

PLANNING COMMISSION ANNUAL REPORT 2023

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
Nicole McGill	July 5, 2023	June 30, 2026
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, 2026
Brandy Wright	September 20, 2021	June 30, 2024
Pashko Ujkic	January 21, 2020	June 30, 2024
Ed Kopp	June 17, 2008	June 30, 2026

PLANNING COMMISSION ACTIVITY

Applications	Site Plans	Special Approval Land Use	Rezoning(s)	Planned Unit Development	Variances/ Nuisance Mitigation Plan	Revocation Hearing
No. of cases	2	20	10	5	1	1

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. Following discussions with the Planning Commission and City Council it was determined a full re-write of the MLUP was necessary. After securing funding, and selecting a consultant, the City had it's MLUP kick-off meeting on December 5th, 2023. The process of rewriting the plan will continue into 2024.

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 11, 2023

1	Case No.	PPCM-1283	Applicant	Blended 365, LLC
	Request for a special approval land use which if granted would permit a restaurant and juice bar in a C-1 (Local Convenience Business District).			
	Property Address: 43055 Hayes Road Location: North of 19 Mile Road, west side of Hayes Road Current Zoning: C-1 (Local Convenience Business District)			
	Type: Special Approval Land Use		Action: Approved (9-0)	
2	Case No.	PPCM-1284	Applicant	PetSuites
	Request for a special approval land use which if granted would permit an overnight and short term stay kennel in an M-1 (Light Industrial District).			
	Property Addresses: 6335 and 6365 Fifteen Mile Road Location: North side of Fifteen Mile Road, a few parcels east of Mound Road Current Zoning: M-1 (Light Industrial District)			
	Type: Special Approval Land Use		Action: Approved (9-0)	
3	Case No.	PPCM-1285	Applicant	Tim Hortons
	Request for a special approval land use which if granted would permit a restaurant with a drive-through window in a C-2 (Planned Comparison District) and Lakeside Overlay District.			
	Property Address: 13620 Northbay Drive Location: South of Hall Road, between Schoenherr and Lakeside Circle Current Zoning: C-2 (Planned Comparison District) and Lakeside Overlay District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
4	Case No.	PZ22-0006	Applicant	Savvy Sliders
	Request for a conditional rezoning from C-1 (Local Convenience Business District) to C-3 (General Business District) for the purpose of developing a fast food restaurant with a drive-through window.			
	Property Address: 11700 Fifteen Mile Road Location: South side of Fifteen Mile Road; east of Dodge Park Current Zoning: C-1 (Local Convenience Business District) Mr. Garipey asked for an overview			
	Type: Conditional Rezoning		Action: Postponed (9-0)	

February 8, 2023

1	Case No.	PPCM-1287	Applicant	SAJ - Alreeff
	Request for a special approval land use which if granted would permit a restaurant in a C-1 (Local Convenience Business District)			
	Property Address: 4050 Metropolitan Parkway Location: South side of Metro Parkway, east side of Ryan Road Current Zoning: C-1 (Local Convenience Business District)			
	Type: Special Approval Land Use		Action: Approved (7-0)	
2	Case No.	PPCM-1288	Applicant	Ghazal Al Furat
	Request for a special approval land use which if granted would permit a restaurant in a C-1 (Local Convenience Business District)			
	Property Address: 34726 Dequindre Location: South of Fifteen Mile Road, east side of Dequindre Road Current Zoning: C-1 (Local Convenience Business District), Traditional Mixed Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
3	Case No.	PPUD23-0001	Applicant	Mound & Burroughs Apartment Development
	Request for a Planned Unit Development which if granted would allow for a sixteen (16) unit multiple family apartment complex in an O-1 (Business & Professional Office District).			
	Property Address: 43112 Mound Road Location: North of 19 Mile Road, east side of Mound Road. Current Zoning: O-1 Business & Professional Office District.			
	Type: Planned Unit Development		Action: Recommend Approval to Council (6-1)	

March 8, 2023

1	Case No.	PPCM-1289	Applicant	Mila Property Investment, LLC
	Request for a special approval land use which if granted would permit a gas station in a C-3 (General Business District).			
	Property Address: 34949 Van Dyke Location: Southwest corner of Fifteen Mile Road and Van Dyke Current Zoning: C-3 (General Business District) and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Approved (6-0)	
2	Case No.	PZ23-0001	Applicant	Proposed Zoning Ordinance Amendment – Impervious Surfaces Ordinance
	Proposed text amendment to Ordinance No. 278, Article 3 R-60, R-70, R-80, R-90 and R-100 One Family Residential Districts and Article 31 Definitions, to specify the allowable coverage of residential lots and parcels with impervious material, to allow an additional paved turn-around pad in the front yard of residential lots or parcels located on collector and major roads, to establish minimum and maximum driveway widths, and to require the installation of street trees in instances where additional impervious surfaces are replaced or added.			
	Type: Zoning Ordinance Amendment		Action: Recommend Denial to Council (5-1)	

April 12, 2023

1	Case No.	PPCM-1286	Applicant	Mister Car Wash
	Request for a special approval land use which if granted would permit a car wash in a C-3 (General Business District).			
	Property Address: 35500 Van Dyke Location: East side of Van Dyke, north of Fifteen Mile Road Current Zoning: C-3 (General Business District) and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Postpone (9-0)	
2	Case No.	PPCM-1290	Applicant	SiteOne Landscape Supply
	Request for a special approval land use which if granted would permit a landscape contractor yard in an M-1 (Light Industrial District).			
	Property Addresses: 34500 and 34650 Mound Road Location: East side of Mound Road, south of Fifteen Mile Road Current Zoning: M-1 (Light Industrial District)			
	Type: Special Approval Land Use		Action: Approved (9-0)	

May 10, 2023

1	Case No.	PPCM-1286	Applicant	Mister Car Wash (postponed from April 12, 2023 meeting)
	Request for a special approval land use which if granted would permit a car wash in a C-3 (General Business District).			
	Property Address: 35500 Van Dyke Location: East side of Van Dyke, north of Fifteen Mile Road Current Zoning: C-3 (General Business District) and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Postponed (7-0)	
2	Case No.	PZ23-0002	Applicant	El Car Wash
	Request for a conditional rezoning from C-2 (Planned Comparison District) to C-3 (General Business District) for the purpose of developing an automobile wash establishment.			
	Property Address: 1978 Metropolitan Parkway Location: South side of Metropolitan Parkway, east of Dequindre Road Current Zoning: C-2 (Planned Comparison District)			
	Type: Conditional Rezoning		Action: Recommend Approval to Council (7-0)	
3	Case No.	PPUD23-0002	Applicant	Sterling Cove Apartments
	Request for a Planned Unit Development which if granted would allow for a three building apartment complex to include 28 two-bedroom units in an O-1 (Business & Professional Office District).			
	Property Address: 43112 Mound Road Location: North of 19 Mile Road, east side of Mound Road. Current Zoning: O-1 (Business & Professional Office District)			
	Type: Planned Unit Development		Action: Recommend Approval to Council (7-0)	

4	Case No.	PZ23-0003	Applicant	Proposed Zoning Ordinance Amendment – Shipping Containers
	Proposed text amendment to Ordinance No. 278, Article 19 M-1 Light Industrial District, Article 20 M-2 Heavy Industrial District, and Article 31 Definitions to allow shipping containers/similar storage containers as an accessory use to principally permitted uses and special approval land uses in the M-1 Light Industrial and M-2 Heavy Industrial Districts, and establish definition(s) of Shipping Containers and other industrial Similar Storage Containers.			
	Type: Zoning Ordinance Amendment		Action: Recommend Approval to Council (7-0)	

June 14, 2023

1	Case No.	PPCM-1287	Applicant	SAJ – Alreeff - Amendment
	Request for an amendment to a special approval land use which if granted would permit a restaurant in the C-1 (Local Convenience Business District) to expand their approved seating area. Property Address: 4050 Metropolitan Parkway Location: South side of Metro Parkway, east side of Ryan Road Current Zoning: C-1 (Local Convenience Business District)			
	Type: Amendment to Special Approval Land Use		Action: Approved (8-0)	
2	Case No.	PPCM-1272	Applicant	Tarboosh – Mad Catering, LLC
	A hearing to determine whether conditions of approval for special approval land use for a restaurant use have been continuously satisfied, or have been violated by (1) failing to operate the facility as a restaurant/café consistent with the applicant, supporting materials, and information presented to the Planning Commission; and (2) occupying and using the facility as a site for gambling and gaming activities. 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 Consideration		Action: Postponed (5-3)	

July 12, 2023

1	Case No.	PPCM-1292	Applicant	Roots by Imperial
	Request for a special approval land use which if granted would permit a juice bar in a C-1 (Local Convenience Business District). Property Address: 2135 17 Mile Road Location: North side of 17 Mile Road, east of Dequindre Road Current Zoning: C-1 (Local Convenience Business District)			
	Type: Special Approval Land Use		Action: Approved (9-0)	
2	Case No.	PZ23-0004	Applicant	Steve Mancini
	Request for a conventional rezoning of three adjoining parcels from M-1 (Light Industrial District) to M-2 (Heavy Industry District). Property Addresses: 41600, 41750 and 41850 Mound Road Location: East side of Mound Road, between 18 and 18 ½ Mile Road Current Zoning: M-1 (Light Industrial District)			
	Type: Conventional Rezoning		Action: Recommend Approval to Council (9-0)	

3	Case No.	PUD23-0003	Applicant	Sterling Commons
	Request for a planned unit development which if granted would allow for a 24-unit luxury townhouse in an R-100 (One Family Residential District).			
	Property Address: 43224 Dequindre Road Location: East side of Dequindre, north of 19 Mile Road Current Zoning: R-100 (One Family Residential District)			
	Type: Planned Unit Development		Action: Recommend Denial to Council (9-0)	

August 8, 2023

1	Case No.	PPCM-1272	Applicant	Tarboosh – Mad Catering, LLC (postponed from June 14th meeting)
	A hearing to determine whether conditions of approval for special approval land use for a restaurant use have been continuously satisfied, or have been violated by (1) failing to operate the facility as a restaurant/café consistent with the application, supporting materials, and information presented to the Planning Commission; or (2) occupying and using the facility as a site for gambling and gaming activities.			
	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) and Traditional Mixed Use Development Node Overlay District.			
	Type: Special Approval Land Use		Action: Postponed (8-0)	
2	Case No.	PPCM-1293	Applicant	Big Moe's Kitchen
	Request for a special approval land use which if granted would permit a carry-out restaurant in a C-1 (Local Convenience Business District) and Traditional Mixed Use Development Node Overlay District.			
	Property Address: 3546 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Ryan Road Current Zoning: C-1 (Local Convenience Business District) and Traditional Mixed Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
3	Case No.	PPUD23-0004	Applicant	Sterling Square
	Request for a planned unit development which if granted would allow for a mixed-use development comprised of two (2) retail centers, two (2) free standing restaurants, and five (5) multi-family residential buildings in a C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District.			
	Property Address: 13200 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Schoenherr Road Current Zoning: C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District			
	Type: Planned Unit Development		Action: Postponed (5-3)	
4	Case No.	PPCM-1271	Applicant	Al Shoroq Restaurant (Amendment)
	Request for an amendment to a special approval land use which if granted would extend the hours of operation for an existing restaurant.			
	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: Amend Special Approval Land Use		Action: Approved (7-0)	

September 13, 2023

1	Case No.	PPCM-1271	Applicant	Al Shoroq Restaurant (Amendment)
	Request for an amendment to a special approval land use which if granted would increase the allowable number of occupants at the site from seventy (70) to one hundred and thirty (130), as well as remove the Condition of Approval that the Special Approval Land Use is not transferable to a different owner or operator, and shall terminate upon any change of ownership or operator.			
	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: Amend Special Approval Land Use		Action: Approved (7-0)	
2	Case No.	PPCM-1286	Applicant	Mister Car Wash (postponed from May 10th meeting)
	Request for a special approval land use which if granted would permit a car wash in the C-3 (General Business District) and Van Dyke Mixed Use District.			
	Property Address: 35500 Van Dyke Location: East side of Van Dyke, north of Fifteen Mile Road Current Zoning: C-3 (General Business District) and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Postponed (7-0)	
3	Case No.	PPUD23-0004	Applicant	Sterling Square (postponed from August 9th meeting)
	Request for a planned unit development which if granted would allow for a mixed-use development comprised of two (2) retail centers, two (2) free standing restaurants, and five (5) multi-family residential buildings in a C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District.			
	Property Address: 13200 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Schoenherr Road Current Zoning: C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District			
	Type: Planned Unit Development		Action: Recommend Approval to City Council (6-1)	
4	Case No.	PPCM-1272	Applicant	Tarboosh – Mad Catering, LLC (postponed from August 9th meeting)
	A hearing to determine whether conditions of approval for special approval land use for a restaurant use have been continuously satisfied, or have been violated by (1) failing to operate the facility as a restaurant/café consistent with the application, supporting materials, and information presented to the Planning Commission; or (2) occupying and using the facility as a site for gambling and gaming activities.			
	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) and Traditional Mixed Use Development Node Overlay District.			
	Type: Revocation Hearing		Action: Applicant did not comply with SALU conditions (7-0)	

September 21, 2023

1	Case No.	PPCM-1294	Applicant	The Moon
	Request for a special approval land use which if granted would permit a restaurant in the C-1 (Local Convenience Business) and Traditional Mixed Use Development Node Overlay District.			
	Property Address:3971 Seventeen Mile Road Location:North side of Seventeen Mile, west of Ryan Road Current Zoning:C-1 Local Convenience Business District & Traditional Mixed Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
2	Case No.	PPCM-1295	Applicant	Glass America
	Request for a special approval land use which if granted would permit an automobile service center in the M-1 (Light Industrial) District.			
	Property Address: 40421 Mound Road Location: West side of Mound Road, south of Bridgewood Drive Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
3	Case No.	PZ23-0008	Applicant	Proposed Zoning Ordinance Amendment – NVDA Overlay Ordinance
	Proposed text amendment to Ordinance No. 278 to establish a new Article being the North Van Dyke Avenue Overlay District. The proposed amendment would create an overlay district providing new land use and design standards for properties located within the North Van Dyke Avenue Overlay as established by the North Van Dyke Avenue Master Plan.			
	Type: Ordinance Amendment		Action: Approved (7-0)	

October 11, 2023

1	Case No.	PPCM-1296	Applicant	Haru Fresh Juice Cartoon Cafe
	Request special approval land use which if granted would permit a restaurant in a C-1 Local Convenience Business District.			
	Property Address: 11445 Fifteen Mile Road Location: North side of Fifteen Mile Road, west of Dodge Park Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
2	Case No.	PPCM-1297	Applicant	Menice Kitchen
	Request special approval land use which if granted would permit a carry-out restaurant in a C-1 Local Convenience Business District.			
	Property Address: 34861 Mound Road Location: West side of Mound Road, south of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
3	Case No.	PPCM-1298	Applicant	GLS North America – Advanced Refinement Center
	Request special approval land use which if granted would permit an automobile service center that provides automobile refinement, aesthetic enhancements, technical updates, and an office space in a C-3 General Business District.			
	Property Address: 36250 Van Dyke Location: East side of Van Dyke, between Fifteen and Sixteen Mile Road Current Zoning: C-3 General Business District			
	Type: Ordinance Amendment		Action: Approved (8-0)	



4	Case No.	PSP23-0024	Applicant	TownePlace Suites Patio - Nuisance Mitigation Plan
	Requesting board approval for a nuisance mitigation and associated site plan for an outdoor patio service area in a C-3 General Business District and Lakeside Overlay District.			
	Property Address: 14800 Lakeside Circle Location: Lakeside Circle south of Windwood Drive Current Zoning: C-3 General Business District and Lakeside Overlay District			
	Type: Nuisance Mitigation		Action: Approved (8-0)	
5	Case No.	PPCM-1286	Applicant	Mister Car Wash (postponed from September 13th meeting)
	Request for a special approval land use which if granted would permit a car wash in the C-3 General Business District and Van Dyke Mixed Use District.			
	Property Address: 35500 Van Dyke Location: East side of Van Dyke, north of Fifteen Mile Road Current Zoning: C-3 General Business District and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Postponed (8-0)	

November 8, 2023

1	Case No.	PPCM-1299	Applicant	Tractor Supply Company
	Request special approval land use which if granted would permit an open air use for the display and retail sale of plant materials not grown on site and additional lawn and garden equipment in the C-2 Planned Comparison District.			
	Property Address: 12020 Hall Road Location: South of Hall Road, west of Delco Blvd. Current Zoning: C-2 Planned Comparison District			
	Type: Special Approval Variance		Action: Approved (9-0)	
2	Case No.	PZ23-0009	Applicant	Mohammed Alomari
	Request for a conventional rezoning from O-2 Planned Office District to R-80 One Family Residential District.			
	Property Address: 8850 Hall Road Location: South side of Hall Road, between Van Dyke Avenue and M-53 Current Zoning: O-2 Planned Office District			
	Type: Conventional Rezoning		Action: Recommend Approval to City Council (9-0)	
3	Case No.	PSP23-0025	Applicant	Forum at Gateways Shopping Center
	Request to amend an existing Project Development Plan for the Forum at Gateways Shopping Center to allow for a phased development of two out lot parcels with a fast-food drive-through use, a pedestrian plaza, and a free-standing single user or multi-tenant building which may include one or more drive-through in the C-4 Multi Use District.			
	Property Address: 44817 Mound Road Location: West side of Mound Road, south of Dobry Drive Current Zoning: C-4 Multi Use District			
	Type: Project Development Plan		Action: Postponed (9-0)	

4	Case No.	PPUD23-0006	Applicant	Marketplace Cove Apartments
	Request for a planned unit development which if granted would allow for three multi-family buildings containing 250 residential units in the C-3 General Business District and Van Dyke Mixed Use District.			
	Property Address: 8484 Brougham Location: East side of Van Dyke Avenue on the south side of Brougham Drive Current Zoning: C-3 General Business District and Van Dyke Mixed Use District			
	Type: Planned Unit Development		Action: Postponed (9-0)	
5	Case No.	PPCM-1286	Applicant	Mister Car Wash (postponed from October 11th meeting)
	Request for a special approval land use which if granted would permit a car wash in the C-3 General Business District and Van Dyke Mixed Use District.			
	Property Address: 35500 Van Dyke Location: East side of Van Dyke, north of Fifteen Mile Road Current Zoning: C-3 General Business District and Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Denied (5-4)	

December 13, 2023

1	Case No.	PZ23-0010	Applicant	Samir Dawood
	Request for a conditional rezoning from R-60 One-Family Residential District to O-1 Business and Professional Office District.			
	Property Address: 5170 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Mound Road Current Zoning: R-60 One-Family Residential			
	Type: Conditional Rezoning		Action: Recommend Approval to City Council (8-0)	
2	Case No.	PZ23-0011	Applicant	Jason Rayes
	Request for a conditional rezoning from R-60 One-Family Residential District to O-1 Business and Professional Office District.			
	Property Address: 35674 Dequindre Road Location: East side of Dequindre, north of Fifteen Mile Road Current Zoning: R-60 One-Family Residential District			
	Type: Conditional Rezoning		Action: Recommend Approval to City Council (8-0)	
3	Case No.	PPCM-1300	Applicant	Najeeb Restaurant
	Request for a special approval land use to permit a restaurant in a C-1 Local Convenience Business District.			
	Property Address: 4075 E. Fourteen Mile Road Location: North side of Fourteen Mile Road, east of Ryan Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Postponed (8-0)	
4	Case No.	PPCM-1301	Applicant	Premium 530LLC
	Request for a special approval land use to permit a restaurant and billiards hall in a C-3 General Business District.			
	Property Address: 40700 Van Dyke Location: Southeast corner of Eighteen Mile Road and Van Dyke Current Zoning: C-3 General Business District			
	Type: Special Approval Land Use		Action: Approved (8-0)	



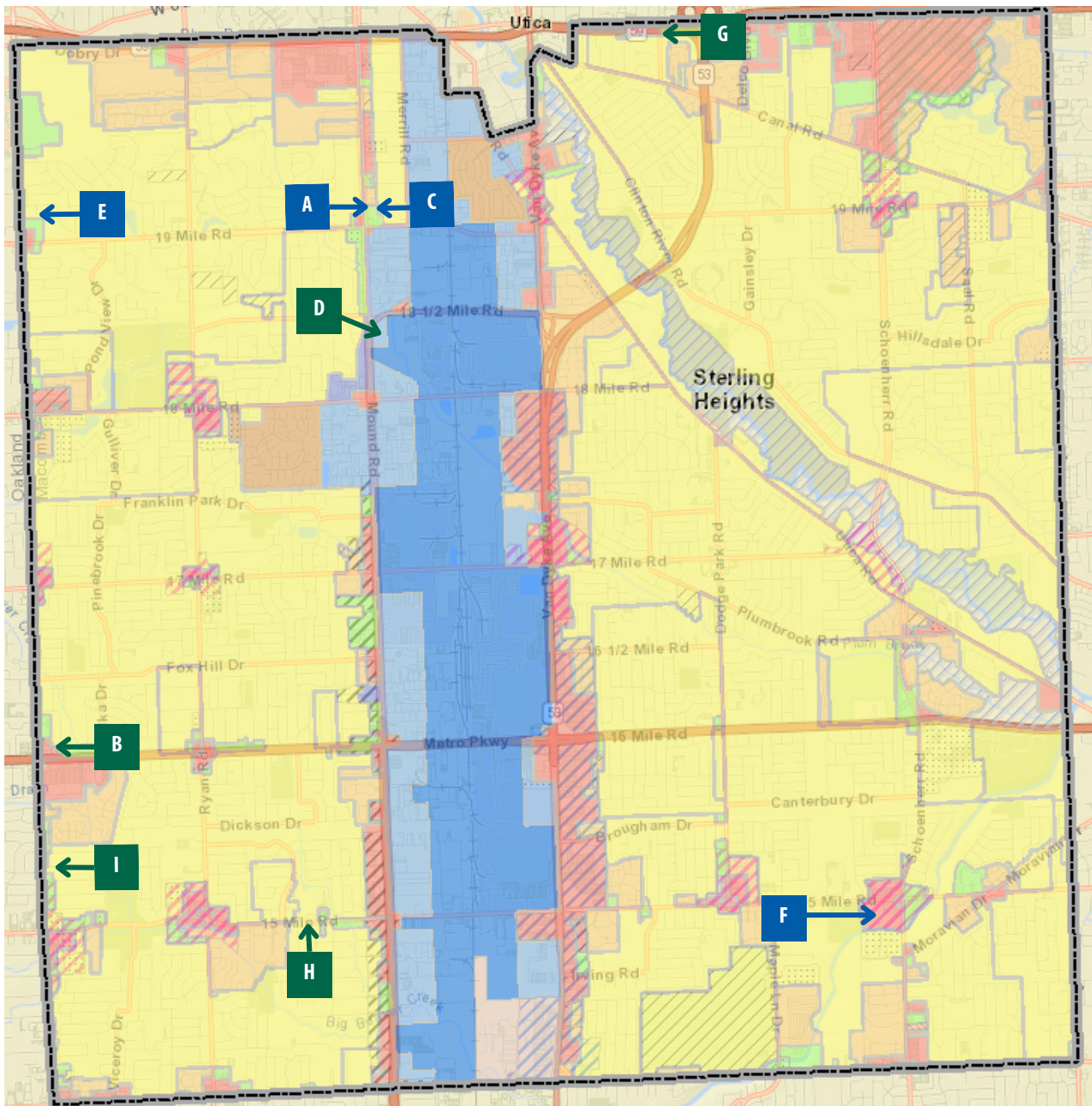
5	Case No.	PPCM-1302	Applicant	Sinbad
	Request for a special approval land use which would permit a sit-down restaurant with extended hours and a liquor license in a C-1 Local Convenience Business District.			
	Property address: 2715 E. Fourteen Mile Road Location: North side of Fourteen Mile, between Ryan and Dequindre Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Denied (7-1)	
6	Case No.	PZ23-0007	Applicant	Bee Keeping Ordinance
	Proposed text amendment to add to the City Code of Ordinances, Chapter 8, Section 8-3 Definitions and to create Chapter 8, Section 8-73 BEE-KEEPING and proposed text amendment to Ordinance No. 278, Zoning Ordinance, Section 3.03 R-60, R-70, R-80, R-90, and R-100 One Family Residential Districts Accessory Uses Permitted and Article 31 Definitions, which if approved would allow for the keeping of bees on one-family residential zoned properties and on non-residential zoned properties.			
	Type: Ordinance Amendment		Action: Recommended Approval to Council (8-0)	
7	Case No.	PZ23-0012	Applicant	Removal of the Requirement that Parking Spaces for Boats, Trailers, and Recreational Vehicles be Provided in the RM-1 and RM-2 Zoning District
	Proposed text amendment to Ordinance No. 278, Zoning Ordinance, Section 6.05 and Section 7.05 to remove the requirement that a parking space shall be provided for the storage of boats, trailers, and recreational vehicles for multi-family developments.			
	Type: Ordinance Amendment		Action: Recommended Approval to Council (8-0)	

SUMMARY

In 2023 the Planning Commission approved or denied a total of 48 agenda items, an increase from the 33 agenda items reviewed in 2022. The Planning Commission completed more reviews of special approval land uses, rezonings, nuisance mitigation plans, and revocations in 2023 than they did in 2022. Alternatively, the Planning Commission reviewed the same number of site plans, two fewer PUDs, and two fewer temporary uses in 2023 than they did in 2022. Additionally, the Planning Commission successfully held a minimum of one meeting for each month in 2023.

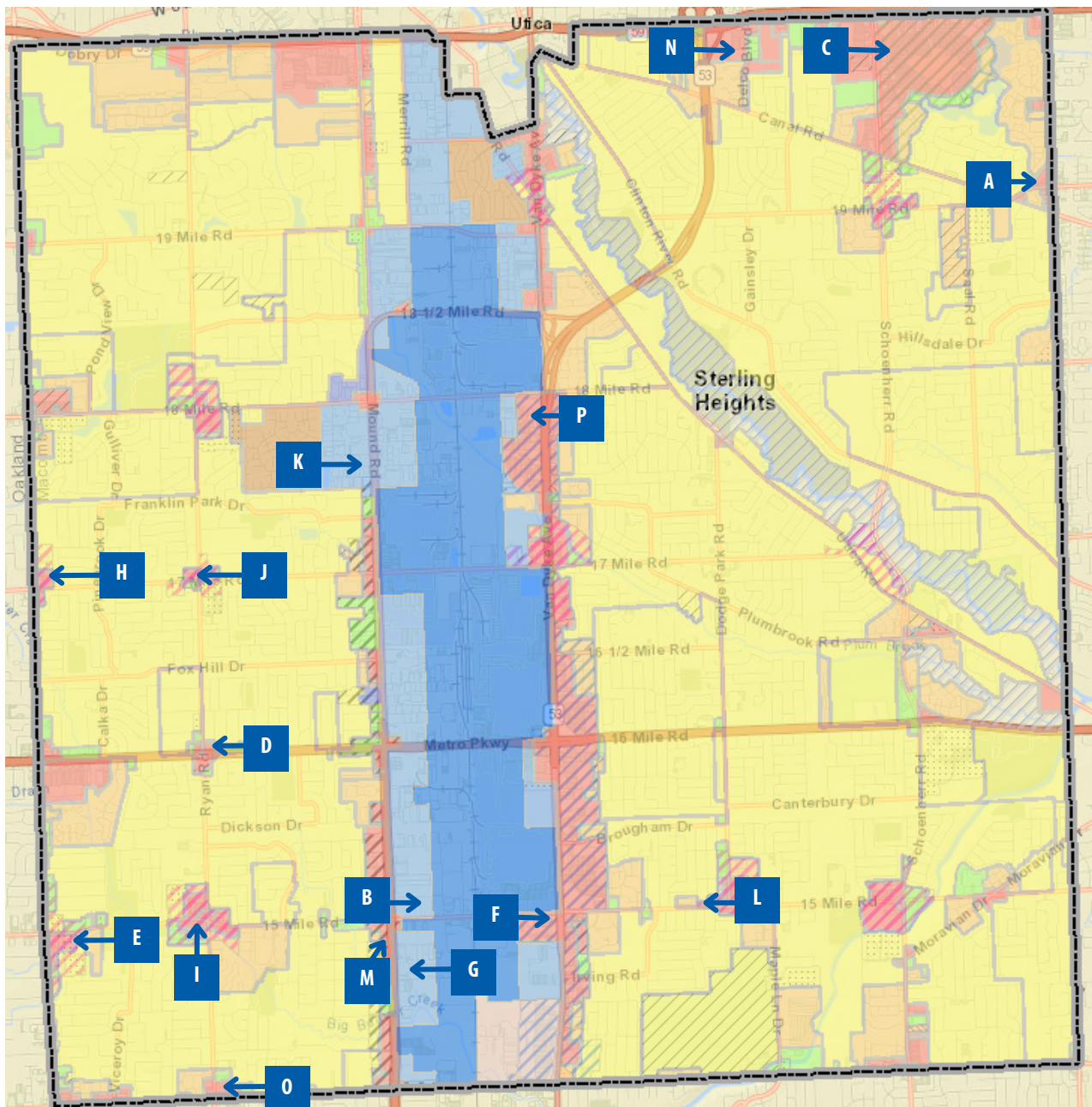


APPROVED BY PLANNING COMMISSION REZONINGS/PLANNED UNIT DEVELOPMENTS



- A. Mound & Burroughs Apartment Development - PUD (43112 Mound Road)
- B. El Carwash - Conditional Rezoning (1978 Metropolitan Parkway)
- C. Sterling Cove Apartments - PUD (43112 Mound Rd)
- D. Steve Mancini - Conventional Rezoning (41600, 41750 and 41850 Mound Road)
- E. Sterling Commons - PUD (43224 Dequindre Road)
- F. Sterling Square - PUD (13200 Fifteen Mile Road)
- G. Mohammed Alomari - Conventional Rezoning (8850 Hall Road)
- H. Samir Dawood - Conditional Rezoning (5170 Fifteen Mile Road)
- I. Jason Reyes - Conditional Rezoning (35674 Dequindre Road)

DEVELOPMENT MAP (APPROVED SPECIAL APPROVAL LAND USES)



- A. Blended 365, LLC - 43055 Hayes Road
- B. PetSuites - 6335 and 6365 Fifteen Mile Road
- C. Tim Hortons - 13620 Northbay Drive
- D. Saj-Alreef - 4050 Metropolitan Parkway
- E. Ghazal Al Furat - 34726 Dequindre
- F. Mila Property Investment, LLC - 34949 Van Dyke
- G. SiteOne Landscape Supply - 34500 and 34650 Mound Road
- H. Roots by Imperial - 2135 17 Mile Road
- I. Big Moe's Kitchen - 3546 Fifteen Mile Road
- J. The Moon - 3971 Seventeen Mile Road
- K. Glass America - 40421 Mound Road
- L. Haru Fresh Juice Cartoon Cafe - 11445 Fifteen Mile Road

- M. Menice Kitchen - 34861 Mound Road
- N. Tractor Supply Company - 12020 Hall Road
- O. Najeeb Restaurant - 4075 E. Fourteen Mile Road
- P. Premium 530LLC - 40700 Van Dyke