional Office District and Neighborhood and District Node Overlay District.

Property Address: 35459 Dodge Park Road

Location: West side of Dodge Park, north of Fifteen Mile Road

Zoning District: O-1 Business and Professional Office District and Neighborhood and District Node Overlay District.

### B. PSP25-0034 – First Watch Nuisance Mitigation Plan

Request for a nuisance mitigation plan for an outdoor patio space attached to an existing commercial plaza within the C-2 Planned Comparison District and Lakeside Village Overlay District.

Property Address: 14463 Lakeside Circle

Location: Between Schoenherr Road and Hayes Road, south side of Hall Road

Zoning District: C-2 Planned Comparison District and Lakeside Village Overlay District.

### C. PSP25-0033 – Forum at Gateways Shopping Center (Walmart Expansion)

Request to amend an existing Project Development Plan for the Forum at Gateways Shopping Center to allow for an expansion of the shopping plaza structures and addition of a gas station use in the C-4 Multi Use District.

Property Address: 44575 Mound Road

Location: West side of Mound Road, south of Dobry Drive

Current Zoning: C-4 Multi Use District

### D. PSP25-0029 – Sterling Bistro – Nuisance Mitigation - (Postponed from December Meeting)

Request for a nuisance mitigation plan for an outdoor patio space in an existing plaza located in the North Van Dyke Avenue Corridor District (North Van Dyke Avenue Industrial subdistrict).

Property Address: 42092 Van Dyke Avenue

Location: East side of Van Dyke Avenue, north of 18 1/2 Mile Road

Current Zoning: North Van Dyke Avenue Corridor District (North Van Dyke Avenue Industrial subdistrict)

6. APPROVAL OF MINUTES

- A. December 10, 2025

7. CORRESPONDENCE

8. OLD BUSINESS

**9. NEW BUSINESS**

- A. Zoning Ordinance Rewrite Update
- B. Election of Officers
- C. Annual Report

**10. CITIZEN PARTICIPATION**

**11. ADJOURNMENT**

**NEXT MEETING DATE:** February 11, 2026

Jake Parcell, PhD  
City Planner and City Development Manager

**NOTICE IS FURTHER GIVEN** that any interested person may appear and comment upon the requests in person, or by agent or attorney during the public hearing to be held on the date and time, and at the location set forth above. Pertinent information related to the application may be reviewed at the Sterling Heights Office of Planning, during regular business hours. Questions regarding the application can be directed to the Office of Planning at 586-446-2360. Written comments may be submitted to the Sterling Heights Office of Planning, 40555 Utica Road, Sterling Heights, MI 48313, or to the City Planner at [shplanning@sterlingheights.gov](mailto:shplanning@sterlingheights.gov) up to 4:30 p.m. of the meeting date.

The City of Sterling Heights will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon seven days' notice of the Community Relations Office at 586-446-2470.

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