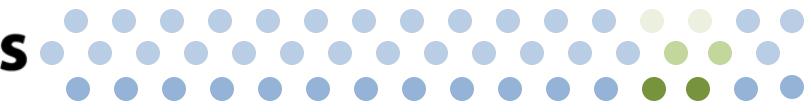




**CITY OF**  
**Sterling Heights**

Innovating **Living**



**2021 Planning Commission Annual Report**



## 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 increases 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.

<b>Membership</b>		
<b>Commissioner</b>	<b>Original Appointment Date</b>	<b>Current Term Expires</b>
Lori Doughty	June 6, 2017	June 6, 2023
Geoffrey Gariepy	June 7, 2016	June 30, 2024
Nathan Inks	January 21, 2020	June 20, 2023
Paul Jaboro	June 19, 2007	June 30, 2022
Edward Kopp	June 17, 2008	June 6, 2023
Gerald Rowe	August 1, 1989	June 30, 2022
Parmpreet Sarau	April 13, 2017	June 30, 2022
Pashko Ujkic	January 21, 2020	June 30, 2024
Brandy Wright	September 20, 2021	June 30, 2024
Donald Miller	January 20, 1998	June 30, 2021

<b>Planning Commission Activity</b>					
<b>Applications</b>	<b>Site Plans</b>	<b>Special Approval Land Use</b>	<b>Rezoning(s)</b>	<b>Planned Unit Development</b>	<b>Variances/Nuisance Mitigation Plan</b>
No. of Cases	3	21	1	3	2

## Year in Review:

The Planning Commission in 2021 while conducting their meetings virtually for half the year, reviewed some significant projects for (re)development within the City, including Plato's Cave (the redevelopment of the Wyndham into a mixed use residential development), Sterling Center (a multiple family apartment complex which begins the transformation of the southeast corner of Shoenherr and Hall Road into a mixed use node), the Wedge (a massive infill development along Hall Road that is still ongoing into 2022), Legacy Heights, the first of its kind for the City as a high end duplex rental development, and Theriot Terrace (a planned low to moderate income development that unfortunately didn't qualify for State funding and the project was dropped), among many others. The Planning Commission also reviewed two (2) new single family site condominiums. In addition to these larger projects, the Planning Commission reviewed a number of special approval land uses that focused on use changes of existing buildings; most of which were restaurant uses, auto related uses, and a high tech print shop.

Additionally, in June 2021, the Planning Commission and Zoning Board of Appeals attended a joint training session hosted by the Office of Planning and the City' Attorney's Office to provide an overview on best practices, and interpreting planning standards. A link to view the training session can be found [here](#).

## Challenges in 2021:

The ongoing COVID-19 pandemic continued to impact the Planning Commission in 2021. For a majority of the year, monthly meetings were held via online with call-ins from applicants through July 2021. With the resumption of in-person meetings brought requirements for mask wearing and other social distancing standards. However, as evidenced by the number of cases, applications were still able to be considered at public hearings and have moved forward within the planning process. This is due largely to the adaptability and flexibility by the Planning Commission, and has resulted in a high level of hearings and cases which has continued to help the City grow.

## January

	Case No.	PPCM-1239	Applicant	Bright Health Management- Mike Tooma (postponed from November 12, 2020)
1	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. Current Zoning: O-1 (Business and Professional Office District) Property Address: 42371 Mound Road Location: West side of Mound Road, between Eighteen ½ Mile and Nineteen Mile Road. Type: Special Approval Land Use			
	Action: Postponed			
	Case No.	PPCM-1240	Applicant	Lust Wonders- Kevin Dabish (postponed from December 9, 2020)
2	Request for a special approval land use which if granted would permit an adult entertainment (retail) use in a C-2 Planned Comparison District. Current Zoning: C-2 (Planned Comparison District) Property Address: 13462 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Schoenherr Type: Special Approval Land Use			
	Action: Denied			
	Case No.	PPCM-1241	Applicant	Mobil Gas Station- Nidhal Y. Toma
3	Request for a special approval land use which if granted would permit a gas station/convenience retail store in a C-1 Local Convenience Business District. Current Zoning: C-1 (Local Convenience Business District) Property Address: 1925 Metropolitan Parkway Location: North of Metropolitan Parkway, east of Dequindre Type: Special Approval Land Use			
	Action: Approved			
	Case No.	PPUD20-0003	Applicant	Legacy Heights-SunByrnes Properties, LLC
4	Request for a planned unit development which if granted would allow for a ten (10) duplex (twenty (20) total unit) residential development. Current Zoning: R-100 (One Family Residential) Property Address: 43719 Mound Road, 43749 Mound Road, and 43763 Mound Road Location: West side of Mound Road, between Nineteen Mile and Hall Road Type: Planned Unit Development			
	Action: Recommend Approval			
	Case No.	PSP20-0021	Applicant	Theriot Terrace
5	Request for site plan approval which if granted would permit a sixty-four (64) unit apartment complex. Current Zoning: RM-2 (Multiple Family Low Rise District) Property Address: 13001 East Fourteen Mile Road and 33333 Red Run Road Location: North side of Fourteen Mile, west side of Red Run Road Type: Site Plan Approval			
	Action: Approved			
	Case No.	PZ20-0003	Applicant	35700 Van Dyke, LLC
6	Request for a conditional rezoning which if granted would rezone the subject property from C-3 (General Business District) to M-1 (Light Industrial District) for a distribution center. Current Zoning: C-3 (General Business District) Property Address: 35700 Van Dyke Location: East side of Van Dyke, North of Fifteen Mile Road, south of Brougham Drive Type: Conditional Rezoning			
	Action: Recommend Denial			

## February

	Case No.	Applicant	
1	PPCM-1239	Bright Health Management-Mike Tooma (postponed from January 13, 2021)	
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. Current Zoning: O-1 (Business and Professional Office District) Property Address: 42371 Mound Road Location: West side of Mound Road, between Eighteen ½ Mile and Nineteen Mile Road.			
Type: Special Approval Land Use		Action: Denied	
2	PPCM-1244	Applicant	Plato's Cave
Request for a special approval land use which if granted would permit a mixed use facility to include apartments, working spaces, meeting spaces, childcare, and other various uses in a C-3 General Business District and Van Dyke Mixed Use Overlay District. Current Zoning: C-3 (General Business District), Van Dyke Mixed Use Overlay District Property Address: 34911 Van Dyke Location: West side of Van Dyke, south of Fifteen Mile Road			
Type: Special Approval Land Use		Action: Approved	
3	PPCM-1245	Applicant	Mound Palace Café
Request for a special approval land use which if granted would permit a carry-out restaurant (coffee shop) in a C-1 Local Convenience Business District. Current Zoning: C-1 (Local Convenience Business District) Property Address: 34853 and 34857 Mound Road Location: West side of Mound Road, south of Fifteen Mile Road			
Type: Special Approval Land Use		Action: Denied	
4	PPCM-1246	Applicant	G-Brand Buildout- Garland Construction
Request for a special approval land use which if granted would permit a printing use in the TRO Technical Research Office District. Current Zoning: TRO Technical Research Office District Property Address: 41150 Technology Drive Location: West side of Mound Road, north of Eighteen Mile Road			
Type: Special Approval Land Use		Action: Approved	

## March

	Case No.	Applicant	
1	PPCM-1247	Antonio Abro Building	
Request for a special approval land use which if granted would permit the redevelopment of an existing gas station/service station in a C-3 General Business District. Current Zoning: C-3 (General Business District) Property Address: 4050 Fifteen Mile Road Location: South side of Fifteen Mile Road, east side of Ryan Road			
Type: Special Approval Land Use		Action: Approved	

## April

	Case No.	PPCM-1248	Applicant	13905 Lakeside Circle, LLC
Request for a special approval land use which if granted would permit two (2) fast casual restaurants with drive-through/pick-up windows, and ancillary outdoor seating for each in a C-2 Planned Comparison District. A third restaurant (without a drive-through/pick-up window is also proposed). Current Zoning: C-2 (Planned Comparison District).				
Property Address: 13905 Lakeside Circle				
Location: South of Hall Road, east of Schoenherr Road				
	Type: Special Approval Land Use	Action: Approved		
	Case No.	PPCM-1249	Applicant	Knight Transfer Services, Inc.
Request for a special approval land use which if granted would permit a use similar to a building and construction material contractor with an outdoor storage yard along with office and shop space in an M-1 Light Industrial District.				
Current Zoning: M-1 (Light Industrial District)				
Property Address: 6816 Nineteen ½ Mile Road				
Location: South side of Nineteen ½ Mile Road, between Van Dyke and Merrill Road				
	Type: Special Approval Land Use	Action: Approved		
	Case No.	PPUD21-0001	Applicant	Sterling Center-Gallo Companies
Request for a planned unit development which if granted would allow for a four-story multi-family apartment building in a C-2 Planned Comparison District.				
Current Zoning: C-2 (Planned Comparison District).				
Property Address: 44501 Schoenherr Road and 44677 Schoenherr Road				
Location: West side of Schoenherr, south of Hall Road				
	Type: Planned Unit Development	Action: Recommend Approval		
	Case No.	PPCM-1250	Applicant	Redemption Lutheran Church-Gifts for All God's Children
Request for a special approval land use which if granted would permit a place of worship and associated nonprofit use to be located at the subject property.				
Current Zoning: R-60 (One Family Residential District)				
Property Address: 39051 Dodge Park Road				
Location: Northwest corner of Seventeen Mile Road and Dodge Park				
	Type: Special Approval Land Use	Action: Approved		

## May

	Case No.	PPCM-1252	Applicant	3 Wheel Rentals, LLC- Reginald Bobo
Request for a special approval land use which if granted would permit recreational vehicle rentals, storage, and minor vehicle repair within the subject tenant space.				
Current Zoning: M-1 (Light Industrial District)				
Property Address: 6675 Burroughs Avenue				
Location: North of Nineteen Mile Road, east of Merrill Road and west of Van Dyke				
	Type: Special Approval Land Use	Action: Approved		

## June

	Case No.	PPCM-1251	Applicant	BP Gas Station
1	Request for special approval land use which if granted would permit an expansion of an existing gasoline self-service station on the subject property.			
	Current Zoning:	C-3 (General Business District)		
	Property Address:	39025 Van Dyke		
	Location:	Northwest corner of Seventeen Mile Road and Van Dyke		
	Type:	Special Approval Land Use	Action:	Approved
	Case No.	PPCM-1253	Applicant	US Wheel & Tire One, Inc.
2	Request for a special approval land use which if granted would permit an auto service center for the sale and installation of tires and rims at the subject site.			
	Current Zoning:	M-1 (Light Industrial District)		
	Property Address:	40581 Mound Road		
	Location:	Northwest corner of Mound Road and Bridgewood		
	Type:	Special Approval Land Use	Action:	Approved
	Case No.	PPCM-1254	Applicant	Al Shoroq Restaurant
3	Request for a special approval land use which if granted would permit a sit down restaurant with liquor license within the subject tenant space.			
	Current Zoning:	C-1 (Local Convenience Business District)		
	Property Address:	33120 Ryan Road		
	Location:	East side of Ryan, north of Fourteen Mile Road		
	Type:	Special Approval Land Use	Action:	Approved

## July

	Case No.	PPCM-1256	Applicant	G-Brand Expansion
1	Request for a special approval land use which if granted would permit an expansion of an existing print shop in a TRO Technical Research Office District.			
	Current Zoning:	TRO (Technological Research Office District)		
	Property Address:	41150 Technology Park, Suite 100		
	Location:	West of Mound Road, north of Eighteen Mile Road		
	Type:	Special Approval Land Use	Action:	Approved

## August

	Case No.	PPCM-1255	Applicant	Jollibee Restaurant
1	Request for a special approval land use which if granted would permit a fast casual drive-through restaurant and outdoor patio in a C-2 Planned Comparison District.			
	Current Zoning:	C-2 (Planned Comparison District)		
	Property Address:	44945 Woodridge Drive		
	Location:	South of Hall Road, east of Schoenherr		
	Type:	Special Approval Land Use	Action:	Approved

## August- Continued

	Case No.	PPCM-1257	Applicant	American Muslim Diversity Association (AMDA)
2	Request for a special approval land use which if granted would permit an expansion of an existing place of worship to include additional prayer area, gymnasium, multipurpose area, offices, along with other ancillary services. Current Zoning: RM-3 (Multiple Family Mid & High Rise District) Property Address: 44760 Ryan Road Location: East side of Ryan, south of Dobry Drive			
	Type: Special Approval Land Use	Action: Postponed		
	Case No.	PSP21-0023	Applicant	Dale's Site Condominiums
3	Requesting site plan approval for a five-unit condominium development in an R-70 (One Family Residential District). Current Zoning: R-70 (One Family Residential District) Property Address: 40910 Saal Road & 40851 Cascade Drive Location: East side of Saal Road between Clinton River Road and Nineteen Mile Road			
	Type: Site Plan Approval	Action: Approved		

## September

	Case No.	PPCM-1235	Applicant	American Muslim Diversity Association (AMDA)- (postponed from August 11 <sup>th</sup> Meeting)
1	Request for a special approval land use which if granted would permit an expansion of an existing place of worship to include additional prayer area, gymnasium, multipurpose area, offices, along with other ancillary services. Current Zoning: RM-3 (Multiple Family Mid & High Rise District) Property Address: 44760 Ryan Road Location: East side of Ryan, south of Dobry Drive			
	Type: Special Approval Land Use	Action: Postponed		

## October

	Case No.	PPCM-1258	Applicant	Tarboosh Café
1	Request for special approval land use which if granted would permit a café in a C-1 Local Convenience Business District. Current Zoning: C-1 (Local Convenience Business District) Property Address: 3905 Seventeen Mile Road Location: Northwest corner of Seventeen Mile and Ryan Road			
	Type: Special Approval Land Use	Action: Postponed		
	Case No.	PPCM-1259	Applicant	Eagle Café
2	Request for a special approval land use which if granted would permit a café in a C-1 Local Convenience Business District. Current Zoning: C-1 (Local Convenience Business District) Property Addresses: 33866 Dequindre Location: East side of Dequindre, north of Tarry Drive			
	Type: Special Approval Land Use	Action: Approved		

## November

	Case No.	PPCM-1260	Applicant	Zarzoor Restaurant
1	Request for special approval land use which if granted would permit a restaurant in a C-1 Local Convenience Business District.			
	Current Zoning: C-1 (Local Convenience Business District) Property Address: 4220 Fifteen Mile Road Location: South side of Fifteen Mile, east of Ryan Road			
	Type: Special Approval Land Use	Action: Approved		
2	Case No.	PPCM-1262	Applicant	UAW Local 1700
	Request for a special approval land use which if granted would permit offices, gathering space and banquet areas in a PCD Planned Center District.			
	Current Zoning: PCD (Planned Center District) Property Addresses: 33703 Van Dyke Location: West side of Van Dyke, between Fourteen and Fifteen Mile Roads			
	Type: Special Approval Land Use	Action: Approved		
3	Case No.	PSP21-0031	Applicant	Brookline Condominiums
	Request for site plan approval which if granted would allow for a five-unit single family site condominium in an R-60 One Family Residential District.			
	Current Zoning: R-60 (One Family Residential District) Property Addresses: 13901 Nineteen Mile Road Location: North side of Nineteen Mile Road, east of Schoenherr			
	Type: Site Plan Approval	Action: Approved		

## December

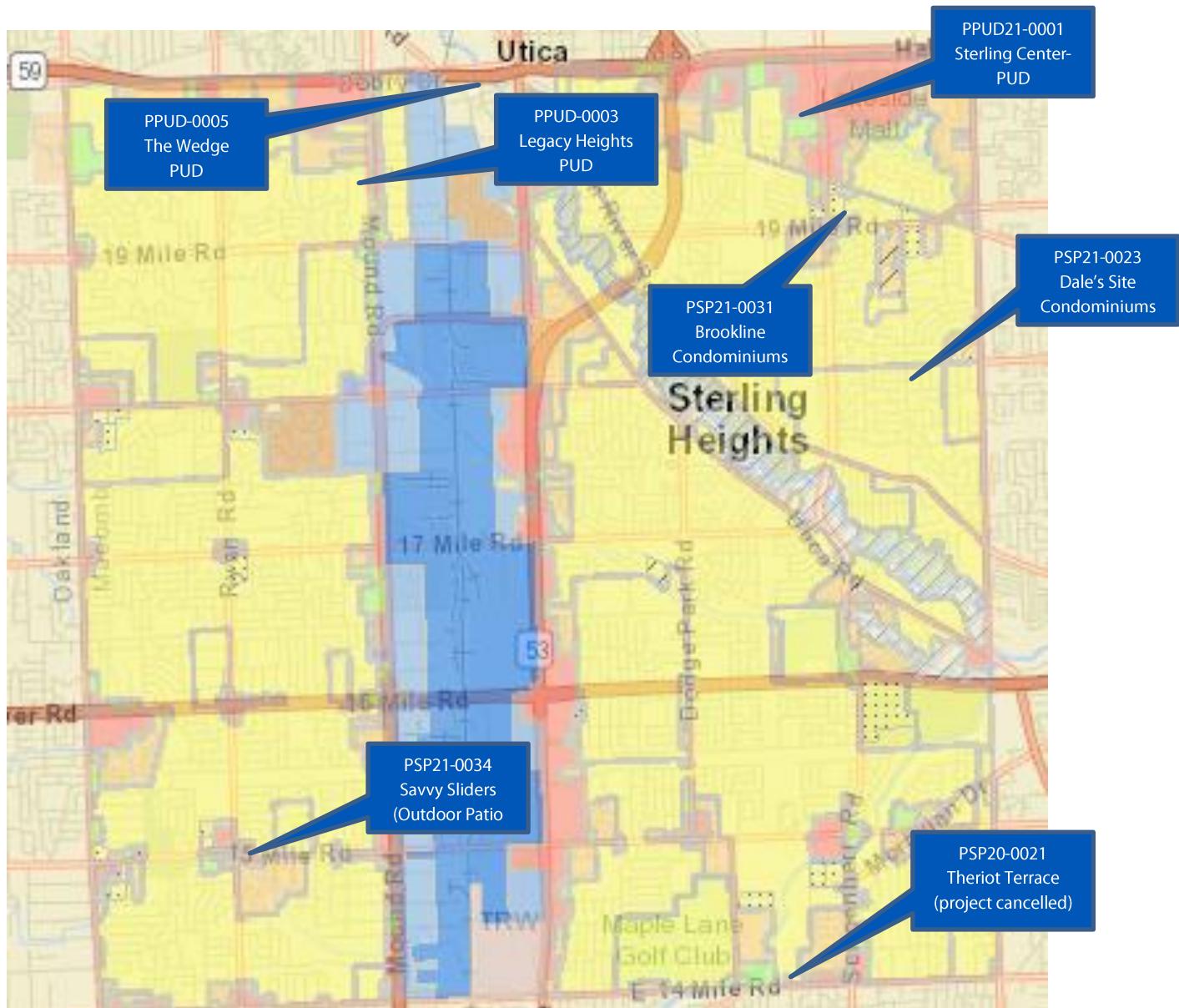
	Case No.	PPCM-1263	Applicant	Tarboosh Café
1	Request for special approval land use which if granted would permit a restaurant in a C-1 Local Convenience Business District.			
	Current Zoning: C-1 (Local Convenience Business District) Property Address: 3905 Seventeen Mile Road Location: Northwest corner of Seventeen Mile Road and Ryan Road			
	Type: Special Approval Land Use	Action: Denied		
2	Case No.	PPUD21-0005	Applicant	The Wedge at Sterling Heights
	Request for a planned unit development which if granted would permit a mixed use development including three (3) commercial buildings and a five (5) story multi-use building for both commercial and multiple-family residential units.			
	Current Zoning: C-1 (Local Convenience Business District), R-80 (One Family Residential District), and P-1 (Vehicular Parking District). Property Address: 11106, 11124 and 11144 Hall Road, and 447733, 44871, and 44891 Sterritt Street. Location: South side Hall Road, west of M-53.			
	Type: Planned Unit Development	Action: Postponed		
3	Case No.	PSP21-0033	Applicant	Don Patron Mexican Restaurant
	Request for approval for a nuisance mitigation and site plan for an outdoor patio service area in a C-2 Planned Comparison District.			
	Current Zoning: C-2 (Planned Comparison District) Property Address: 43650 Schoenherr Road Location: Northeast corner of Canal Road and Schoenherr Road			
	Type: Nuisance Mitigation Plan	Action: Postponed		

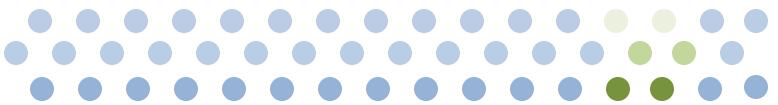
## December (continued)

	Case No.	Applicant	
4	PSP21-0034 Request for approval for a nuisance mitigation and site plan for an outdoor patio service area in a C-3 General Business District. Current Zoning: C-3 (General Business District) Property Address: 4051 Fifteen Mile Road. Location: Northeast corner of Fifteen Mile and Ryan Road. Type: Nuisance Mitigation Plan	Savvy Sliders Action: Approved	



## Rezonings/Planned Unit Developments/Site Plans/Nuisance Mitigation Plans:





## Development Map (Approved Special Approval Land Use)

