



Office of Planning
Community Development- City of Sterling Heights

Purpose of Annual Report:

- It's called for in the Michigan Planning Enabling Act; Section 19 (2) of the Michigan Planning Enabling Act provides that:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

- It's an opportunity to 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: Division 2 of Article III Boards and Commission Generally of Chapter 2 Administration of the City's Code of Ordinances.

Membership: The Planning Commission consists of nine (9) members recommended for appointment by Mayor and voted upon by the City Council.

Purpose:

1. To foster, promote, and maintain a master plan for the physical development of the municipality.
2. To make recommendations regarding the development of said area, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, waterways, water-fronts, boulevards, parkways, playgrounds, and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated for water, light, sanitation, transportation, communication, power or other purposes.
3. To make recommendations regarding the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals.
4. To make recommendations regarding the general location, character layout and extent of community centers and neighborhood units and the general character, extent and layout of the replanning, rehabilitation, and redevelopment of blighted districts and slum areas.
5. To make and maintain a zoning plan for the control of the height, area, bulk, location and use of buildings, premises and land.
6. To make careful and comprehensive surveys and studies of present conditions and future needs of the municipality.
7. To accomplish a coordinated, adjusted and harmonious development of the municipality and its environs, which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and adequate provision of public utilities and other public requirements.

8. To review and consider the granting of special exception uses and temporary uses which are permitted within a zoning district according to Zoning Ordinance No. 278.
9. Such other purposes as may be authorized by Act 285 of Public Act 1973 and Act 207 of Public Act 1921, or as they may be from time to time amended.

Membership		
Commissioner	Appointment Date	Term Expires
Lori Doughty	June 6, 2017	June 6, 2020
Geoffrey Gariepy	June 7, 2016	June 30, 2021
Paul Jaboro	June 19, 2007	June 30, 2019
Edward Kopp	June 17, 2008	June 6, 2020
Stefano Militello	June 20, 2006	June 30, 2021
Donald Miller	January 20, 1998	June 30, 2021
Leonard Reinowski	July 2, 2002	June 6, 2020
Gerald Rowe	August 1, 1989	June 30, 2019
Parmpreet Sarau	April 13, 2017	June 30, 2019

Planning Commission Activity					
Applications	Site Plans	Special Approval Land Use	Rezoning(s)	Planned Unit Development	Variances
No. of Cases	7	16	4	3	1

Planning Commission Training	
Michigan State University Extension – Citizen Planner	One (1) Staff Four (4) Planning Commission Members
Michigan Association of Planning Annual Conference	One (1) Staff One (1) Planning Commission Member
Lakewood Colorado Trip	One (1) Staff Six (6) Planning Commission Members

January

	Case No.	PPCM-1183	Applicant	Michelle Finateri
1	Request for a special approval land use for a recreational facility furnished by a private contractor on a city owned and operated park facility to be located in a R-70 (One Family Residential District) – Island Park – South of Hall Road, west of Hayes Road, south of Lakeside Circle in Section 1.			
	Current Zoning: R-70 One Family Residential District			
	Property Address: 14700 Shoreline Drive			
	Type: Special Approval Land Use	Action: Denied		
2	Case No.	PZ17-0005	Applicant	Gallo Properties, LLC
	Request for a conditional rezoning from C-3 General Business District to RM-3 Multiple Family Mid and High Rise District to allow a multiple family apartment development – East side of Van Dyke, south of Fifteen Mile Road in Section 34.			
	Current Zoning: C-3 General Business District.			
	Property Address: 34618 Van Dyke			
	Type: Rezoning	Action: Recommendation for Approval		
3	Case No.	PPCM-1185	Applicant	Sterling Café – Basim Youkhana
	Request for a special approval land use for a coffee shop to be located in a C-1 (Local Convenience Business District) – East side of Dequindre, north of Metropolitan Parkway in Section 19.			
	Current Zoning: C-1 Local Convenience Business District			
	Property address: 37128 Dequindre Road			
	Type: Special Approval Land Use	Action: Postponed		
4	Case No.	PPCM-1186	Applicant	Shorehaven Manor – Trey Brice
	Request for a special approval land use for an existing three (3) story building within the RM-2 Multiple Family Low Rise District (No improvements proposed) - South side of Lakeside Circle between South Cove Drive and Shoreline Drive in Section 01.			
	Current Zoning: RM-2 Multiple Family Low-Rise District			
	Property Address 14560 Lakeside Circle			
	Type: Special Approval Land Use	Action: Approved		
5	Case No.	PZ17-0011	Applicant	Frank Karam
	Request for a Conditional Rezoning from O-2 Planned Office District to RM-3 Multiple Family and High-Rise District to allow for the construction of a multi-family independent senior living facility – South side of Lakeside Circle between South Cove Drive and Shoreline Drive in Section 01.			
	Current Zoning: O-2 Planned Office District			
	Property Address: 14490 and 14496 Lakeside Circle			
	Type: Rezoning	Action: Postponed		

February

	Case No.	PZ17-0011	Applicant	Frank Karam
1	Request for a Conditional Rezoning from RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District to RM-3 Multiple Family Mid and High-Rise District to allow for the construction of an independent senior living facility – South side of Lakeside Circle between South Cove Drive and Shoreline Drive in Section 01.			
	Current Zoning: RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District			
	Property Address: 14490 and 14496 Lakeside Circle			
	Type: Rezoning	Action: Postponed		

February (Cont)

	Case No.	PPCM-1187	Applicant	Nelson & Company
2	Request a variance to the maximum width to depth ratio for a lot combination pursuant to the requirements of Chapter 27: Land Division and Combination, of the City Ordinances - North side of Kreger Street between Davison Street and Mound Road in Section 32. Current Zoning: R-60 One Family Residential District Property Address: 5357 Kreger St.			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PPCM-1188	Applicant	Joseph's Auto Body – Chester Stempien
3	Request for a special approval land use for an auto repair shop to be located in an M-1 (Light Industrial District) as well as request a variance to the maximum width to depth ratio for a lot combination pursuant to the requirements of Chapter 27: Land Division and Combination, of the City Ordinances - North side of Fifteen Mile Road between Mound Road and Van Dyke in Section 28. Current Zoning: M-1 Light Industrial District Property address: 6309 Fifteen Mile Road and 6310 Millett Ave.			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PPCM-1185	Applicant	Sterling Café – Basim Youkhana
4	Request for a special approval land use for a coffee shop to be located in a C-1 (Local Convenience Business District) – East side of Dequindre, north of Metropolitan Parkway in Section 19. Current Zoning: C-1 Local Convenience Business District Property address: 37128 Dequindre Road			
	Type: Special Approval Land Use Action: Postponed			

February Special Meeting

	Case No.	PPCM-1183	Applicant	Michelle Finateri
1	Request for a special approval land use for a recreational facility furnished by a private contractor on a city owned and operated park facility to be located in a FP Floodplain Area District – Farmstead Park – South and west of Canal Road, north and east of Utica Road in Section 10.. Current Zoning: FP Floodplain Area District Property Address: 41020 Utica Road			
	Type: Special Approval Land Use Action: Approved			

March

	Case No.	PPCM-1189	Applicant	Bright Health Management - Mike, Tooma, Tooma Enterprises, Inc.
1	Request for a temporary use for a portable MRI machine to be located within the rear parking lot of the existing office building within an O-1 (Business and Professional Office District) - West side of Mound Road, between 18 ½ Mile Road and 19 Mile Road in Section 8. Current Zoning: O-1 (Business and Professional Office District) Property Address: 42301 Mound Road			
	Type: Special Approval Land Use Action: Denied			
	Case No.	PPCM-1190	Applicant	DKDG ARRAY – David Klein
2	Request for a planned unit development for a ten (10) unit multiple family development within an R-80 (One Family Residential District) - North of 17 Mile Road, east of Utica Road, west of Schoenherr Road in Section 14. Current Zoning: R-80 (One Family Residential District) Property Address: 39340 Kleino Court			
	Type: Special Approval Land Use Action: Recommended for Approval			

March (Cont)

	Case No.	PSP18-0004	Applicant	Chester Stempien – Mike Tooma, Tooma Enterprises
3	Request for site plan approval for a proposed 2,450 square foot office building within an O-1 (Business and Professional Office District) - West side of Mound Road, between 18 ½ Mile Road and 19 Mile Road in Section 8. Current Zoning: O-1 (Business and Professional Office District) Property address: 42371 Mound Road			
	Type: Site Plan Approval Action: Approved			
	Case No.	PZ17-0011	Applicant	Frank Karam
4	Request for a Conditional Rezoning from RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District to RM-3 Multiple Family Mid and High-Rise District to allow for the construction of an independent senior living facility – South side of Lakeside Circle between South Cove Drive and Shoreline Drive in Section 01. Current Zoning: RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District Property Address: 14490 and 14496 Lakeside Circle			
	Type: Rezoning Action: Postponed			
	Case No.	PPCM-1185	Applicant	Sterling Café – Basim Youkhana
5	Request for a special approval land use for a coffee shop to be located in a C-1 (Local Convenience Business District) – East side of Dequindre, north of Metropolitan Parkway in Section 19. Current Zoning: C-1 Local Convenience Business District Property address: 37128 Dequindre Road			
	Type: Special Approval Land Use Action: Denied			

April

	Case No.	PPCM-1191	Applicant	Bianco Café – Perparim Mefaj
1	Request for a special approval land use for a coffee shop to be located in a C-1 (Local Convenience Business District) – West side of Hayes Road, north of 19 Mile Road in Section 1. Current Zoning: C-1 (Local Convenience Business District) Property Address: 43039 Hayes Road			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PPCM-1192	Applicant	The Reserve – Gene D'Agostini
2	Request for a planned unit development for a 36-unit detached single family residential development within a R-100 (One Family Residential District) – West side of Ryan Road, north of 19 Mile Road in Section 6. Current Zoning: R-100 (One Family Residential District) Property Addresses: 43727 and 43655 Ryan Road			
	Type: Special Approval Land Use Action: Postponed			
	Case No.	PZ18-0002	Applicant	Chaldean Community Foundation – Martin Manna
3	Request for a Conditional Rezoning from O-1 (Business and Professional Office District) (Conditional) and R-60 (One Family Residential District) to O-1 (Business & Professional Office District) to allow for an expansion to the one-story office building - North side of 15 Mile Road between Dequindre and Ryan Road in Section 30. Current Zoning: O-1 (Business & Professional Office District) (Conditional) and R-60 (One Family Residential District) Property Address: 3485, 3505, 3561 and 3601 Fifteen Mile Road			
	Type: Rezoning Action: Recommended for Approval			

April (Cont)

	Case No.	PSP18-0016	Applicant	Lakeview Shopping Center – Sterling Lakeview LLC
4	Requesting approval for a nuisance mitigation plan for an outdoor patio service area - East side of Schoenherr, north of Canal Road in Section 1. Current Zoning: C-2 (Planning Comparison District) Property Address: 43632 Schoenherr Road			
	Type: Site Plan	Action: Approved		
	Case No.	PZ17-0011	Applicant	Frank Karam
5	Request for a Conditional Rezoning from RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District to RM-3 Multiple Family Mid and High-Rise District to allow for the construction of an independent senior living facility – South side of Lakeside Circle between South Cove Drive and Shoreline Drive in Section 1. Current Zoning: RM-3 Multiple Family Mid and High Rise District (Conditional) and O-2 Planned Office District Property Address: 14490 and 14496 Lakeside Circle			
	Type: Rezoning	Action: Recommended for Approval		

May

	Case No.	PZ18-0001	Applicant	Charter Real Estate, LTD. – Willian Davis III
1	Request for a Conditional Rezoning from M-1 (Light Industrial District) to C-3 General Business District to allow the construction of an indoor self-storage facility – North side of Metropolitan Parkway, east of Mound Road in Section 21. Current Zoning: M-1 (Light Industrial District) Property Address: 6127 Metropolitan Parkway			
	Type: Rezoning	Action: Recommended for Approval		
	Case No.	PPCM-1193	Applicant	5 Son's Restaurant – Elvis Youkhana
2	Request for a special approval land use for a restaurant to be located in a C-1 (Local Convenience Business District) – East side of Dequindre Road, North of Metropolitan Parkway in Section 19. Current Zoning: C-1 (Local Convenience Business District) Property Address: 37152 Dequindre Road			
	Type: Special Approval Land Use	Action: Denied		
	Case No.	PPCM-1194	Applicant	Elite Training – Dionte Hester
3	Request for a special approval land use for a personal training facility to be located in an M-1 (Light Industrial District) – East side of Mound Road, between Fifteen Mile Road and Product Drive in Section 33. Current Zoning: M-1 (Light Industrial District) Property Address: 34832 Mound Road			
	Type: Special Approval Land Use	Action: Approved		
	Case No.	PPCM-1192	Applicant	The Reserves – Gene D'Agostini
4	Request for a planned unit development for a 36-unit single family development within an R-100 (One Family Residential District) – West side of Ryan Road, north of 19 Mile Road in Section 6. Current Zoning: R-100 (One Family Residential District) Property Addresses: 43727 – 43655 Ryan Road			
	Type: Special Approval Land Use	Action: Approved		

June

	Case No.	PPCM-1178	Applicant	King's Grill
1	Hearing to determine whether conditions of approval of special approval land use for a small grill restaurant have been continuously satisfied, or have been violated by (1) operating at or occupying the location after the approved closing time of 10:00 p.m. in violation of the condition establishing the hours of operation to not later than 10:00 p.m.; (2) occupying or using the facility without obtaining a certificate of occupancy in violation of the Zoning Ordinance and City Code, in violation of the condition requiring compliance with all applicable codes and ordinances; (3) having sixty (60) chairs used for seating in violation of the condition limiting occupancy to no more than thirty (30) persons; and (4) installing amusement devices (gaming devices) without first obtaining an amusement device license, in violation of the condition requiring that all other City Codes and ordinances be complied with.			
	Current Zoning: C-1 (Local Convenience Business District) Property Address: 3900 18 Mile Road			
	Type: Special Approval Land Use	Action: Revoked Special Approval Land Use		
2	Case No.	PPCM-1195	Applicant	Tantuni Falfel – Meme200, Inc.
	Request for a special approval land use to allow the hours of operation for an existing restaurant to be extended beyond that currently approved. Current Zoning: R-60 (One Family Residential District) (Consent Judgement) Property Address: 2095 Fifteen Mile Road			
	Type: Special Approval Land Use	Action: Approved		
3	Case No.	PSP18-0024	Applicant	Tantuni Falfel – Meme200, Inc.
	Request for approval of a nuisance mitigation plan for an outdoor patio space for an existing restaurant. Current Zoning: R-60 (One Family Residential District) (Consent Judgement) Property Address: 2095 Fifteen Mile Road			
	Type: Site Plan	Action: Approved		

July

	Case No.	PPCM-1196	Applicant	Saffo Gas – Saffo Enterprises
1	Request for a special approval land use for the redevelopment of an existing gas station into a new gas station of approximately 3,760 square feet along with an ancillary drive through facility within the C-3 General Business District. Current Zoning: C-3 (General Business District) Property Address: 5955 Eighteen Mile Road			
	Type: Special Approval Land Use	Action: Approved		
2	Case No.	PPCM-1197	Applicant	Al Cave Restaurant – Waad Marokl
	Request for a special approval land use for a restaurant to be located in the existing shopping center. Current Zoning: R-60 (One Family Residential District) (Consent Judgement) Property Address: 2109, 2111, 2113, and 2115 Fifteen Mile Road			
	Type: Special Approval Land Use	Action: Approved		
3	Case No.	PPCM-1198	Applicant	Tower Group LLC – Brian Townsley
	Request for a planned unit development for a development that would include three (3) hotels and a restaurant to be located within the C-3 General Business District and M-1 Light Industrial District. Current Zoning: C-3 (General Business District) and M-1 (Light Industrial District) Property Addresses: 7415, 7423, 7431, 7439, 7447, 7491, 7575, 7605, 7681, 7739, and 7755 Seventeen Mile Road			
	Type: Special Approval Land Use	Action: Recommended for Approval		

August

	Case No.	PSP18-0031	Applicant	Eminence Court Site Condominium – RFYII, LLC
1	Request for site plan approval for an eight (8) unit single family residential site condominium development within the R-100 (One Family Residential District). Current Zoning: R-100 (One Family Residential District) Property Address: 43750 Dequindre			
	Type: Site Plan			
	Action: Approved			

September

	Case No.	N/A	Applicant	N/A
1	September Planning Commission Meeting was Cancelled			
	Action: N/A			

October

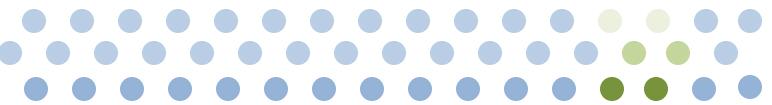
	Case No.	PPCM-2000	Applicant	Hot Wheel City
1	Request for a special approval land use for an automobile service center in a C-3 (General Business District) – north of 16 ½ Mile Road, east of Van Dyke in Section 22. Current Zoning: C-3 (General Business District) Property Address: 38170 Van Dyke			
	Type: Special Approval Land Use			
	Action: Approved			
	Case No.	PPCM-2001	Applicant	Liberty Church – Chad Asman
2	Request for a special approval land use for a place of worship in an R-60 (One Family Residential District – west of Ryan Road, south of 15 Mile Road in Section 31. Current Zoning: R-60 (One Family Residential District) Property Addresses: 34725 Ryan Road			
	Type: Special Approval Land Use			
	Action: Approved			
	Case No.	PSP18-0020	Applicant	Sterling Heights Adventure Park – Michelle Finateri
3	Request for site plan approval for a recreational facility furnished by a private contractor on a city owned park facility to be located in a FP – Floodplain District – South and west of Clinton River Road, north and east of Utica Road in Section 10. Current Zoning: Floodplain District Property Address: 12130 Clinton River Road			
	Type: Special Approval Land Use			
	Action: Tabled			

November

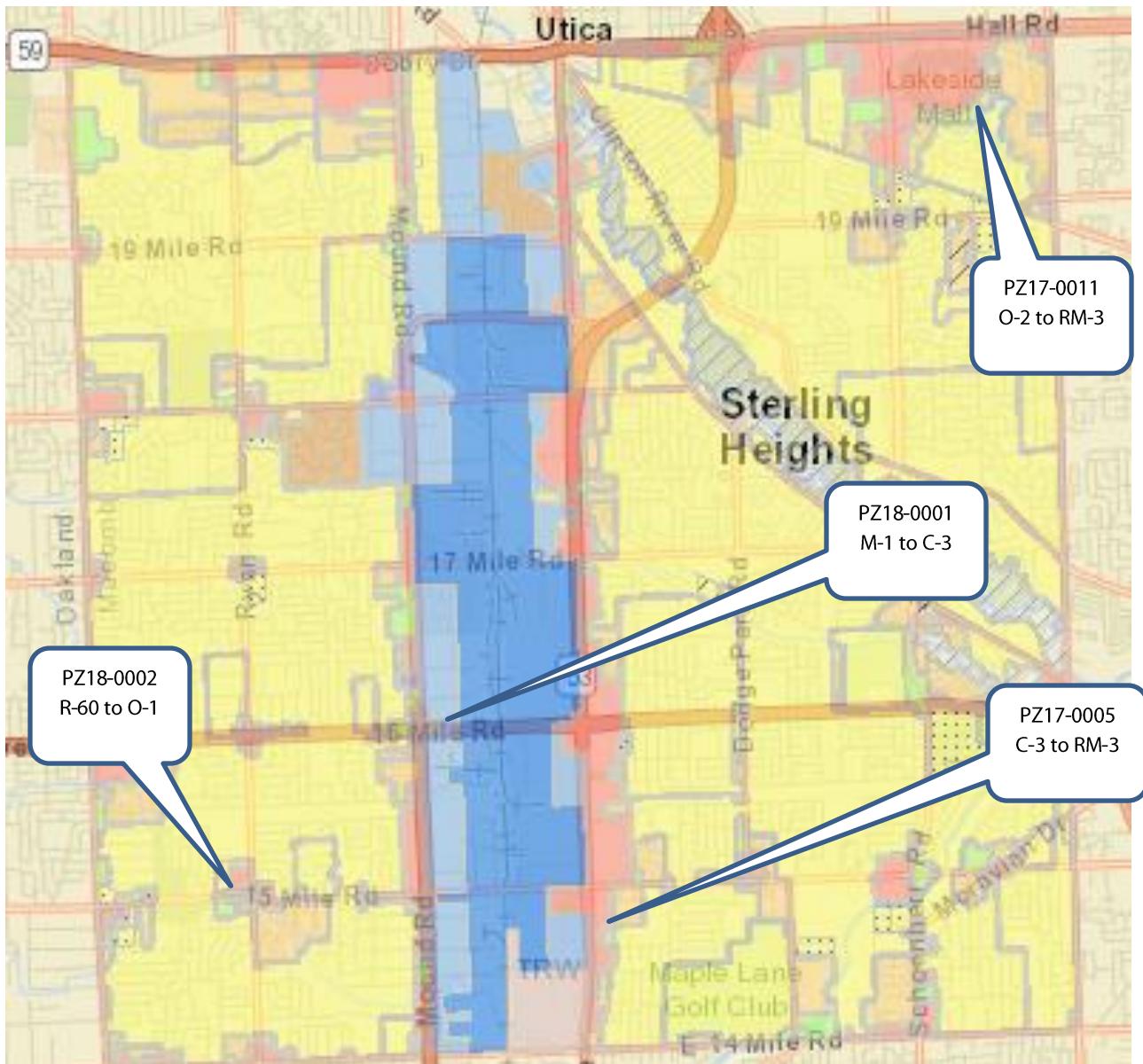
	Case No.	PPCM-1202	Applicant	Surawad Preyawan
1	Request for a special approval land use for a carry out restaurant in a C-1 (Local Convenience Business District) – east side of Van Dyke between Ogden Drive and Gage Crescent in Section 10. Current Zoning: C-1 (Local Convenience Business District) Property Address: 42360 Van Dyke			
	Type: Special Approval Land Use			
	Action: Approved			
	Case No.	PPCM-1203	Applicant	Smoothie Revolution – Robert Pelloni
2	Request for a special approval land use for an amusement device center, used for fitness purposes in a C-2 (Planned Comparison District) - North side of Fifteen Mile Road between Marina Drive and Schoenherr in Section 26. Current Zoning: C-2 (Planned Comparison District) Property Addresses: 13351/13355 Fifteen Mile Road			
	Type: Special Approval Land Use			
	Action: Approved			

December

	Case No.	PSP18-0039	Applicant	Clearview Homes
1	Request for site plan approval for an eighty-seven (87) unit detached single-family residential site condominium development within an R-60 (One Family Residential District) – North of 14 Mile Road, west of Mound Road in Section 32.			
	Current Zoning: R-60 (One Family Residential District)			
	Property Address: 5155 Fourteen Mile Road			
	Type: Site Plan	Action: Approved		
2	Case No.	PSP18-0041	Applicant	Joseph Iacopelli
	Request for site plan approval for a ten (10) unit detached single-family site condominium development within an R-80 (One Family Residential District) – North of 16 ½ Mile Road, west of Dodge Park in Section 22.			
	Current Zoning: R-80 (One Family Residential District)			
	Property Address: 38300 Robinnest Drive			
	Type: Site Plan	Action: Approved		



Rezonings:



Development Map:

