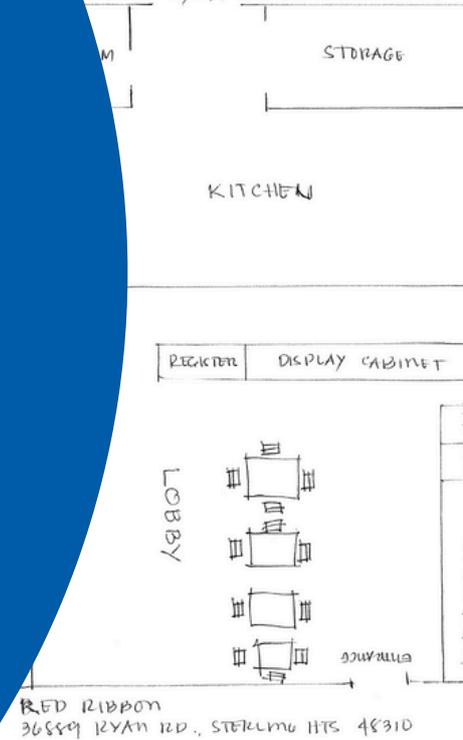


# PLANNING COMMISSION ANNUAL REPORT 2024

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	Total Cases	Site Plans	Special Approval Land Use	Rezoning	PUD	Variances/ Nuisance Mitigation Plan	Revocation Hearing
No. of cases	62	7	37	11	4	3	0

# 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 continued into 2024 with extensive community engagement and research. The updated plan will be adopted in 2025.

# 2024 MEETING SCHEDULE & ATTENDANCE

## January 10, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: None

## February 14, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: None

## March 13, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Sarau, Ujkic, Wright

Members Absent: Rowe

## April 10, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: Gariepy, Sarau

## May 8, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, Rowe, Ujkic, Wright, McGill

Members Absent: Sarau

## June 12, 2024

Members Present: Gariepy, Inks, Rowe, McGill, Sarau, Ujkic, Wright

Members Absent: Jaboro, Kopp

## July 10, 2024

Members Present: Inks, Jaboro, Kopp, Rowe, Ujkic, Wright

Members Absent: McGill, Gariepy, Sarau, Wright

## August 14, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: None

## September 11, 2024

Members Present: Gariepy, Inks, Kopp, McGill, Sarau, Ujkic, Wright

Members Absent: Jaboro, Rowe

## October 9, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, Rowe, Sarau, Ujkic, Wright

Members Absent: McGill

## November 7, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: None

## December 11, 2024

Members Present: Gariepy, Inks, Jaboro, Kopp, McGill, Rowe, Sarau, Ujkic, Wright

Members Absent: None

# 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 10, 2024

1	Case No.	PPCM- 1303	Applicant	Tractor Supply Company
	Request for a special approval land use which if granted would permit a veterinary office and clinic, including a pet wash station, accessory to the general retail use 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 Land Use		Action: Approved (9-0)	
2	Case No.	PSP23-0031	Applicant	Shake Shack
	Requesting board approval for a nuisance mitigation plan for an outdoor patio service area in a C-2 Planned Comparison District and Lakeside Overlay District.			
	Property Address: 13883 Lakeside Circle Location: South side of Hall Road, east of Schoenherr Current Zoning: C-2 Planned Comparison District and Lakeside Overlay District			
	Type: Nuisance Mitigation Plan		Action: Approved (9-0)	
3	Case No.	PPCM-1304	Applicant	Deer Camp Coffee Roasting Company and Outfitters
	Request for a special approval land use which if granted would permit a carry-out restaurant and café in the C-2 Planned Comparison District and Traditional Mixed Use Development Node Overlay District.			
	Property Address: 35279 Dodge Park Location: West side of Dodge Park, north of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.			
	Type: Special Approval Land Use		Action: Approved (9-0)	
4	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 use or multi-tenant building which may include one or more drive-through uses 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: Site Plan		Action: Approved (9-0)	
5	Case No.	PPUD 23-0006	Applicant	Marketplace Cove Apartments (postponed from November 8, 2023)
	Request for a planned unit development which if granted would allow for three multi-family buildings containing 233 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: PUD		Action: Recommended Approval to Council (8-1)	

February 14, 2024

1	<b>Case No.</b>	PPCM- 1305	<b>Applicant</b>	Al Nahrain Restaurant
	Request for a special approval land use which would permit a sit-down and carry-out restaurant in a C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.			
	<b>Property Address:</b> 3905 Seventeen Mile Road <b>Location:</b> North side of Seventeen Mile Road, west of Ryan Road <b>Current Zoning:</b> C-1 Local Convenience Business District Traditional Mixed Use Development Node Overlay District			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Denied (5-4)	
2	<b>Case No.</b>	PPCM-1306	<b>Applicant</b>	Dynamic Lawn
	Request for a special approval land use to allow storage containers as an accessory use for storage incidental to the primary use in an M-2 Heavy Industrial District.			
	<b>Property Address:</b> 6450 Sims Drive <b>Location:</b> East of Mound Road, south of Eighteen Mile Road <b>Current Zoning:</b> M-2 Heavy Industrial District			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	
3	<b>Case No.</b>	PPCM-1308	<b>Applicant</b>	Tim Hortons
	Request for a special approval land use to permit a fast-food restaurant in a C-2 Planned Comparison District.			
	<b>Property Address:</b> 44805 Schoenherr Ro <b>Location:</b> West side of Schoenherr, south of Hall Road <b>Current Zoning:</b> C-2 Planned Comparison District			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	
4	<b>Case No.</b>	PSP24-0001	<b>Applicant</b>	Sterling Square
	Request for site plan approval which if granted would allow for the development of a retail center consisting of two (2) multi-tenant commercial buildings, and one (1) freestanding restaurant in a C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District.			
	<b>Property Address:</b> 13200 Fifteen Mile Road <b>Location:</b> South side of Fifteen Mile Road, west of Schoenherr Road <b>Current Zoning:</b> C-2 (Planned Comparison District) and Traditional Mixed Use Development Node Overlay District			
	<b>Type:</b> Site Plan Approval		<b>Action:</b> Approved (9-0)	
5	<b>Case No.</b>	PSP 24-0002	<b>Applicant</b>	Print Shop
	Request for site plan review for the construction of a 3,800 square foot structure for the purpose of opening a print shop with interior storage of printed materials and office space in a C-1 Local Convenience Business District and Mound Road Innovation Support District.			
	<b>Property Address:</b> 39595 Mound Road <b>Location:</b> West side of Mound Road, north of Seventeen Mile Road <b>Current Zoning:</b> C-1 (Local Convenience Business District) and Mound Road Innovation Support District.			
	<b>Type:</b> Site Plan Approval		<b>Action:</b> Approved (9-0)	

### March 13, 2024

1	Case No.	PPCM-1309	Applicant	Parminder Kahbra
	Request for a special approval land use which would permit the splitting of one (1) residential parcel into two (2) which have depth to width ratios greater than four (4) to one (1) in the R-60 One Family Residential District.			
	Property Address: 5480 Nathan East Location: West of Mound, north of Seventeen Mile Road Current Zoning: R-60 One-Family Residential District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
2	Case No.	PPCM-1310	Applicant	Grab and Go Restaurant
	Request for a special approval land use which would permit a sit-down and carry-out restaurant in the C-1 Local Convenience Business District and Traditional Mixed-Use Development Node Overlay District.			
	Property Address: 13903 Nineteen Mile Road Location: North side of Nineteen Mile Road, east of Schoenherr Road Current Zoning: C-1 Local Convenience Business District and Traditional Mixed-Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Withdrawn	
3	Case No.	PPCM-1244	Applicant	The Block
	Request for an amendment to a previously approved special approval land use for preliminary site plan approval for a re-configuration and reduction of the previously approved recreation space in the C-3 General Business District and 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 Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Approved (8-0)	

### April 12, 2023

1	Case No.	PSP24-0007	Applicant	Sidecar Slider Bar
	Requesting board approval for a nuisance mitigation plan for an outdoor patio service area in a C-2 Planned Comparison District.			
	Property Address: 44935 Hayes Road Location: West side of Hayes Road, south of Hall Road Current Zoning: C-2 Planned Comparison District			
Type: Nuisance Mitigation Plan		Action: Withdrawn		
2	Case No.	PPCM-1311	Applicant	PMS Diversified Construction Services, LLC
	Request for a special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 42374 Mound Road Location: East side of Mound Road, north of 18 ½ Mile Road Current Zoning: M-1 Light Industrial District			
Type: Special Approval Land Use		Action: Withdrawn		

	<b>Case No.</b>	PZ24-0001	<b>Applicant</b>	Jaafar Chehab
3	<p>Request for an amendment to a previously approved conditional rezoning agreement to allow for a restaurant use with no drive-through service in the C-1 Local Convenience District.</p> <p><b>Property Address:</b> 13903 Nineteen Mile Road  <b>Location:</b> North side of Nineteen Mile Road, east of Schoenherr Road  <b>Current Zoning:</b> C-1 Local Convenience Business District and Traditional Mixed-Use Development Node Overlay District</p>			
	Type: Conditional Rezoning		Action: Recommended Approval to Council (7-0)	
	<b>Case No.</b>	PPUD24-0001	<b>Applicant</b>	Icon Park
4	<p>Request for a Planned Unit Development which if granted would allow for five four story multiple-family residential buildings containing one hundred and ninety (190) units within an existing C-3 General Business District and P-1 Parking District.</p> <p><b>Property Addresses:</b> 33143, 33111, 33079, 33047 Mound Road and 5677, 5683, 5705 Fourteen Mile Road  <b>Location:</b> North side of Fourteen Mile Road, west side of Mound Road  <b>Current Zoning:</b> C-3 General Business District and P-1 Parking District</p>			
	Type: PUD		Action: Recommended Approval to Council (6-1)	

**May 8, 2024**

	<b>Case No.</b>	PPCM-1312	<b>Applicant</b>	Justin Jacob Café
1	<p>Request for a special approval land use for a dine-in and carry-out restaurant located in a C-1 Local Convenience Business District.</p> <p><b>Property Address:</b> 35970 Dequindre Road  <b>Location:</b> East of Dequindre Road, South of Elmcrest Road  <b>Current Zoning:</b> C-1 Local Convenience Business District</p>			
	Type: Special Approval Land Use		Action: Approved (8-1)	
	<b>Case No.</b>	PPCM-1314	<b>Applicant</b>	Collision King
2	<p>Request for a special approval land use for an automobile repair garage in an M-1 Light Industrial District.</p> <p><b>Property Address:</b> 40581 Mound Road  <b>Location:</b> West of Mound Road, North of Bridgewood Drive  <b>Current Zoning:</b> M-1 Light Industrial District</p>			
	Type: Special Approval Land Use		Action: Withdrawn	
	<b>Case No.</b>	PPCM-1316	<b>Applicant</b>	Marketplace Cove
3	<p>Request for a special approval land use for a multi-family residential development containing 190 apartment style units, including residential units on the first floor, in a C-3 General Business District and Van Dyke Mixed Use District.</p> <p><b>Property Address:</b> 8484 Brougham Drive  <b>Location:</b> East of Van Dyke Avenue, South of Brougham Drive  <b>Current Zoning:</b> C-3 General Business District and Van Dyke Mixed Use District</p>			
	Type: Special Approval Land Use		Action: Approved (8-0)	
	<b>Case No.</b>	PPCM-1311	<b>Applicant</b>	PMS Diversified Construction Services, LLC
4	<p>Request for a special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.</p> <p><b>Property Address:</b> 42374 Mound Road  <b>Location:</b> East side of Mound Road, north of 18 ½ Mile Road  <b>Current Zoning:</b> M-1 Light Industrial District</p>			
	Type: Special Approval Land Use		Action: Approved (8-0)	

1	Case No.	PSP24-0012	Applicant	Gator Jakes
	Request for a nuisance mitigation plan for an outdoor patio service area in a C-3 General Business District.			
	Property Address: 36863 Van Dyke Avenue Location: West side of Van Dyke Avenue, south of Metropolitan Parkway Current Zoning: C-3 General Business District and Van Dyke Mixed Use District			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	
2	Case No.	PPCM-1317	Applicant	CARSTAR of Sterling Heights
	Request for a special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 6309 Fifteen Mile Road Location: North side of Fifteen Mile Road, east of Mound Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
3	Case No.	PPCM-1318	Applicant	Falafel and Ambah
	Request for a special approval land use to permit a restaurant in a C-1 Local Convenience Business District.			
	Property Address: 3538 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Ryan Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
4	Case No.	PZ24-0002	Applicant	J&M Plaza
	Request to amend an existing conditional rezoning agreement to remove the section prohibiting the opening of a restaurant, fruit market, meat market, or other use selling prepared food or beverages of any kind.			
	Property Address: 36833 Ryan Road Location: West side of Ryan, south of Metropolitan Parkway Current Zoning: C-1 Local Convenience Business District			
	Type: Conditional Rezoning		Action: Postpone (7-0)	
5	Case No.	PPUD24-0002	Applicant	Chaldean Community Foundation
	Request for a planned unit development which if granted would allow for one four-story mixed-use multi-family structure with 80 units.			
	Property Address: 43934 Van Dyke Avenue Location: East side of Van Dyke Avenue, north of Utica Road Current Zoning: RM-3 Multiple Family Mid- and High-Rise Districts			
	Type: PUD		Action: Recommended Approval to Council (7-0)	
6	Case No.	PZ24-0003	Applicant	Van Dyke Mixed Use Ordinance Amendment
	Proposed text amendment to Ordinance No. 278, Zoning Ordinance, Article 14A, to revise permissible, special approval land, and non-conforming uses for properties located within the Van Dyke Mixed Use District Overlay.			
	Type: Ordinance Amendment		Action: Postpone (7-0)	

1	Case No.	PPCM-1319	Applicant	Horstman, Inc.
	Requesting special approval land use which would allow four storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 44075 Phoenix Drive Location: West side of Phoenix Drive, north of 19 ½ Mile Road Current Zoning: M-1 Light Industrial District			
Type: Special Approval Land Use		Action: Approved (5-0)		
2	Case No.	PPCM-1320	Applicant	G and J Distribution
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 43750 Merrill Road Location: East side of Merrill Road, south of 19 ½ Mile Road Current Zoning: M-1 Light Industrial District			
Type: Special Approval Land Use		Action: Approved (5-0)		
3	Case No.	PSP24-0011	Applicant	Office/Retail Building
	Request for preliminary site plan approval for the construction of an approximately 3,885 square foot office/retail building in the C-1 Local Convenience Business District.			
	Property Address: 44616 Mound Road Location: East side of Mound Road, south of Dobry Drive Current Zoning: C-1 Local Convenience Business District			
Type: Site Plan Approval		Action: Approved (5-0)		
4	Case No.	PZ24-0002	Applicant	J&M Plaza
	Request to amend an existing conditional rezoning agreement to remove the section prohibiting the opening of a restaurant, fruit market, meat market, or other use selling prepared food or beverages of any kind.			
	Property Address: 36833 Ryan Road Location: West side of Ryan, south of Metropolitan Parkway Current Zoning: C-1 Local Convenience Business District			
Type: Conditional Rezoning		Action: Postpone (5-0)		
5	Case No.	PPCM-1299	Applicant	Tractor Supply Company (amendment)
	Request to amend special approval land use which was previously granted to permit an open-air use for the display and retail sale of plant materials not grown on site and additional lawn and garden equipment due to a relocation of the boundary of the open-air use 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 Land Use		Action: Approved (5-0)		
6	Case No.	PSP24-0020	Applicant	Synergy Health
	Request for site plan approval which if granted would permit an MRI trailer to be located in the C-3 General Business District and Mound Road Innovation Support District.			
	Property Address: 35735 Mound Road Location: West side of Mound Road, north of Fifteen Mile Road Current Zoning: C-3 General Business District and Mound Road Innovation Support District.			
Type: Site Plan Approval		Action: Postpone (5-0)		

1	Case No.	PPCM-1322	Applicant	P&G Technologies
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 6503 19 ½ Mile Road Location: East of Merrill Road, north of 19 ½ Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
2	Case No.	PPCM-1323	Applicant	Diversified Manufacturing & Assembly
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.			
	Property Address: 5545 Bridgewood Drive Location: West of Mound Road, north of Bridgewood Drive Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
3	Case No.	PSP24-0025	Applicant	Paris Bakery Nuisance Mitigation Plan
	Request for a nuisance mitigation plan for an outdoor patio service area in a C-1 Local Convenience Business District and Traditional Mixed Use Node District.			
	Property Address: 4107 Fifteen Mile Road Location: East side of Ryan Road, north of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District, Traditional Mixed Use Node District			
	Type: Nuisance Mitigation Plan		Action: Approved (9-0)	
4	Case No.	PSP24-0020	Applicant	Synergy Health (postponed from July 10th)
	Request for site plan approval which if granted would permit an MRI trailer to be located in the C-3 General Business District and Mound Road Innovation Support District.			
	Property Address: 35735 Mound Road Location: West side of Mound Road, north of Fifteen Mile Road Current Zoning: C-3 General Business District and Mound Road Innovation Support District.			
	Type: Site Plan Approval		Action: Approved (9-0)	
5	Case No.	PZ24-0004	Applicant	12800 Hall Road Rezoning
	Request for a conventional rezoning of a parcel from O-3 High-Rise Office Commercial Service District to C-3 General Business District.			
	Property Address: 12800 Hall Road Location: East of Oleander Drive, south side of Hall Road Current Zoning: O-3 High-Rise Office Commercial Service			
	Type: Conventional Rezoning		Action: Postponed (9-0)	
6	Case No.	PPCM-1321	Applicant	Sterling Landings III
	Request for special approval land use and site plan approval for a multi-family retail structure consisting of 70 one- and two-bedroom units with residential units located on the ground floor in a O-2 Planned Office District and located in the Van Dyke Mixed Use District.			
	Property Address: 8271 Irving Road Location: East side of Van Dyke Avenue, north side of Irving Road Current Zoning: O-2 Planned Office District and located in the Van Dyke Mixed Use District			
	Type: Special Approval Land Use		Action: Approved (8-1)	

	<b>Case No.</b>	PZ24-0005	<b>Applicant</b>	Proposed Zoning Ordinance, NVDA Overlay Ordinance
7	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		Action: Postponed (9-0)	

**September 11, 2024**

	<b>Case No.</b>	PPCM-1323	<b>Applicant</b>	Diversified Manufacturing & Assembly (postponed from August 14th)
1	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District (main parcel is located at 5545 Bridgewood Drive, the shipping container is located on the adjacent parcel).			
	Property Address: 5525 Bridgewood Drive Location: West of Mound Road, north of Bridgewood Drive Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (6-0)	

	<b>Case No.</b>	PPCM-1324	<b>Applicant</b>	Reliant Industries
2	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	Property Address: 6119 Fifteen Mile Road Location: East of Mound Road, north of Fifteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (6-0)	

	<b>Case No.</b>	PPCM-1325	<b>Applicant</b>	Delicious Catering Wood Fired Pizza
3	Requesting special approval land use which would allow a restaurant in a C-1 Local Convenience Business District.			
	Property Address: 33866 Dequindre Road Location: East side of Dequindre Road, between Fourteen Mile Road and Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved (6-0)	

	<b>Case No.</b>	PPCM-1327	<b>Applicant</b>	Z&A Import and Export
4	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	Property Address: 40592 and 40594 Brentwood Drive Location: East of Mound Road, south of Eighteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Postponed (6-0)	

	<b>Case No.</b>	PPCM-1328	<b>Applicant</b>	Great Lakes Industrial Furnace Services
5	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	Property Address: 6780 19 ½ Mile Road Location: East of Merrill Road, south of 19 ½ Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (6-0)	

	<b>Case No.</b>	PPUD24-0003	<b>Applicant</b>	Cranberry Estates
6	Request for a planned unit development which if granted would allow for 18 single-family site condominiums.			
	Property Address: 39933 Saal Road Location: West side of Saal Road, north of Clinton River Road Current Zoning: R-70 One Family Residential District			
	Type: PUD		Action: Recommend Approval to City Council (6-1)	
	<b>Case No.</b>	PZ24-0005	<b>Applicant</b>	Proposed Zoning Ordinance, NVDA Overlay Ordinance
7	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			
	Action: Recommend Approval to City Council (7-0)			

### October 9, 2024

	<b>Case No.</b>	PPCM-1327	<b>Applicant</b>	Z&A Import and Export (postponed from September 11th)
1	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	Property Address: 40592 and 40594 Brentwood Drive Location: West of Mound Road, south of Eighteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Postponed (7-0)	
	<b>Case No.</b>	PZ24-0006	<b>Applicant</b>	Raising Cane's
2	Request for a conditional rezoning of a parcel from O-3 High-Rise Office Commercial Service District to C-2 Planned Comparison District for the purpose of developing a fast-food restaurant with a drive-through on site.			
	Property Address: 12800 Hall Road Location: East of Oleander Drive, south side of Hall Road Current Zoning: O-3 High-Rise Office Commercial Service District			
	Type: Conditional Rezoning		Action: Postponed (7-0)	
	<b>Case No.</b>	PZ24-0004	<b>Applicant</b>	12800 Hall Rezoning (postponed from August 14th)
3	Request for a conventional rezoning of a parcel from O-3 High-Rise Office Commercial Service District to C-3 General Business District.			
	Property Address: 12800 Hall Road Location: East of Oleander Drive, south side of Hall Road Current Zoning: O-3 High-Rise Office Commercial Service District			
	Type: Conventional Rezoning		Action: Withdrawn	

### November 13, 2024

	<b>Case No.</b>	PPCM-1329	<b>Applicant</b>	Halal Chinese Restaurant
1	Requesting special approval land use which would allow a restaurant in a C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.			
	Property Address: 11528 Fifteen Mile Road Location: South side of Fifteen Mile Road, west of Maple Lane Drive Current Zoning: C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (9-0)	

2	Case No.	PPCM-1330	Applicant	Carlo's Pizza
	Requesting special approval land use which would allow a restaurant in a C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.			
	<b>Property Address: 11516 Fifteen Mile Road</b> <b>Location: South side of Fifteen Mile Road, west of Maple Lane Drive</b> <b>Current Zoning: C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District</b>			
Type: Special Approval Land Use		Action: Approved (9-0)		
3	Case No.	PPCM-1334	Applicant	Aga Istanbul Kebap
	Requesting special approval land use which would allow a restaurant in a C-1 Local Convenience Business District.			
	<b>Property Address: 2715 Fourteen Mile Road</b> <b>Location: North side of Fourteen Mile Road, east of Viceroy Drive</b> <b>Current Zoning: C-1 Local Convenience Business District</b>			
Type: Special Approval Land Use		Action: Approved (9-0)		
4	Case No.	PPCM-1331	Applicant	COE Press Equipment
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	<b>Property Address: 5590 Bridgewood Drive</b> <b>Location: South side of Bridgewood Drive, west of Mound Road</b> <b>Current Zoning: M-1 Light Industrial District</b>			
Type: Special Approval Land Use		Action: Approved (9-0)		
5	Case No.	PPCM-1332	Applicant	Casadei Steel, Inc.
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	<b>Property Address: 40760 Brentwood</b> <b>Location: East side of Brentwood, south of Eighteen Mile Road</b> <b>Current Zoning: M-1 Light Industrial District</b>			
Type: Special Approval Land Use		Action: Approved (9-0)		
6	Case No.	PPCM-1333	Applicant	United Filtration Systems
	Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in a M-1 Light Industrial District.			
	<b>Property Address: 6558 Diplomat Drive</b> <b>Location: South side of Diplomat Drive between Merrill Road and Phoenix Drive</b> <b>Current Zoning: M-1 Light Industrial District</b>			
Type: Special Approval Land Use		Action: Approved (9-0)		
7	Case No.	PZ24-0007	Applicant	12555 14 Mile Road, LLC
	Requesting a conditional rezoning from O-2 Planned Office District to C-3 General Business District for the purpose of developing a self-storage facility.			
	<b>Property Address: 12555 Fourteen Mile Road</b> <b>Location: North side of Fourteen Mile Road, east of Maple Lane Drive</b> <b>Current Zoning: O-2 Planned Office District</b>			
Type: Conditional Rezoning		Action: Postponed (9-0)		

	<b>Case No.</b>	PSP24-0029	<b>Applicant</b>	Universe Electric
8	<p>Requesting preliminary site plan approval for a home and office furnishings store in an O-2 Planned Office District and Mound Road Innovation Support Overlay District.</p> <p><b>Property Address:</b> 37307 Mound Road  <b>Location:</b> West side of Mound Road, north of Metropolitan Parkway  <b>Current Zoning:</b> O-2 Planned Office District and Mound Road Innovation Support Overlay District</p>			
	<b>Type:</b> Site Plan Approval		<b>Action:</b> Approved (9-0)	
	<b>Case No.</b>	PPCM-1335	<b>Applicant</b>	Habibi Mediterranean Cuisine
9	<p>Requesting special approval land use which would allow a restaurant in a C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.</p> <p><b>Property Address:</b> 3905 Seventeen Mile Road  <b>Location:</b> North side of Seventeen Mile Road, west of Ryan Road  <b>Current Zoning:</b> C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District</p>			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	

### December 13, 2023

	<b>Case No.</b>	PPCM-1336	<b>Applicant</b>	Brightway Wholesale
1	<p>Requesting special approval land use which would allow storage containers as an accessory use for storage incidental to the primary use in an M-1 Light Industrial District.</p> <p><b>Property Address:</b> 40550 Brentwood  <b>Location:</b> South of Eighteen Mile Road, west of Mound Road  <b>Current Zoning:</b> M-1 Light Industrial District</p>			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	
	<b>Case No.</b>	PPCM-1337	<b>Applicant</b>	Red Ribbon Cake and Coffee Shop
2	<p>Requesting special approval land use which would allow a restaurant with indoor seating and a retail market in a C-1 Local Convenience Business District.</p> <p><b>Property Address:</b> 36889 Ryan Road  <b>Location:</b> West side of Ryan Road, south of Metropolitan Parkway  <b>Current Zoning:</b> C-1 Local Convenience Business District</p>			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (8-1)	
	<b>Case No.</b>	PPCM-1338	<b>Applicant</b>	Atlas Auto Repair
3	<p>Requesting special approval land use which would allow an automobile service center in a C-3 General Business District.</p> <p><b>Property Address:</b> 15100 Nineteen Mile Road  <b>Location:</b> South side of Nineteen Mile Road, west of Hayes Road  <b>Current Zoning:</b> C-3 General Business District</p>			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	
	<b>Case No.</b>	PPCM-1339	<b>Applicant</b>	Retail Center Drive-Through
4	<p>Requesting special approval land use which would allow for the installation of a drive-through at an existing retail plaza for the purpose of opening a future fast-food restaurant in a C-2 Planned Comparison District.</p> <p><b>Property Address:</b> 2484 Metropolitan Parkway  <b>Location:</b> South side of Metro Parkway, east of Dequindre Road  <b>Current Zoning:</b> C-2 Planned Comparison District</p>			
	<b>Type:</b> Special Approval Land Use		<b>Action:</b> Approved (9-0)	

5	Case No.	PPCM-1340	Applicant	Christian's Auto Repair
	Requesting special approval land use which would allow an automobile service center in an M-1 Light Industrial District.			
	Property Address: 40494 Mound Road Location: South of Eighteen Mile Road, east side of Mound Road Current Zoning: M-1 Light Industrial District			
Type: Special Approval Land Use		Action: Postponed (9-0)		
6	Case No.	PZ24-0002	Applicant	J&M Plaza
	Request to amend an existing conditional rezoning agreement to modify the section prohibiting the opening of a restaurant, fruit market, meat market, or other use selling prepared food or beverages of any kind for the purpose of allowing a delicatessen that sells cold sandwiches, pre-prepared baked goods and beverages such as coffee, smoothies, iced tea, and similar non-alcoholic beverages in a C-1 Local Convenience Business District.			
	Property Address: 36833 Ryan Road Location: West side of Ryan Road, south of Metropolitan Parkway Current Zoning: C-1 Local Convenience Business District			
Type: Conditional Rezoning		Action: Recommended Approval to Council (5-4)		
7	Case No.	PZ24-0008	Applicant	Proposed Zoning Ordinance Amendment and Zoning Map Amendment – North Van Dyke Avenue
	Proposed text and zoning map amendment to Ordinance No. 278 to establish a new Article being the North Van Dyke Avenue District. The proposed amendment would create a new zoning district providing new land use and design standards for properties located within the North Van Dyke Avenue district as established by the North Van Dyke Avenue Master Plan.			
	Type: Ordinance Amendment		Action: Postpone (9-0)	

## SUPPLEMENTAL MEETINGS

### April 24, 2024

Master Land Use Plan Module: Housing

### June 26, 2024

Master Land Use Plan Module: Economy and the Workforce

### August 28, 2024

Joint meeting with City Council

Master Land Use Plan Module: Nodes & Corridors

### October 8, 2024

PPUD24-0004 – Lakeside Mall Redevelopment Workshop

### October 23, 2024

Master Land Use Plan Module: Transportation & Natural Systems

Review of Overall Master Plan Goals & Objectives

### November 7, 2024

PPUD24-0004 – Lakeside Mall Redevelopment

Request for a Project Development Agreement including Zoning Guidelines and Design Guidelines for the comprehensive redevelopment of the Lakeside Mall site, excluding the Sears parcel (14100 Lakeside Circle), located in a C-2 Planned Comparison zoning district and located within the Lakeside Overlay District.

### December 18, 2024

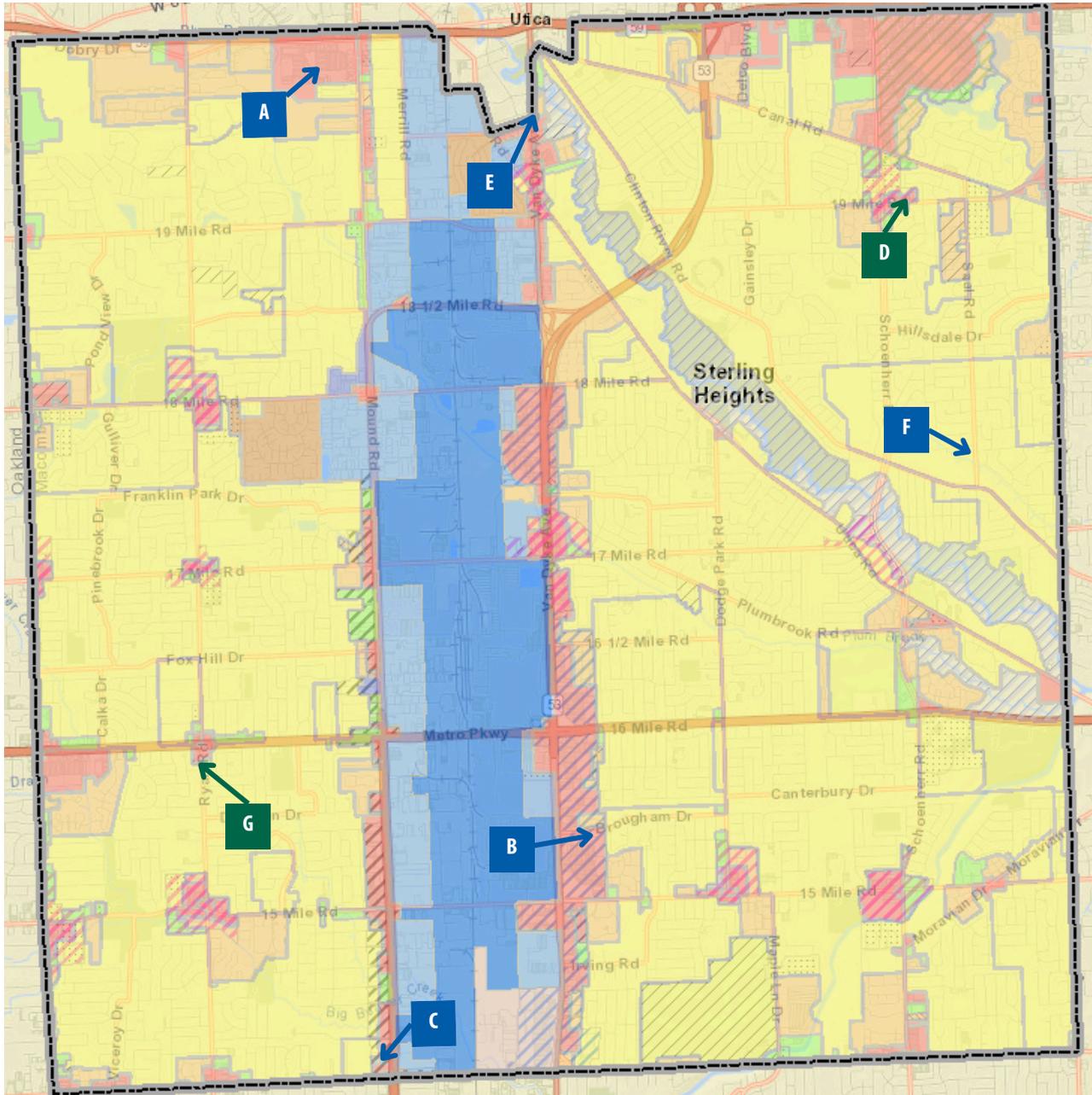
Review of Overall Master Plan Draft Chapters

## SUMMARY

In 2024 the Planning Commission approved, denied, postponed (or recommended approval/denial) a total of 62 agenda items, an increase from the 48 agenda items reviewed in 2023. This is almost double from 2022 when 33 agenda items were reviewed. The Planning Commission completed more reviews of site plans, special approval land uses, rezonings, and nuisance mitigation plans than they did in 2023. Alternatively, the Planning Commission reviewed one less PUD and one less nuisance mitigation plan than they did in 2023. The Planning Commission successfully held a minimum of one meeting for each month in 2024, with an additional seven supplemental meetings.

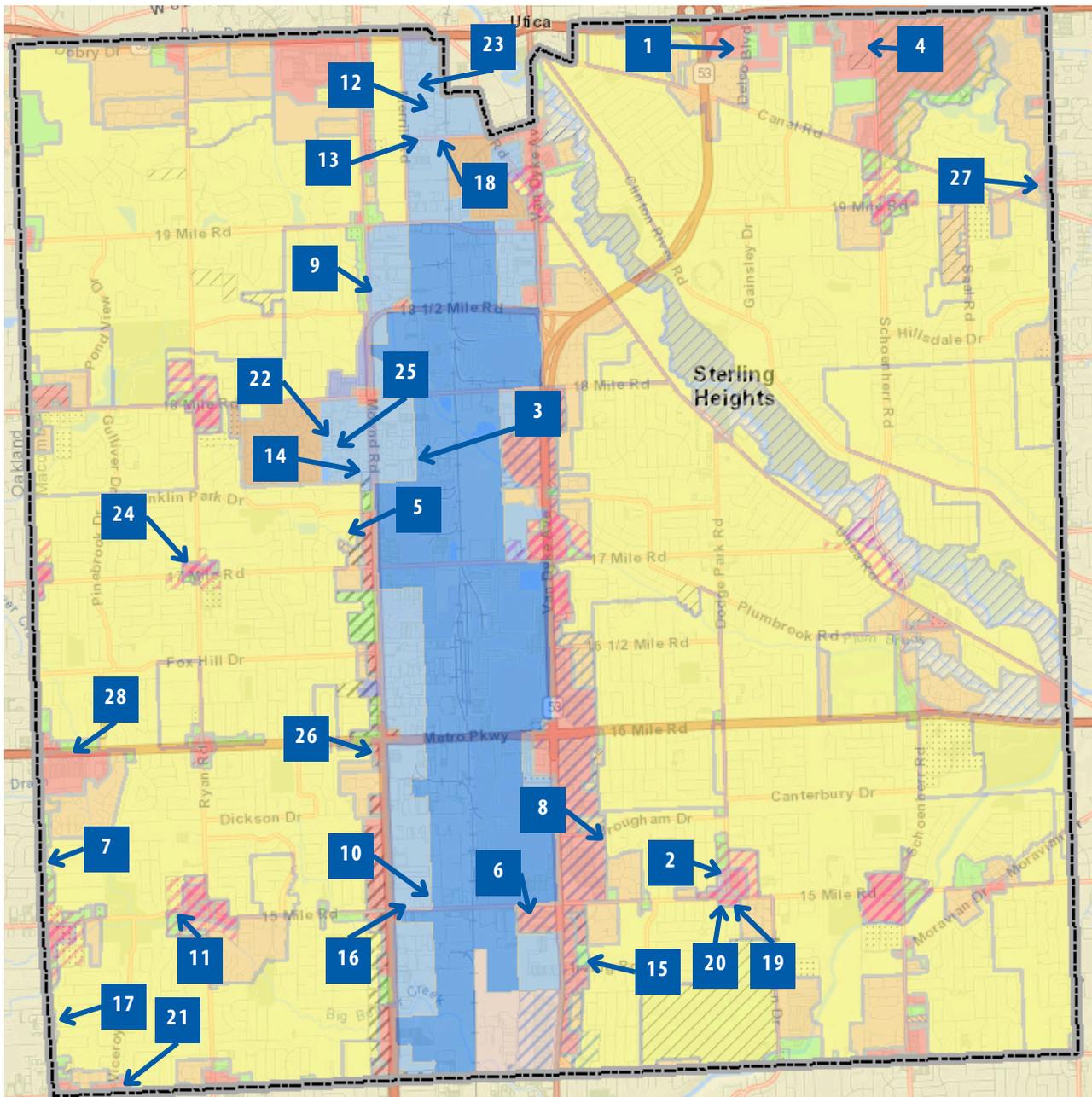


# APPROVED BY PLANNING COMMISSION REZONINGS/PLANNED UNIT DEVELOPMENTS



- A. Forum at Gateways - Project Development Plan (44645 Mound Road)
- B. Marketplace Cove - PUD (8271 Irving Rd)
- C. Icon Park - PUD (Corner of Fourteen Mile and Mound Rd)
- D. Jafaar Chehab - Conditional Rezoning (13903 Nineteen Mile Road)
- E. Chaldean Community Foundation - PUD (43934 Van Dyke Ave)
- F. Cranberry Estates - PUD (39933 Saal Road)
- G. J&M Plaza - Conditional Rezoning (36833 Ryan Road)

# DEVELOPMENT MAP (APPROVED SPECIAL APPROVAL LAND USES)



- |  |   |
|--|---|
| 1. Tractor Supply Co - 12020 Hall Road                   | 15. Sterling Landings III - 8271 Irving Dr                            |
| 2. Deer Camp Coffee - 35279 Dodge Park                   | 16. Reliant Industries - 6119 Fifteen Mile Rd                         |
| 3. Dynamic Lawn - 6450 Sims Dr                           | 17. Delicious Catering and Wood Fired Pizza - 33866 Dequindre Rd      |
| 4. Tim Hortons - 44805 Schoenherr Rd                     | 18. Great Lakes Industrial Furnace - 6780 Nineteen and a Half Mile Rd |
| 5. Parminder Kahbra - 5480 Nathan East                   | 19. Halal Chinese Restaurant - 11528 Fifteen Mile Rd                  |
| 6. The Block - 34911 Van Dyke Ave                        | 20. Carlo's Pizza - 11516 Fifteen Mile Rd                             |
| 7. Justin Jacob Cafe - 35970 Dequindre Road              | 21. Aga Istanbul Kebap - 2715 Fourteen Mile Rd                        |
| 8. Marketplace Cove - 8484 Brougham Dr                   | 22. Casadei Steel - 40760 Brentwood Dr                                |
| 9. PMS Diversified Construction - 42374 Mound Road       | 23. United Filtration Systems - 6558 Diplomat Dr                      |
| 10. Carstar of Sterling Heights - 6309 Fifteen Mile Road | 24. Habibi Mediterranean Cuisine - 3905 Seventeen Mile Rd             |
| 11. Falafel and Ambah - 3538 Fifteen Mile Road           | 25. Brightway Wholesale - 40550 Brentwood Dr                          |
| 12. Horstman, Inc. - 44075 Phoenix Dr                    | 26. Red Ribbon Cake and Coffee Shop - 36889 Ryan Rd                   |
| 13. P&G Technologies - 6503 Nineteen and a Half Mile Rd  | 27. Atlas Auto Repair - 15100 Nineteen Mile Rd                        |
| 14. Diversified Manufacturing - 5545 Bridgewood Dr       | 28. Retail Center Drive-Through - 2484 Metro Parkway                  |