





Office of Planning

Community Development- City of Sterling Heights

Purpose of Annual Report:

- It's called for in the Michigan Planning Enabling Act; Section 19 (2) of the Michigan Planning Enabling Act provides that:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

- It's an opportunity to increase information-sharing between staff, administration, boards, commissions and City Council.
- Allows for anticipation of upcoming issues and priorities, in order to prepare and budget, if necessary

Creation:

Division 2 of Article III Boards and Commission Generally of Chapter 2 Administration of the City's Code of Ordinances.

Membership:

The Planning Commission consists of nine (9) members recommended for appointment by Mayor and voted upon by the City Council.

Purpose:

1. To foster, promote, and maintain a master plan for the physical development of the municipality.
2. To make recommendations regarding the development of said area, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, waterways, water-fronts, boulevards, parkways, playgrounds, and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated for water, light, sanitation, transportation, communication, power or other purposes.
3. To make recommendations regarding the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals.
4. To make recommendations regarding the general location, character layout and extent of community centers and neighborhood units and the general character, extent and layout of the replanning, rehabilitation, and redevelopment of blighted districts and slum areas.
5. To make and maintain a zoning plan for the control of the height, area, bulk, location and use of buildings, premises and land.



6. To make careful and comprehensive surveys and studies of present conditions and future needs of the municipality.
7. To accomplish a coordinated, adjusted and harmonious development of the municipality and its environs, which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and adequate provision of public utilities and other public requirements.
8. To review and consider the granting of special exception uses and temporary uses which are permitted within a zoning district according to Zoning Ordinance No. 278.
9. Such other purposes as may be authorized by Act 285 of Public Act 1973 and Act 207 of Public Act 1921, or as they may be from time to time amended.

Membership		
Commissioner	Original Appointment Date	Current Term Expires
Lori Doughty	June 6, 2017	June 6, 2023
Geoffrey Gariepy	June 7, 2016	June 30, 2021
Paul Jaboro	June 19, 2007	June 30, 2022
Edward Kopp	June 17, 2008	June 6, 2023
Donald Miller	January 20, 1998	June 30, 2021
Gerald Rowe	August 1, 1989	June 30, 2022
Parmpreet Sarau	April 13, 2017	June 30, 2022
Nathan Inks	January 21, 2020	June 20, 2023
Pashko Ujkic	January 21, 2020	June 30, 2021

Planning Commission Activity					
Applications	Site Plans	Special Approval Land Use	Rezoning(s)	Planned Unit Development	Variances/Nuisance Mitigation Plan
No. of Cases	0	13	3	1	0

Challenges in 2020:

The COVID-19 pandemic brought many changes in 2020, including the operations of the Planning Commission. The pandemic brought many changes, including call-ins from applicants at the March 2020 meeting, and the continuation of online “zoom” meetings starting in May 2020. These meetings required coordination with the City Attorney, Office of Planning, Planning Commission, and applicants. Zoom meetings have been conducted since, which have proven to be successful, as business has been conducted in a streamlined manner, despite not meeting in person. However, there has been a noticeable drop of cases as opposed to prior years. This can be due in part to the COVID-19 pandemic, and closure of buildings and offices for various period of time.



January

1	Case No.	PPCM-1229	Applicant	TDG Architects
	Request for a special approval land use which if granted would permit a modification to an existing special approval land use to allow an adult day care within the O-1 Business and Professional Office District. East side of Schoenherr Road, south side of Canal Road. Current Zoning: O-1 (Business and Professional Office District) Property Address: 13860 Canal Road			
	Type: Special Approval Land Use		Action: Approved	
	Case No.	PPCM-1226	Applicant	S&L Auto Wash- Diana Toma (postponed from November 14, 2019)
2	Request for a special approval land use which if granted would permit outdoor vacuums, as an expansion of an existing car wash within the C-3 General Business District. North of Fifteen Mile, west of Mound Road. Current Zoning: C-3 (General Business District) Property Address: 5775 Fifteen Mile Road			
	Type: Special Approval Land Use		Action: Postponed	

February

1	Case No.	PPCM-1226	Applicant	S&L Auto Wash- Diana Toma (postponed from January 8, 2020)
	Request for a special approval land use which if granted would permit outdoor vacuums, as an expansion of an existing car wash within the C-3 General Business District. North of Fifteen Mile, west of Mound Road. Current Zoning: C-3 (General Business District) Property Address: 5775 Fifteen Mile Road			
	Type: Special Approval Land Use		Action: Approved	

March

1	Case No.	PPCM-1230	Applicant	Portillo's Restaurant
	Request for a special approval land use which if granted would permit a drive-through facility with an outdoor seating area within the C-2 Planned Comparison District. South of Hall Road, north of Lakeside Circle, between Schoenherr and Hayes. Current Zoning: C-2 Planned Comparison District Property Address: 14425 Lakeside Circle			
	Type: Special Approval Land Use		Action: Approved	
	Case No.	PZ20-0001	Applicant	Sikh Society of Michigan
2	Request for a conditional rezoning to rezone a portion of the property from O-2 Planned Office District to R-60 One Family Residential District for the purpose of uses relating to a place of worship. Current Zoning: Split Zoned R-60 One Family Residential and O-2 Planned Office District. North of 14 Mile, east side of Dequindre. Property Address: 33340 Dequindre Road			
	Type: Conditional Rezoning		Action: Recommend Approval to City Council	



April- CANCELLED

May

1	Case No.	PPCM-1232	Applicant	FCA Sterling Stamping Trailer Marshalling
	Request for a special approval land use which if granted would permit a trailer marshalling area (truck terminal/truck storage area) within the M-2 Heavy Industrial District. South of Metropolitan Parkway, west of Van Dyke. Current Zoning: M-2 (Heavy Industrial District) Property Address: 7150 Metropolitan Parkway, 35777 Van Dyke			
	Type: Special Approval Land Use		Action: Approved	
	Case No.	PPUD20-0002	Applicant	Linda Lane Site Condominiums- Olympia Construction, INC.
1	Request for a planned unit development which if granted would allow for a two (2) duplex and a four (4) unit single-family residential (8 total units) development. East side of Maple Lane, south of Fifteen Mile Road. Current Zoning: R-60 (One Family Residential District). Property Address: 34470 Maple Lane Drive			
	Type: Planned Unit Development		Action: Recommend Approval to City Council	

June

1	Case No.	PZ20-0002	Applicant	Zoning Ordinance (No. 278) Amendment
	To conduct a public hearing on a proposed amendment to the City of Sterling Heights Zoning Ordinance, being Ordinance No. 278, by adding a new Article, being Article 14B Traditional Mixed Use Development Node District. The proposed amendment would create an overlay district providing design flexibility for eleven (11) defined areas throughout the City.			
	Type: Text Amendment		Action: Recommend Approval to City Council	

July

1	Case No.	PPCM-1233	Applicant	"Valvoline" Planet Oil Change Center
	Request for a special approval land use which if granted would permit an automobile service center, an oil change facility, to be located within the C-3 General Business District. East side of Van Dyke, between Riverland and Utica Road. Current Zoning: C-3 General Business District. Property Address: 43260 Van Dyke			
	Type: Special Approval Land Use		Action: Denied	



August

1	Case No.	PPCM-1236	Applicant	17 & Mound Car Wash, LLC- Sadier Abro
	Request for a special approval land use which if granted would permit the modification/expansion of an existing car wash facility, including outdoor vacuums within the C-3 General Business District. West side of Mound Road, north of Seventeen Mile Road. Current Zoning: C-3 General Business District. Property Address: 39239 Mound Road			
	Type: Special Approval Land Use		Action: Approved	

September

1	Case No.	PPCM-1235	Applicant	Bosnian American Islamic Center
	Request for special approval land use which if granted would permit an expansion of an existing place of worship to include a prayer hall, ancillary gym, social hall, among other ancillary spaces. North side of 16 ½ Mile Road, west of Dodge Park Current Zoning: R-80 (One Family Residential District) Property Address: 11063 16 ½ Mile Road			
	Type: Special Approval Land Use		Action: Postponed	
2	Case No.	PPCM-1237	Applicant	Sterling Heights Medical Building
	Request for special approval land use which if granted would permit a drive-through pharmacy to be located at the subject site. West side of Schoenherr, south of Metropolitan Parkway. Current Zoning: O-1 (Business and Professional Office District) Property Address: 36909 Schoenherr Road			
	Type: Special Approval Land Use		Action: Approved	

October

1	Case No.	PPCM-1235	Applicant	Bosnian American Islamic Center (postponed from September 9, 2020 meeting)
	Request for special approval land use which if granted would permit an expansion of an existing place of worship to include a prayer hall, ancillary gym, social hall, among other ancillary spaces. North side of 16 ½ Mile Road, west of Dodge Park Current Zoning: R-80 (One Family Residential District) Property Address: 11063 16 ½ Mile Road			
	Type: Special Approval Land Use		Action: Postponed	
2	Case No.	PPCM-1238	Applicant	Dilja Restaurant- Joe Shaba
	Request for a special approval land use which if granted would permit a sit-down restaurant with extended hours and a liquor license to be located in a C-1 Local Convenience Business District. North side of Fourteen Mile, between Ryan and Dequindre. Current Zoning: C-1 (Local Convenience Business District) Property Addresses: 2715 Fourteen Mile Road			
	Type: Special Approval Land Use		Action: Approved	



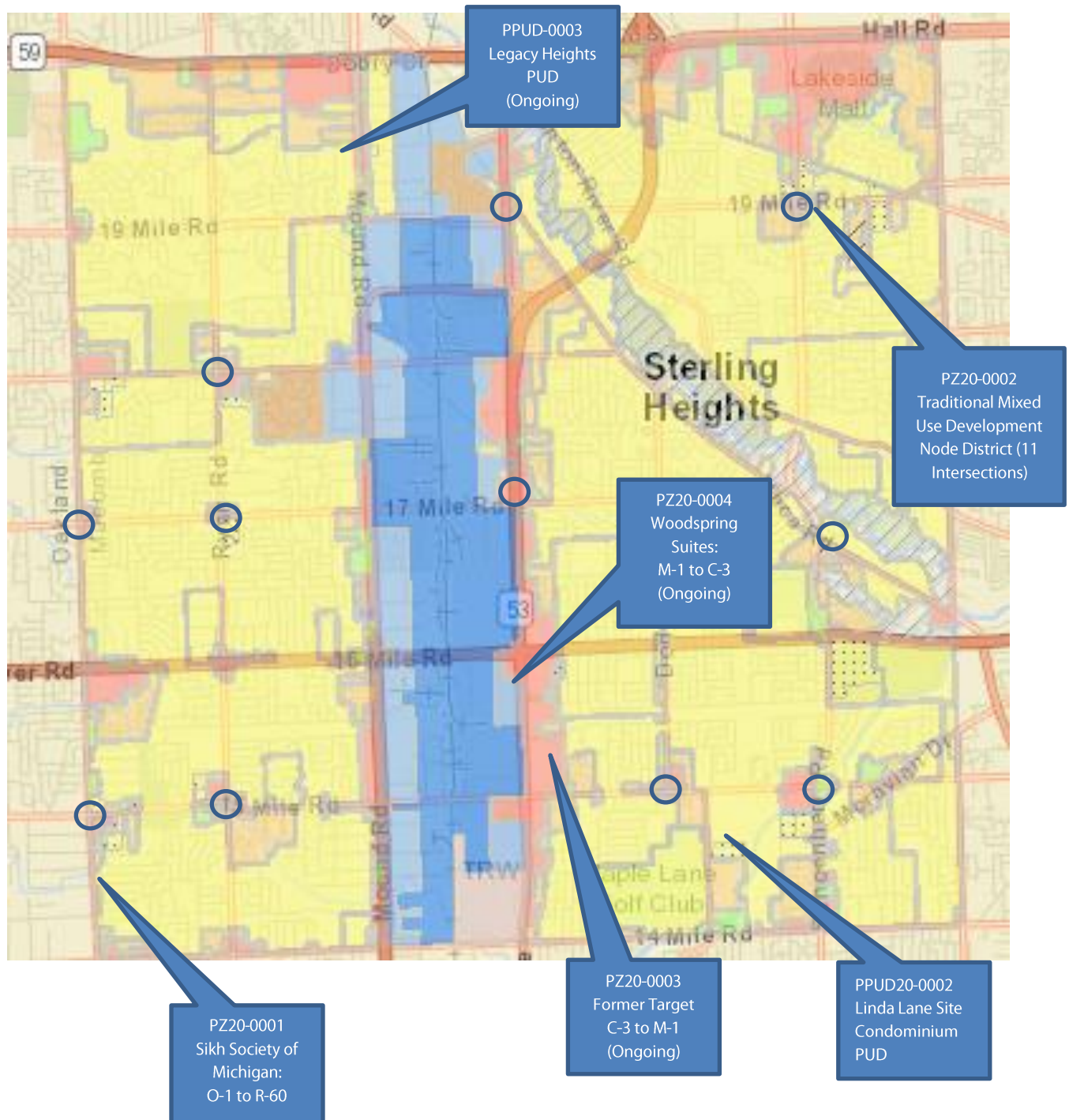
November				
1	Case No.	PPCM-1235	Applicant	Bosnian American Islamic Center (postponed from October 14, 2020 meeting)
	Request for special approval land use which if granted would permit an expansion of an existing place of worship to include a prayer hall, ancillary gym, social hall, among other ancillary spaces. North side of 16 ½ Mile Road, west of Dodge Park Current Zoning: R-80 (One Family Residential District) Property Address: 11063 16 ½ Mile Road			
	Type: Special Approval Land Use		Action: Postponed	
2	Case No.	PPCM-1239	Applicant	Bright Health Management- Mike Tooma
	Request for a special approval land use which if granted would permit a temporary MRI trailer to be located in an O-1 Business and Professional Office District. West side of Mound Road, between Eighteen ½ Mile and Nineteen Mile Road. Current Zoning: O-1 (Business and Professional Office District) Property Addresses: 42371 Mound Road			
	Type: Special Approval Land Use		Action: Postponed	
3	Case No.	PPCM-1243	Applicant	Jet's Pizza- John Jetts
	Request for a special approval land use which if granted would allow for a carry out restaurant in a C-1 Local Convenience Business District. East side of Schoenherr, south of Nineteen Mile Road. Current Zoning: C-1 (Local Convenience Business District) Property Addresses: 42918 Schoenherr Road			
	Type: Special Approval Land Use		Action: Approved	
4	Case No.	PZ20-0004	Applicant	Woodspring Suites
	Request for a conditional rezoning from M-1 Light Industrial District to C-3 General Business District for the purpose of building a hotel and a quick service restaurant. West side of Van Dyke, between Fifteen Mile Road and Metropolitan Parkway. Current Zoning: M-1 (Light Industrial District) Property Address: 36543, 36553, and 36581 Van Dyke			
	Type: Conditional Rezoning		Action: Recommendation Approval to City Council	



December				
1	Case No.	PPCM-1235	Applicant	Bosnian American Islamic Center (postponed from November 12, 2020 meeting)
	Request for special approval land use which if granted would permit an expansion of an existing place of worship to include a prayer hall, ancillary gym, social hall, among other ancillary spaces. North side of 16 ½ Mile Road, west of Dodge Park Current Zoning: R-80 (One Family Residential District) Property Address: 11063 16 ½ Mile Road			
	Type: Special Approval Land Use		Action: Approved	
	Case No.	PPCM-1240	Applicant	Lust Wonders- Kevin Dabish
2	Request for a special approval land use which if granted would permit an adult entertainment use in a C-2 Planned Comparison District. South side of Fifteen Mile Road, West of Schoenherr. Current Zoning: C-2 (Planned Comparison District). Property Address: 13462 Fifteen Mile Road			
	Type: Special Approval Land Use		Action: Postponed	
	Case No.	PPCM-1242	Applicant	Marathon Gas Station- Brian Sharrak
3	Request for a special approval land use which if granted would permit a gas station/convenience retail store in a C-3 General Business District. South side of Hall Road, east of Schoenherr. Current Zoning: C-3 (General Business District) Property Address: 13630 Hall Road			
	Type: Special Approval Land Use		Action: Approved	



Rezoning/Planned Unit Developments:





Development Map (Approved Special Approval Land Use)

