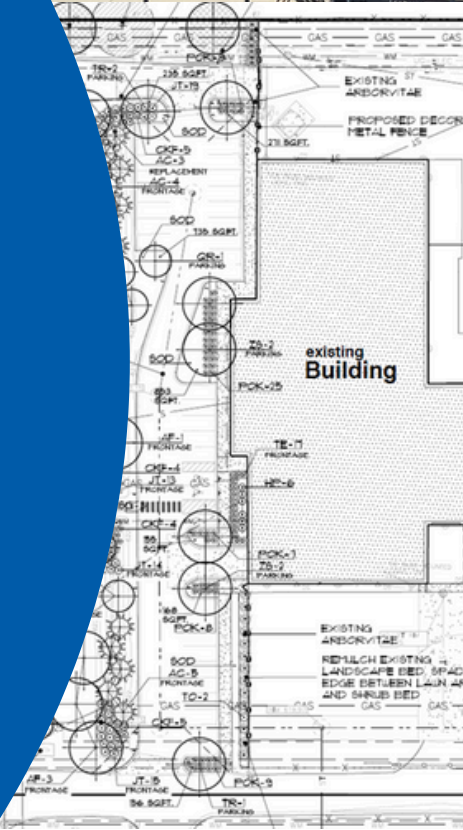




PLANNING COMMISSION ANNUAL REPORT 2025

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
Geoffrey Gariepy	June 7, 2016	June 30, 2027
Paul Jaboro	June 19, 2017	Resigned June 2025
Gerald Rowe	August 1, 1989	June 30, 2028
Parmpreet Sarau	April 13, 2017	June 30, 2028
Nathan Inks	January 21, 2020	June 30, 2026
Brandy Wright	September 20, 2021	June 30, 2027
Pashko Ujkic	January 21, 2020	June 30, 2027
Ed Kopp	June 17, 2008	June 30, 2026
Fiorela Lesaj	June 17, 2025	June 30, 2028

PLANNING COMMISSION ACTIVITY

Applications	Total Cases	Site Plans	Special Approval Land Use	Rezoning	PUD	Variances/ Nuisance Mitigation Plan	Revocation Hearing
No. of cases	37	4	19	4	3	7	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 its 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 was adopted by City Council on May 20th, 2025.

2025 MEETING SCHEDULE & ATTENDANCE

January 8th, 2025

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

Members Absent/Excused: None

January 22nd, 2025 (Supplemental Meeting)

Members Present: Gariepy, Inks, Jaboro, McGill, Rowe, and Wright

Members Absent/Excused: Kopp, Sarau, and Ujkic

February 12th, 2025

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

Members Absent/Excused: Jaboro, Kopp, and Sarau

March 12th, 2025

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

Members Absent/Excused: Ujkic

April 9th, 2025

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

Members Absent/Excused: Jaboro and Kopp

May 14th, 2025

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

Members Absent/Excused: Rowe and Ujkic

June 11th, 2025

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

Members Absent/Excused: Sarau

July 9th, 2025

Members Present: Gariepy, Inks, Kopp, Lesaj, McGill, Rowe, Sarau, and Ujkic

Members Absent/Excused: Wright

August 13th, 2025

Members Present: Gariepy, Inks, Kopp, McGill, Rowe, Sarau, and Wright

Members Absent/Excused: Lesaj and Ujkic

September 10th, 2025

Members Present: Inks, Kopp, Lesaj, McGill, Rowe, Sarau, Ujkic, and Wright

Members Absent/Excused: Gariepy

October 8th, 2025

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

Members Absent/Excused: None

November 12th, 2025

Members Present: Kopp, Lesaj, McGill, Rowe, Sarau, Ujkic, and Wright

Members Absent/Excused: Gariepy, Inks

December 10th, 2025

Members Present: Gariepy, Inks, Kopp, Lesaj, McGill, Rowe, Ujkic, and Wright

Members Absent/Excused: Lesaj, Sarau

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 8th, 2025

1	Case No.	PPCM-1340	Applicant	Christian's Auto Repair
	Requesting special approval land use which would allow an automobile service center and automobile repair garage in an M-1 Light Industrial District.			
	Address: 40494 Mound Road Location: East side of Mound Road, south of Eighteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
2	Case No.	PPCM-1341	Applicant	Appian, LLC
	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.			
	Address: 6350 Sterling Drive North Location: East of Mound Road, south of Fifteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
3	Case No.	PPCM-1344	Applicant	Sterling Eatery
	Requesting special approval land use which would allow a sit-down and carryout restaurant use in a C-1 Local Convenience Business District and Mound Road Innovation Support District.			
	Address: 34861 Mound Road Location: West side of Mound Road, south of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District and Mound Road Innovation Support District			
	Type: Special Approval Land Use		Action: Approved (9-0)	
4	Case No.	PPCM-1343	Applicant	My Thai
	Requesting special approval land use which would allow a sit down and carry out restaurant in a C-1 Local Convenience Business District and Traditional Mixed Use Development Node Overlay District.			
	Address: 4120 Fifteen Mile Road and 4124 Fifteen Mile Road Location: South side of Fifteen Mile Road, east 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 (9-0)	
5	Case No.	PZ24-0009	Applicant	Raising Canes
	Request for a conditional rezoning of a parcel from O-3 High-Rise Office Commercial Service District to C-3 General Business District for the purpose of developing a fast-food restaurant with a drive-through on site			
	Address: 12800 Hall Road Location: South side of Hall Road, east of Oleander Drive Current Zoning: O-3 High-Rise Office Commercial Service District			
	Type: Conditional Rezoning		Action: Postponed (9-0)	

6	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		Action: Recommend Approval to City Council (9-0)	

February 12th, 2025

1	Case No.	PPCM-1345	Applicant	St. Mary's Athletic Court
	Request for a special approval land use for a place of group worship, originally approved under case number M-765 in 1993, to construct a recreational facility on a site located in an R-100 One Family Residential District.			
	Address: 43123 Ryan Road Location: Northwest corner of Nineteen Mile and Ryan Road Current Zoning: R-100 One Family Residential District			
	Type: Special Approval Land Use		Action: Approved (6-0)	
2	Case No.	PPCM-1346	Applicant	Drivergent School Bus Terminal
	Request for a special approval land use for a truck terminal for the purpose of storing school buses in an M-2 Heavy Industrial District			
	Address: 6785 Metropolitan Parkway Location: North side of Metropolitan Parkway, in between Mound Road and Van Dyke Avenue Current Zoning: M-2 Heavy Industrial District			
	Type: Special Approval Land Use		Action: Approved (6-0)	
3	Case No.	PPCM-1347	Applicant	Canal Cell Tower
	Request for a special approval land use for a public utility, consisting of a wireless communication tower, antennas, and related facilities, in an R-60 One Family Residential District.			
	Address: 12828 Canal Road Location: South side of Canal Road, west of Schoenherr Road Current Zoning: R-60 One Family Residential District			
	Type: Special Approval Land Use		Action: Approved (6-0)	
4	Case No.	PZ25-0001	Applicant	Traditional Mixed Use Development Node Overlay District Ordinance Amendment
	Proposed text amendment to Ordinance No. 278, Zoning Ordinance, Article 14B, to revise permissible, special approval and, and non-conforming uses for properties located within a Traditional Mixed Use Development Node Overlay District. This includes the removal of the overlay district from two nodes and the establishment of a new Traditional Mixed Use Development Node Overlay District.			
	Type: Ordinance Amendment		Action: Recommend Approval to City Council (6-0)	
5	Case No.	PZ24-0009	Applicant	Raising Canes (Postponed from January 8th, 2025)
	Request for a conditional rezoning of a parcel from O-3 High-Rise Office Commercial Service District to C-3 General Business District for the purpose of developing a fast-food restaurant with a drive-through on site.			
	Address: 12800 Hall Road Location: South side of Hall Road, east of Oleander Drive Current Zoning: O-3 High-Rise Office Commercial Service District			
	Type: Conditional Rezoning		Action: Recommend Approval to City Council (4-2)	



March 12th, 2025

1	Case No.	PSP23-0026	Applicant	Warner Meadows
	Request for a preliminary site plan approval for a single-family site condominium consisting of thirty-eight one-family residential lots in a R-60 One Family Residential District			
	Address: 2791 Koper Drive, 34601 Viceroy Drive, and 2850 Fifteen Mile Road Location: South of Fifteen Mile Road between Dequindre Road and Ryan Road Current Zoning: R-60 One Family Residential District			
	Type: Site Plan Approval		Action: Withdrawn	
2	Case No.	PPCM-1348	Applicant	Saj Alreef
	Request for an amendment to a special approval land use, originally approved under PPCM-1287, which if granted would permit a restaurant to expand their restaurant area in a C-1 Local Convenience Business District.			
	Address: 4050 and 4100 Metropolitan Parkway Location: South side of Metropolitan Parkway, east of Ryan Road Current Zoning: C-1 Local Convenience Business District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
3	Case No.	PPCM-1349	Applicant	Mound HY Top Wash
	Request for a special approval land use for single structure containing an automobile wash establishment with five bays and an automobile service center with two bays for oil change service in a C-3 General Business District and Mound Road Innovation Support District			
	Address: 34265 Mound Road Location: West side of Mound Road, south of Fifteen Mile Road Current Zoning: C-3 General Business District and Mound Road Innovation Support District			
	Type: Special Approval Land Use		Action: Approved (8-0)	

April 9th, 2025

1	Case No.	PPCM-1351	Applicant	Akers & Ward Enterprises
	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			
	Address: 6503 Arrow Drive Location: Northeast corner of Merrill Road and Arrow Drive Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Postponed (6-0)	
2	Case No.	PPCM-1350	Applicant	The Heights Shopping Center
	Requesting special approval land use which would allow an amusement device center in an existing shopping plaza in a C-3 General Business District and located in the Van Dyke Mixed Use District.			
	Address: 34762 Van Dyke Avenue Location: East side of Van Dyke Avenue, 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 (7-0)	

3	Case No.	PPCM-1352	Applicant	US Care Pharmacy
	Requesting special approval land use which would allow a pharmacy that customarily related to an existing urgent care within the same building in an O-1 Business and Professional Office District and Traditional Mixed Use Development Node Overlay District.			
	Address: 35200 Dequindre Road Location: East side of Dequindre Road, north of Fifteen Mile Road Current Zoning: O-1 Business and Professional Office District and Traditional Mixed Use Development Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (7-0)	
4	Case No.	PZ25-0002	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.			
	Address: 43611 Schoenherr Road Location: Northwest corner of Schoenherr Road and Canal Road Current Zoning: C-2 Planned Comparison District			
	Type: Conditional Rezoning		Action: Recommend Denial to City Council (7-0)	
5	Case No.	PZ25-0003	Applicant	Proposed Zoning Map Amendment – Neighborhood and District Nodes
	Proposed zoning map amendment to Ordinance No. 278, Article 2, Section 2.00(B) regarding the Traditional Mixed Use Development Node Overlay District, to rezone properties currently zoned Traditional Mixed Use Development Node Overlay District to Neighborhood and District Node Overlay District, to add properties generally located at the intersections of 14 Mile Road and Schoenherr Road and Canal Road and Schoenherr Road to the Neighborhood and District Node Overlay District, and to remove properties generally located at the intersections of 17 Mile Road and Schoenherr Road, 17 Mile Road and Van Dyke Avenue, and Utica Road and Van Dyke Avenue from the Traditional Mixed Use Development Node Overlay District.			
	Type: Ordinance Amendment		Action: Recommend Approval to City Council (7-0)	

May 14th, 2025

1	Case No.		Applicant	Public Hearing for 2025 Master Land Use Plan
	Public hearing to review the proposed 2025 Master Land Use Plan.			
	Type: Master Plan Update		Action: Adopt the Proposed Master Land Use Plan	

June 11th, 2025

1	Case No.	PSP25-0011	Applicant	Corewell Health Sterling Heights CV
	Requesting preliminary site plan approval for a 13,744 square foot medical office building in an O-3 High-Rise Office Commercial Service District and O-1 Business and Professional Office District.			
	Address: 44300 Dequindre Road			
	Location: East side of Dequindre Road, south of Dobry Drive			
	Current Zoning: O-3 High-Rise Office Commercial Service and O-1 Business and Professional Office District			
	Type: Site Plans		Action: Approved (8-0)	
2	Case No.	PPCM-1355	Applicant	Sunbelt Rentals
	Requesting special approval land use which would allow a truck, equipment, tools, utility, trailer, and industrial and commercial vehicles rental facility in an M-1 Light Industrial District.			
	Address: 3600 Mound Road			
	Location: East side of Mound Road, north of Fifteen Mile Road			
	Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (8-0)	



July 9th, 2025

1	Case No.	PPCM-1356	Applicant	Mangiabevi Urban Italian
	Request for a special approval land use for a restaurant in a C-1 Local Convenience Business District and Neighborhood and District Node Overlay District.			
	Address: 35219 Dodge Park Road Location: West side of Dodge Park Road, north of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District and Neighborhood and District Node Overlay District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
2	Case No.	PPUD25-0002	Applicant	Red Run Self Storage
	Request for a planned unit development which if granted would allow for an outdoor self-storage facility.			
	Address: 12339 and 12555 Fourteen Mile Road Location: North side of Fourteen Mile Road, east of Maple Lane Drive Current Zoning: O-2 Planned Office District			
	Type: PUD		Action: Recommend Approval to City Council (8-0)	
3	Case No.	PZ25-0004	Applicant	Solar Ordinance
	Proposed text amendment to amend Section 26.02 of Article 26 of Zoning Ordinance No.278 of the City of Sterling Heights to add site plan review requirements and procedures for solar energy systems, to amend Section 28.00 of Article 28 of the Zoning Ordinance to add paragraph J which allows and regulates solar energy systems on buildings and structures as accessory structures located in all zoning districts, and to amend Section 31 of the Zoning Ordinance to add definitions of certain terms relating to solar energy systems.			
	Type: Ordinance Amendment		Action: Recommend Approval to City Council (8-0)	

August 13th, 2025

1	Case No.	PSP25-0018	Applicant	Raices Mexican Cuisine
	Request for a nuisance mitigation plan for an outdoor patio space in a C-4, Multi-Use District.			
	Address: 44805 Mound Road Location: Southwest corner of Hall Road and Mound Road Current Zoning: C-4 Multi-Use District			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	
2	Case No.	PSP25-0019	Applicant	Ventimiglia's
	Request for a nuisance mitigation plan for an outdoor patio space in a C-1 Local Convenience Business District and Neighborhood and District Node Overlay District.			
	Address: 35197 Dodge Park Road Location: West side of Dodge Park Road, north of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District and Neighborhood and District Node Overlay District			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	
3	Case No.	PSP25-0020	Applicant	Mangiabevi Urban Italian
	Request for a nuisance mitigation plan for an outdoor patio space in a C-1 Local Convenience Business District and Neighborhood and District Node Overlay District.			
	Address: 35219 Dodge Park Location: West side of Dodge Park Road, north of Fifteen Mile Road Current Zoning: C-1 Local Convenience Business District and Neighborhood and District Node Overlay Node			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	

4	Case No.	PSP25-0021	Applicant	Kimchi Box
	Request for a nuisance mitigation plan for an outdoor patio space in a C-2 Planned Comparison District and Lakeside Overlay District. Address: 13937 Lakeside Circle Location: South side of Hall Road, east of Schoenherr Road Current Zoning: C-2 Planned Comparison District and Lakeside Overlay District			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	
5	Case No.	PSP25-0022	Applicant	Chipotle
	Request for a nuisance mitigation plan for an outdoor patio space in a C-2 Planned Comparison District and Lakeside Overlay District. Address: 13975 Lakeside Circle Location: South side of Hall Road, east of Schoenherr Road Current Zoning: C-2 Planned Comparison District and Lakeside Overlay District			
	Type: Nuisance Mitigation Plan		Action: Approved (7-0)	

September 10th, 2025

1	Case No.	PSP25-0023	Applicant	Freskia Ice Cream
	Request for a nuisance mitigation plan for an outdoor patio space in a C-2 Planned Comparison District and Lakeside Overlay District Address: 43702 Schoenherr Road Location: East side of Schoenherr, north of Canal Road Current Zoning: C-2 Planned Comparison District and Lakeside Overlay District			
	Type: Nuisance Mitigation Plan		Action: Approved (8-0)	
2	Case No.	PPCM-1358	Applicant	Gordie's Auto
	Requesting special approval land use to permit an automobile repair garage in an M-1 Light Industrial District. Address: 6331 and 6381 Metropolitan Parkway Location: North side of Metropolitan Parkway, east of Mound Road Current Zoning: M-1 Light Industrial District			
	Type: Special Approval Land Use		Action: Approved (8-0)	
3	Case No.	PSP24-0032	Applicant	Maplehurst Village
	Request for a site plan approval for a multi-family development containing 102 units in an RM-2 Multiple Family Low Rise District. Address: 14652 Nineteen Mile Road Location: South side of Nineteen Mile Road, east of Saal Road Current Zoning: RM-2 Multiple Family Low Rise District			
	Type: Site Plans		Action: Approved (8-0)	
4	Case No.	PPUD25-003	Applicant	Sheetz
	Request for a planned unit development which if granted would allow for a gasoline service station as a commercial use in an M-1 Light Industrial District. Address: 36900 Mound Road Location: Southeast corner of Metropolitan Parkway and Mound Road Current Zoning: M-1 Light Industrial District			
	Type: PUD		Action: Renoticed	



October 8th, 2025

1	Case No.	PPCM-1359	Applicant	Billiards Hall
	Request for a special approval land use to permit an amusement device center (indoor commercial recreational facility/billiards hall) in an existing plaza located on a parcel within the North Van Dyke Avenue Corridor District in the North Van Dyke Avenue Industrial subdistrict.			
	<p>Address: 42108 and 42116 Van Dyke Avenue</p> <p>Location: East side of Van Dyke Avenue, north of 18 ½ Mile Road</p> <p>Current Zoning: North Van Dyke Avenue Corridor District (North Van Dyke Avenue Industrial subdistrict)</p>			
2	Type: Nuisance Mitigation Plan	Action: Approved (8-0)		
	Case No.	PPCM-1360	Applicant	PBS Truck Parts
	Request for a special approval land use to permit limited retail sales of products customarily incidental to the permitted warehouse use in an M-1 Light Industrial District.			
3	<p>Address: 37174 Mound Road</p> <p>Location: East side of Mound Road, north of Metropolitan Parkway</p> <p>Current Zoning: M-1 Light Industrial District</p>			
	Type: Special Approval Land Use	Action: Approved (9-0)		
	Case No.	PPUD25-0003	Applicant	Sheetz
3	Request for a planned unit development which if granted would allow for a gasoline self-service station and convenience store with a fast-food restaurant that includes a drive through service and outdoor eating area in an M-1 Light Industrial District.			
	<p>Address: 36900 Mound Road and 6200 Metropolitan Parkway</p> <p>Location: Southeast corner of Metropolitan Parkway and Mound Road</p> <p>Current Zoning: M-1 Light Industrial District</p>			
	Type: PUD	Action: Recommend Denial to City Council (9-0)		

November 12, 2025

1	Case No.	PPCM-1361	Applicant	Kinder Care
	Requesting special approval land use to permit a child daycare center in an O-1 Business and Professional Office District.			
	<p>Address: 2121 Nineteen Mile Road</p> <p>Location: North side of Nineteen Mile Road, east of Dequindre Road</p> <p>Current Zoning: O-1 Business and Professional Office District</p>			
1	Type: Special Approval Land Use	Action: Approved (7-0)		

December 10, 2025

1	Case No.	PSP25-0029	Applicant	Sterling Bistro - Nuisance Mitigation
	Request for a nuisance mitigation plan for an outdoor patio space in an existing plaza located in the North Van Dyke Avenue Corridor District (North Van Dyke Avenue Industrial subdistrict).			
	Address: 42092 Van Dyke Avenue Location: East side of Van Dyke Avenue, north of 18 ½ Mile Road Current Zoning: North Van Dyke Avenue Corridor District (North Van Dyke Avenue Industrial subdistrict)			
	Type: Nuisance Mitigation		Action: Postponed (7-0)	
2	Case No.	PPCM-1362	Applicant	Collision King
	Requesting special approval land use which if granted would allow for an automobile repair garage and auto service center/reconditioning establishment in an M-1 Light Industrial District.			
	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: Approved (7-0)	
3	Case No.	PSP25-0032	Applicant	JM Development
	Request for preliminary site plan approval for a mixed-use development containing residential dwelling units located above the first floor commercial units in an R-60 One Family Residential District and Neighborhood and District Node Overlay District.			
	Address: 39150 Ryan Road and 39272 Ryan Road Location: East side of Ryan Road, north of Seventeen Mile Road Current Zoning: R-60 One Family Residential District and Neighborhood and District Node Overlay District			
	Type: Preliminary Site Plan Approval		Action: Approved (7-0)	

SUPPLEMENTAL MEETINGS

January 22, 2025

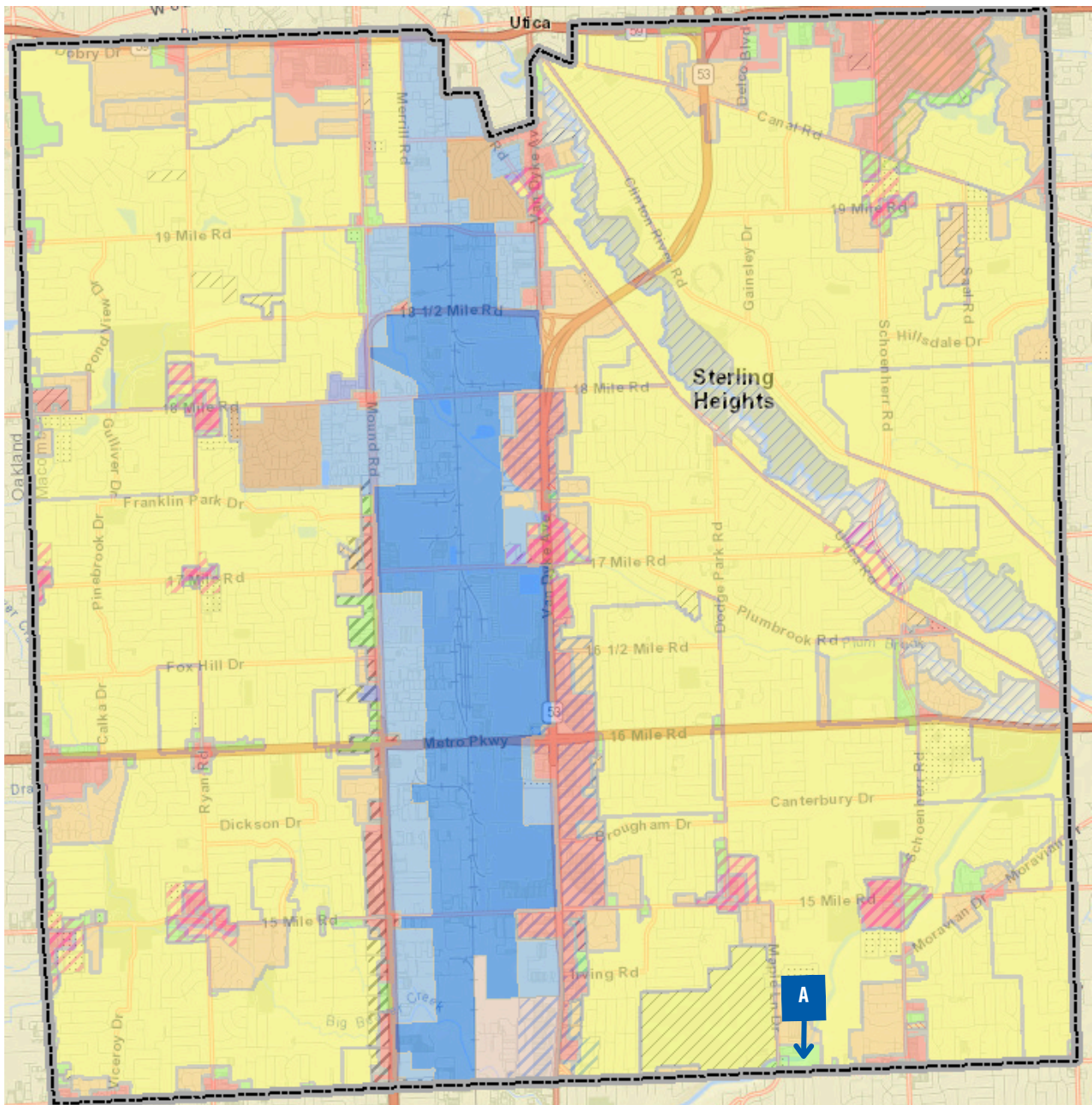
Review of Overall Master Plan Draft Chapters

SUMMARY

In 2025 the Planning Commission approved, denied, postponed (or recommended approval/denial) a total of 41 agenda items (37 individual cases), a decrease from the 62 agenda items reviewed in 2024. The Planning Commission reviewed fewer site plans, special approval land uses, rezonings, and PUDs than they did in 2024. Alternatively, the Planning Commission reviewed 3 more nuisance mitigation plans than they did in 2024. The Planning Commission successfully held a minimum of one meeting for each month in 2025, with one additional supplemental meeting.

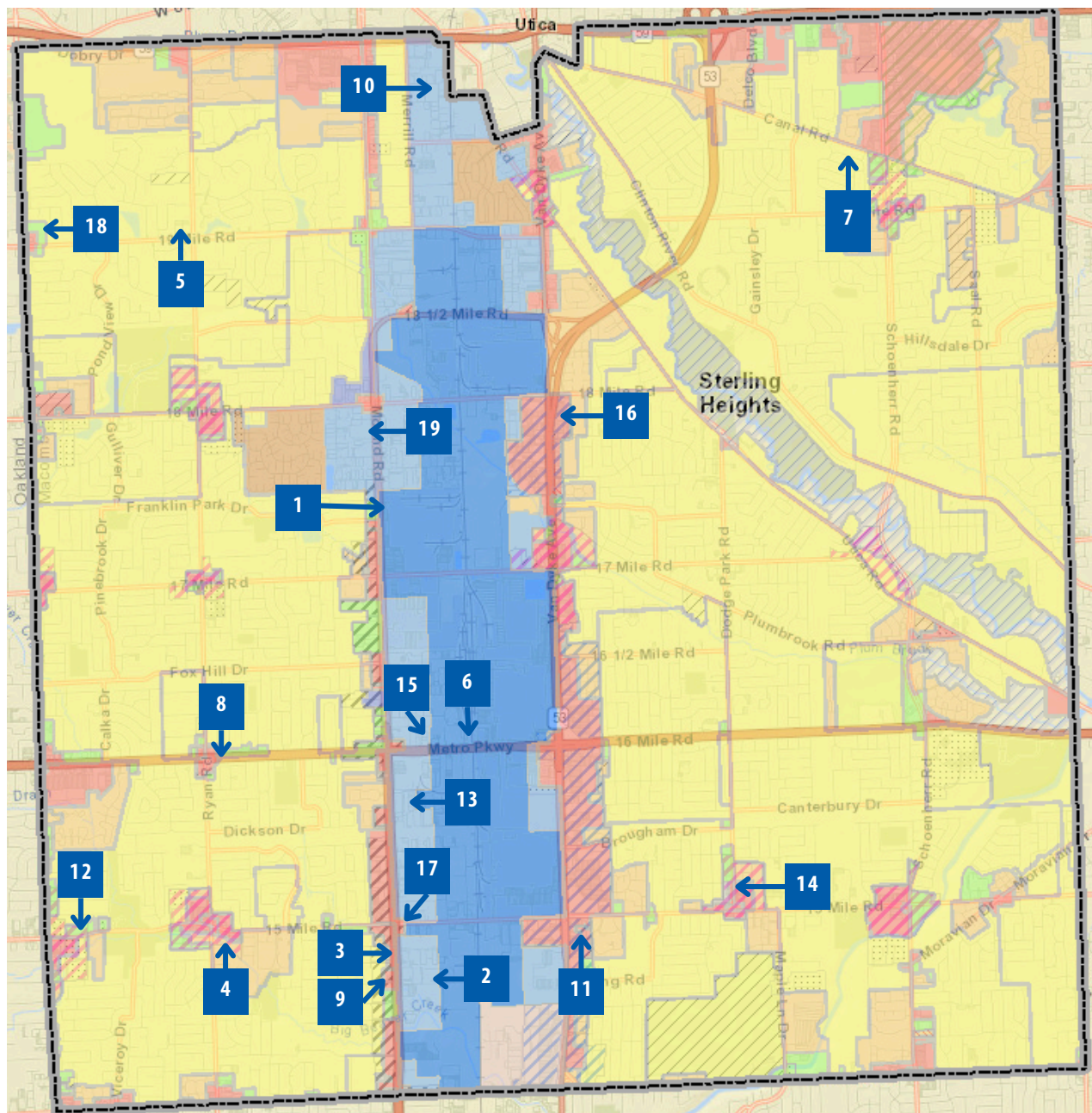


APPROVED BY PLANNING COMMISSION REZONINGS/PLANNED UNIT DEVELOPMENTS



A. Red Run Self Storage - PUD - 12339 & 12555 Fourteen Mile Road

DEVELOPMENT MAP (APPROVED SPECIAL APPROVAL LAND USES)



1. Christian's Auto Repair - 40494 Mound Road
2. Appian LLC - 6350 Sterling Drive North
3. Sterling Eatery - 34861 Mound Road
4. My Thai - 4120 & 4124 Fifteen Mile Road
5. St. Mary's Athletic Court - 43123 Ryan Road
6. Drivergent School Bus Terminal - 6785 Metro Parkway
7. Canal Cell Tower - 12828 Canal Road
8. Saj Alreef - 4050 & 4100 Metro Parkway
9. Mound HY Top Wash - 34265 Mound
10. Akers & Ward Enterprises - 6503 Arrow Drive
11. The Heights Shopping Center - 34762 Van Dyke Ave
12. US Care Pharmacy - 35200 Dequindre Road
13. Sunbelt Rentals - 36000 Mound Road
14. Mangiabevi Urban Italian - 35219 Dodge Park Road

15. Gordie's Auto - 6331 & 6381 Metro Parkway
16. Billiards Hall - 42108 & 42116 Van Dyke Ave
17. PBS Truck Parts - 37174 Mound Road
18. Kinder Care - 2121 Nineteen Mile Road
19. Collision King - 40485 Mound Road