



CITY OF Sterling Heights

InnovatingLiving

PLANNING COMMISSION ANNUAL REPORT 2022

Office of Planning



PURPOSE OF ANNUAL REPORT

- Required by 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.”

- Provides 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 OF PLANNING COMMISSION

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

MEMBERSHIP OF PLANNING COMMISSION

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

PURPOSE OF PLANNING COMMISSION

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 30, 2023
Geoffery Gariepy	June 7, 2016	June 30, 2024
Paul Jaboro	June 19, 2017	June 30, 2025
Gerald Rowe	August 1, 1989	June 30, 2025
Parmpreet Sarau	April 13, 2017	June 30, 2025
Nathan Inks	January 21, 2020	June 20, 2023
Brandy Wright	September 20, 2021	June 30, 2024
Pashko Ujkic	January 21, 2020	June 30, 2024
Ed Kopp	June 17, 2008	June 30, 2023

PLANNING COMMISSION ACTIVITY

Applications	Site Plans	Special Approval Land Use	Rezoning(s)	Planned Unit Development	Variances/ Nuisance Mitigation Plan	Temporary Use
No. of cases	2	13	4	7	3	2

MASTER PLAN REVIEW

According to the Michigan Planning Enabling Act (MPEA) section 125.3845(2) the Planning Commission shall review the Master Plan every five years following its adoption and determine whether to commence the procedure to amend the plan or adopt a new Master Plan. The City of Sterling Height's current Master Land Use Plan (MLUP) was adopted by the Planning Commission on February 9, 2017. In order to stay in compliance with the MPEA the Planning Commission reviewed the MLUP at their December 14th, 2022 meeting to begin the process of determining if a new plan is needed or if amendments to the plan are necessary. Staff divided the existing MLUP into sections and solicited feedback from the Planning Commission to gather input that would be used moving forward when reviewing the existing plan. A decision will be made in early mid 2023 on the next course of action.

PUBLIC PARTICIPATION PLAN FOR PLANNING COMMISSION MEETINGS

Sterling Heights meets all of the public engagement practices required by law (i.e. advertising public hearings) by using a multi-faceted approach to engaging residents. In order to appropriately advertise required public hearings City staff mails out notices to all parcels located within 300 feet of the subject parcel, providing information about the date of our Commission meetings and when the public may be able to speak. Furthermore, our meeting agendas are noticed in local newspapers as well. The City provides time for general public comment at each Planning Commission meetings, and additionally there is a time for comment at each of the public hearings to ensure that the public has adequate time to speak regarding any of the applications. The City broadcasts Planning Commission meetings live on SHTV and posts the approved meeting minutes on the City's website.



MEETING SCHEDULE & CASES

January 12, 2022

1	Case No.	PPCM-1257	Applicant	American Muslim Diversity Association (AMDA) (postponed from September 8th, 2021)
	Requesting 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 religious services.			
	Property Address: 44760 Ryan Road Location: East side of Ryan, south of Dobry Drive Current Zoning: RM-3 Multiple Family & High-Rise District			
	Type: Special Approval Land Use		Action: Approved	
2	Case No.	PPUD21-0002	Applicant	Sterling Landings III
	Request for a Planned Unit Development which if granted would permit an apartment development of eighty-four (84) - 1 and 2 bedroom units.			
	Property Address: 8271 Irving Road Location: East of Van Dyke, south of Fifteen Mile Road, north side of Irving Road Current Zoning: O-2 Planned Office District			
	Type: Planned Unit Development		Action: Postponed	

February 9, 2022

1	Case No.	PSP21-0033	Applicant	Don Patron Mexican Restaurant (postponed from December 8th, 2021)
	Request for approval for a nuisance mitigation and site plan for an outdoor patio service area in a C-2 Planned Comparison District.			
	Property Address: 43650 Schoenherr Road Location: Northeast corner of Canal Road and Schoenherr Road Current Zoning: C-2 Planned Comparison District			
	Type: Site Plan/Nuisance Mitigation		Action: Approved	
2	Case No.	PPUD21-0005	Applicant	The Wedge at Sterling Heights (postponed from December 8th, 2021)
	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 uses.			
	Property Addresses: 11106, 11124 and 11144 Hall Road [and] 44773, 44871 and 44891 Sterritt Street Location: South side of Hall Road, west of M-53 Current Zoning: C-1 Local Convenience Business District, R-80 One Family Residential District and P-1 Vehicular Parking District			
	Type: Planned Unit Development		Action: Recommend Approval to Council	

3	Case No.	PPCM-1264	Applicant	Panda Express
	Request for a special approval land use which if granted would permit a quick service restaurant with a drive-through window in a C-3 General Business District.			
	Property Address: 36600 Van Dyke Location: Southeast corner of Metropolitan Parkway and Van Dyke Current Zoning: C-3 General Business District			
	Type: Special Approval Land Use		Action: Approved	
4	Case No.	PPCM-1266	Applicant	Jiffy Lube
	Request for a special approval land use which if granted would permit an automobile service center in a C-3 General Business District.			
	Property Address: 36600 Van Dyke Location: Southeast corner of Metropolitan Parkway and Van Dyke Current Zoning: C-3 General Business District			
	Type: Special Approval Land Use		Action: Approved	

March 9, 2022

1	Case No.	PPUD21-0002	Applicant	Sterling Landings III (postponed from January 12th, 2022)
	Request for a Planned Unit Development which if granted would permit an apartment development of sixty-four (64) - 1 and 2 bedroom units.			
	Property Address: 8271 Irving Road Location: East of Van Dyke, south of Fifteen Mile Road, north side of Irving Road Current Zoning: O-2 Planned Office District			
	Type: Planned Unit Development		Action: Recommend Approval to Council	
2	Case No.	PPCM-1267	Applicant	Shawarma Time Restaurant
	Request for a special approval land use which if granted would permit a quick service restaurant in a C-1 Local Convenience Business District.			
	Property Address: 2187 Seventeen Mile Road Location: North of Seventeen Mile Road, east of Dequindre Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved	
3	Case No.	PPCM-1268	Applicant	Get Better Rx Pharmacy
	Request for a special approval land use which if granted would permit a pharmacy in an O-1 Business and Professional Office District.			
	Property Address: 2567 Metropolitan Parkway Location: North side of Metropolitan Parkway, east of Dequindre Road Current Zoning: O-1 Business and Professional Office District			
	Type: Special Approval Land Use		Action: Approved	

4	Case No.	PPCM-1269	Applicant	Next Ride Motorsports
	Request for a special approval land use which if granted would amend an existing special approval land use and permit a new and used vehicle dealership for the sale of motorsports vehicles in an M-1 Light Industrial District.			
	Property Address: 6675 Burroughs Avenue Location: North of Nineteen Mile Road and east of Merrill Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved	
5	Case No.	PZ22-0001	Applicant	Body Art Facility Zoning Ordinance Amendment (Microblading)
	A proposed Zoning Ordinance text amendment that if approved would allow for a Microblading Body Art Facility to be located in the C-1 Local Convenience Business District and C-2 Planned Comparison District as a permissible use.			
	Property Address: Location: Current Zoning:			
	Type: Zoning Ordinance Amendment		Action: Recommend Approval to Council	

April 13, 2022

1	Case No.	PZ22-0002	Applicant	Sterling Park Place - Gallo Companies
	Request for a conditional rezoning from O-1 Business & Professional Office District to RM-3 Multiple Family Mid and High Rise District for the purposes of constructing an apartment building.			
	Property Address: 33416 Schoenherr Road Location: East side of Schoenherr, North of Fourteen Mile Road Current Zoning: O-1 Business & Professional Office District			
	Type: Conditional Rezoning		Action: Recommend Denial to Council	
2	Case No.	PSP22-0005	Applicant	Leonardo Plaza, LLC
	Requesting approval for a nuisance mitigation and associated site plan for an outdoor patio service area in a C-3 General Business District.			
	Property Address: 34255 Schoenherr Road Location: West side of Schoenherr, south of Moravian Current Zoning: C-3 General Business District			
	Type: Site Plan/Nuisance Mitigation		Action: Approved	

May 11, 2022

1	Case No.	PPUD21-0004	Applicant	Stonehill – MRFR, LLC
	Request for a Planned Unit Development which if granted would allow for a twenty (20) unit single family residential site condominium in the R-60 (One Family Residential District).			
	Property Address: 5701 17 Mile Road Location: West of Mound, North side of 17 Mile Road Current Zoning: R-60 (One Family Residential District)			
	Type: Planned Unit Development		Action: Recommend Approval to Council	
2	Case No.	PZ22-0003	Applicant	Cavaliere Companies
	Request for a conditional rezoning from C-3 (General Business District) to RM-3 (Multiple Family and High-Rise District) for the purpose of constructing a multi-family apartment building (216 units).			
	Property Address: 37217 Utica Road Location: South side of Utica Road, West of Hayes Road, North of Metropolitan Parkway Current Zoning: C-3 General Business District			
	Type: Conditional Rezoning		Action: Recommend Approval to Council	

June 8, 2022

1	Case No.	PPCM-1271	Applicant	Al Shoroq Restaurant
	Request for a special approval land use which if granted would permit a sit-down restaurant with a liquor license in a C-1 Local Convenience Business District.			
	Property Address: 33120 Ryan Road Location: East side of Ryan Road, north of Fourteen Mile Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved	
2	Case No.	PSP22-0009	Applicant	SMJ Group Properties
	Request for site plan approval which if granted would allow for an approximate 4,000 square foot building addition in an M-1 Light Industrial District.			
	Property Address: 6504 Diplomat Drive Location: South side of Diplomat Drive, east of Merrill Road Current Zoning: M-1 Light Industrial District			
	Type: Site Plan Approval		Action: Approved	
3	Case No.	PPUD22-0003	Applicant	Sterling Apartments (Icon Park)
	Request for a Planned Unit Development which if granted would allow for a one hundred and forty (140) unit apartment development within an existing C-3 General Business District and P-1 Parking District.			
	Property Addresses: 33143, 33111, 33079, 33047 Mound, 5677, 5683, 5705 Fourteen Mile Road Location: North side of Fourteen Mile Road, west side of Mound Road Current Zoning: C-3 General Business District and P-1 Parking District			
	Type: Planned Unit Development		Action: Recommend Approval to Council	

4	Case No.	PPCM-1272	Applicant	Tarboosh - Mad Catering, LLC
	Request for a special approval land use which if granted would permit a sit-down restaurant in a C-1 Local Convenience Business District.			
	Property Address: 3905 Seventeen Mile Road Location: North side of Seventeen Mile Road, west of Ryan Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Postponed	

July 13, 2022

1	Case No.	PTU22-0014	Applicant	Ajax Motor Company –Chris Mondon
	Request approval for the extension of a temporary use beyond the allowable six (6) month timeframe, for an additional six (6) months to operate a concrete batch plant in an M-2 Heavy Industrial District for the purposes of reconstructing Mound Road.			
	Property Address: 39000 Mound Road Location: East side of Mound Road, north of Seventeen Mile Road Current Zoning: M-2 Heavy Industrial District			
	Type: Temporary Use		Action: Approved	
2	Case No.	PZ22-0004	Applicant	Scooter's Coffee – BlueOx Credit Union
	Request for a conditional rezoning from O-1 (Business and Professional Office District) to C-3 (General Business District) for the purpose of developing a drive-through coffee shop.			
	Property Address: 39900 Van Dyke Location: East side of Van Dyke, between Plumbrook Road and Eighteen Mile Road Current Zoning: O-1 Business and Professional Office District			
	Type: Conditional Rezoning		Action: Recommend Approval to Council	
3	Case No.	PPCM-1272	Applicant	Tarboosh – Mad Catering, LLC (postponed from June 8, 2022)
	Request for a special approval land use which if granted would permit a sit-down restaurant in a C-1 Local Convenience Business District.			
	Property Address: 3905 Seventeen Mile Road Location: North side of Seventeen Mile Road, west of Ryan Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved	
4	Case No.	PSP22-0012	Applicant	Michigan Diagnostic Centers II – Matthew Hoener
	Request for site plan approval which if granted would permit an MRI trailer to be located in an O-1 Business and Professional Office District.			
	Property Address: 13860 Canal Location: South side of Canal Road, east of Schoenherr Road Current Zoning: O-1 Business and Professional Office District			
	Type: Site Plan		Action: Postponed	

August 10, 2022

1	Case No.	PTU22-0032	Applicant	Michael Oddo – Outdoor Drive-in Movie Theatre
	Request for approval for the extension of a temporary use beyond the allowable six month timeframe, to operate a drive-in movie theater/concessions in a C-2 Planned Comparison District.			
	Property Address: 14600 Lakeside Circle (North Parking Lot) Location: East side of Schoenherr, west of Hall Road Current Zoning: C-2 Planning Comparison District			
	Type: Temporary Use		Action: Approved	
2	Case No.	PSP22-0017 and PPCM-1276	Applicant	New Alqosh Apartment Development
	Request for site plan approval which if granted would permit a multi-family development to include two (2) apartment buildings (48 units) of two and three (2-3) stories and a community building in an RM-2 Multiple-Family Low-Rise District.			
	Property Address: 2500 Fifteen Mile Road Location: South side of Fifteen Mile Road, east of Dequindre Road Current Zoning: RM-2 Multiple-Family Low-Rise District			
	Type: Special Approval Land Use/Site Plan		Action: Postponed	
3	Case No.	PPCM-1275	Applicant	Al-Hindiya Club (aka Seman Club)
	Request for a special approval land use which if granted would permit a private club and cultural center in an R-80 One Family Residential District (Carpathia Club).			
	Property Address: 38000 Utica Road Location: North side of Utica Road/Plumbrook, east of Schoenherr Current Zoning: R-80 One Family Residential District and FP Floodplain			
	Type: Special Approval Land Use		Action: Approved	

September 14, 2022

1	Case No.	PSP22-0012	Applicant	Michigan Diagnostic Centers II – Matthew Hoener (postponed from July 13, 2022)
	Request for site plan approval which if granted would permit an MRI trailer to be located in an O-1 Business and Professional Office District.			
	Property Address: 13860 Canal Road Location: South side of Canal Road, east of Schoenherr Road Current Zoning: O-1 Business and Professional Office District			
	Type: Site Plan Approval		Action: Postponed	

2	Case No.	PSP22-0017 and PPCM-1276	Applicant	New Apartment Development (postponed from August 10, 2022)
	Request for site plan approval which if granted would permit a multi-family development to include two (2) apartment buildings (48 units) of two and three (2-3) stories and a community building in an RM-2 Multiple-Family Low-Rise District.			
	Property Address: 2500 Fifteen Mile Road Location: South side of Fifteen Mile Road, east of Dequindre Road Current Zoning: RM-2 Multiple-Family Low-Rise District			
	Type: Special Approval Land Use/Site Plan		Action: Approved	
3	Case No.	PZ22-0005	Applicant	Ryan Pointe Apartments –Fadi Seman
	Request for a conditional rezoning from O-1 (Business and Professional Office District) to RM-3 (Multiple Family and High-Rise District) for the purpose of developing a sixty-one (61) unit multi-family project.			
	Property Address: 34781 Ryan Road Location: West side of Ryan Road, south of Fifteen Mile Road Current Zoning: O-1 Business and Professional Office District			
	Type: Conditional Rezoning		Action: Postponed	
4	Case No.	PPCM-1244	Applicant	Plato's Cave – Repvblik AR, LLC
	Request for an amendment to an existing special approval land use for a mixed use development in a C-3 (General Business District) and (VDMUD) Van Dyke Mixed Use District.			
	Property Address: 34911 Van Dyke Location: West side of Van Dyke, south of Fifteen Mile Road Current Zoning: C-3 (General Business District) and (VDMUD) Van Dyke Mixed Use District			
	Type: Special Approval Land Use (amendment)		Action: Approved	

October 10, 2022

1	Case No.	PPCM-1278	Applicant	Adam Shain – Property Split
	Request for a variance to allow a land division with a resultant parcel that exceeds the maximum 4:1 lot depth to width ratio.			
	Property Address: 42142 Mendel Drive Location: West side of Schoenherr, south of Nineteen Mile Road Current Zoning: R-60 (One Family Residential District)			
	Type: Special Approval Variance		Action: Approve	
2	Case No.	PPUD22-0002	Applicant	The Flats
	Request for a Planned Unit Development which if granted would allow for a thirty-two (32) unit multi-family apartment building in a TRO (Technical Research Office District).			
	Property Addresses: 43451 and 43503 Utica Road Location: West side of Utica Road, south of M-59 Current Zoning: TRO (Technical Research Office District)			
	Type: Planned Unit Development		Action: Recommend Approval to Council	

3	Case No.	PPUD22-0003	Applicant	The Wedge at Sterling Heights
	Request for a Planned Unit Development which if granted would permit a mixed use development including four (4) commercial buildings and two (2) four-story multi-family residential buildings.			
	Property Addresses: 11106, 11124 and 11144 Hall Road [and] 44773, 44871 and 44891 Sterritt Street Location: South side of Hall Road, west of M-53 Current Zoning: C-1 (Local Convenience Business District), R-80 (One Family Residential District) and P-1 (Vehicular Parking District)			
	Type: Planned Unit Development		Action: Recommend Denial to Council	

October 18, 2022

1	Case No.	PSP22-0012	Applicant	Michigan Diagnostic Centers II – Matthew Hoener (postponed from September 14, 2022)
	Request for site plan approval which if granted would permit an MRI trailer to be located in an O-1 (Business and Professional Office District).			
	Property Address: 13860 Canal Road Location: South side of Canal Road, east of Schoenherr Road Current Zoning: O-1 (Business and Professional Office District)			
	Type: Site Plan Approval		Action: Denied	
2	Case No.	PZ22-0005	Applicant	Ryan Pointe Apartments (postponed from September 14, 2022)
	Request for a conditional rezoning from O-1 (Business and Professional Office District) to RM-3 (Multiple Family and High-Rise District) for the purpose of developing a fifty-five (55) unit multi-family project.			
	Property Address: 34781 Ryan Road Location: West side of Ryan Road, south of Fifteen Mile Road Current Zoning: O-1 (Business and Professional Office District)			
	Type: Planned Unit Development		Action: Recommend Approval to Council	

November 9, 2022

1	Case No.	PPCM-1279	Applicant	Ken Wrobel (Property Split)
	Request for a variance to allow a land division with a resultant parcel that exceeds the maximum 4:1 lot depth to width ratio.			
	Property Address: 38075 Cobble Creek Court Location: North of 16 ½ and west of Dodge Park Current Zoning: R-80 (One Family Residential District)			
	Type: Special Approval Variance		Action: Approved	
2	Case No.	PPCM-1280	Applicant	Allergy Free Bakery
	Request for a special approval land use to permit limited retail sales incidental to a commercial bakery in an M-1 Light Industrial District.			
	Property Address: 40485 Mound Road Location: West side of Mound Road, south of Eighteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Withdrawn	

	Case No.	PTU22-0050	Applicant	Caterina Mia
3	Request for approval for the extension of a temporary use beyond the allowable six (6) month timeframe, to allow operation of a food truck in a C-3 General Business District.			
	Property Address: 5757 Fifteen Mile Road			
	Location: North side of Fifteen Mile Road, west of Mound Road			
	Current Zoning: C-3 General Business District			
	Type: Temporary Use		Action: Withdrawn	

December 14, 2022

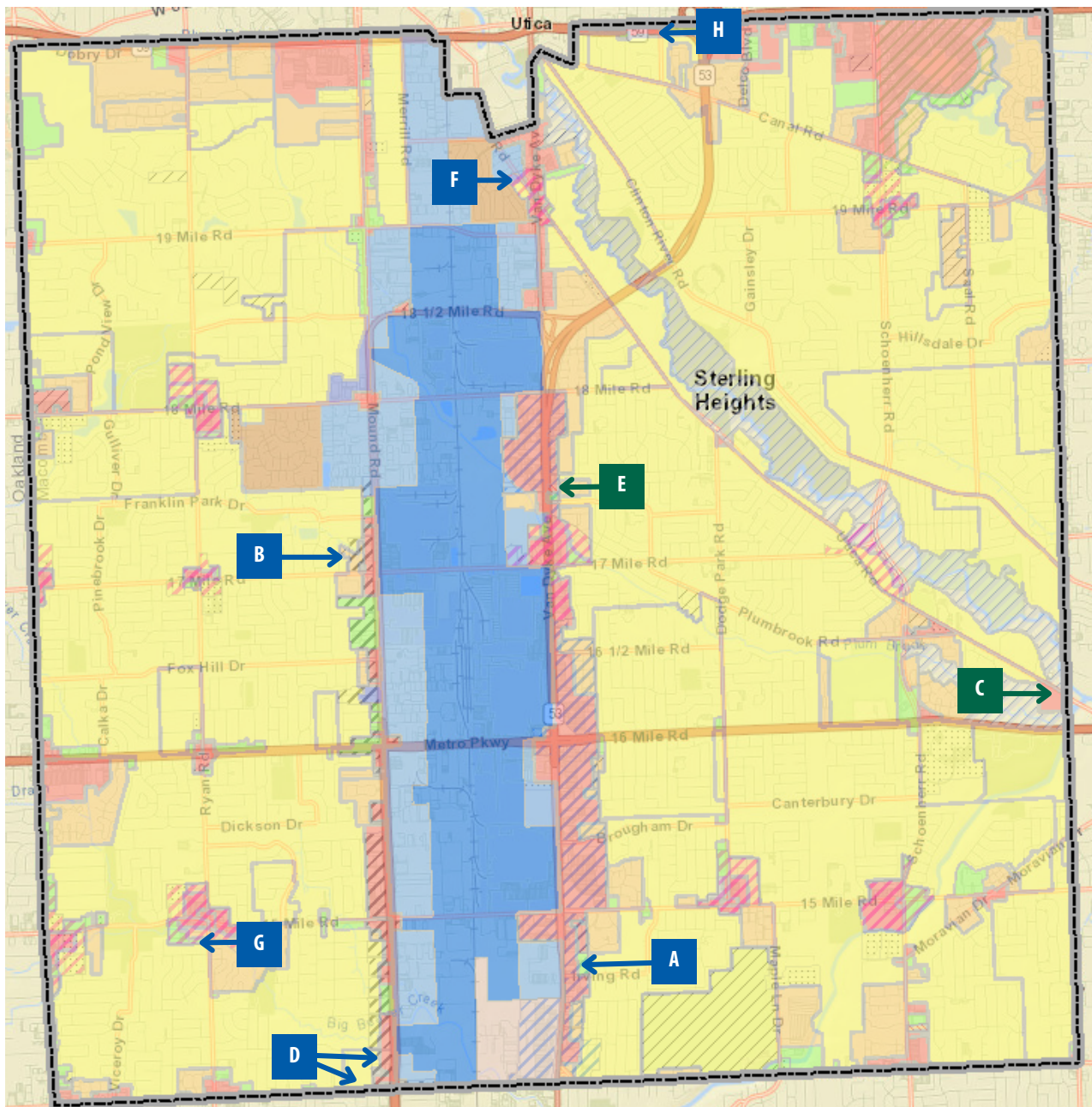
No Cases- Master Land Use Plan Update

SUMMARY

In 2022 the Planning Commission approved or denied a total of 33 agenda items (three of which were items that were postponed in 2021). The Planning Commission completed more reviews of site plans, rezonings, planned unit developments, variance/nuisance mitigation plans, and temporary use permits in 2022 than they did in 2021; indicating an increase of nearly every application type for the City of Sterling Heights (the number of Special Approval Land Use applications was the same at 13). Additionally, the Planning Commission successfully held a minimum of one meeting for each month in 2022 (two in October), including the comprehensive review of the Master Land Use Plan at their December meeting.

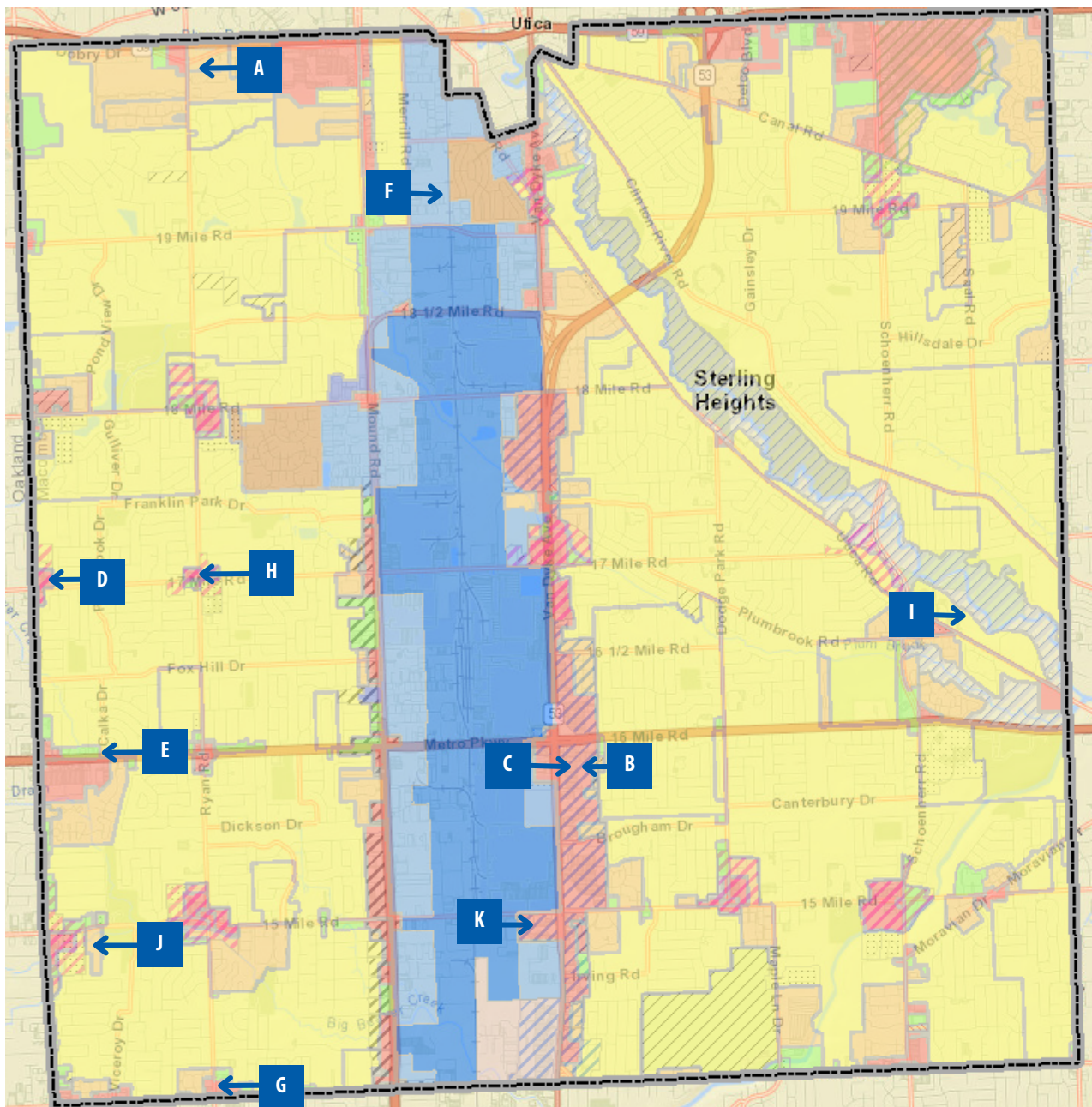


APPROVED REZONINGS/PLANNED UNIT DEVELOPMENTS



- A. Sterling Landings III - PUD (8271 Irving Road)
- B. Stonehill - PUD (5701 17 Mile Road)
- C. Cavaliere Companies - Conditional Rezoning (37217 Utica Road)
- D. Icon Park - PUD (33143, 33111, 33079, 33047 Mound, 5677, 5683, 5705 Fourteen Mile Road)
- E. Scooters Coffee - Conditional Rezoning (39900 Van Dyke)
- F. The Flats - PUD (43451 and 43503 Utica Road)
- G. Ryan Pointe Apartments - PUD (34781 Ryan Road)
- H. The Wedge at Sterling Heights - PUD (11106, 11124 and 11144 Hall Road, 44773, 44871 and 44891 Sterritt Street)
(recommended for approval at Planning Commission, denied by City Council)

DEVELOPMENT MAP (APPROVED SPECIAL APPROVAL LAND USES)



- A. American Muslim Diversity Association (AMDA) - 44760 Ryan Road
- B. Panda Express - 36600 Van Dyke
- C. Jiffy Lube - 36600 Van Dyke
- D. Shawarma Time Restaurant - 2187 Seventeen Mile Road
- E. Get Better Rx Pharmacy - 2567 Metropolitan Parkway
- F. Next Ride Motorsports - 6675 Burroughs Avenue
- G. Al Shoroq Restaurant - 33120 Ryan Road
- H. Tarboosh - Mad Catering, LLC - 3905 Seventeen Mile Road
- I. Al-Hindiya Club (aka Seman Club) - 38000 Utica Road
- J. New Apartment Development - 2500 Fifteen Mile Road
- K. Plato's Cave - 34911 Van Dyke