

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, 2022
Edward Kopp	June 17, 2008	June 6, 2020
Donald Miller	January 20, 1998	June 30, 2021
Gerald Rowe	August 1, 1989	June 30, 2022
Parmpreet Sarau	April 13, 2017	June 30, 2022
Nathan Inks	January 21, 2020	June 20, 2020
Pashko Ujkic	January 21, 2020	June 30, 2021
Past Members		
Stefano Militello *Resigned*	June 20, 2006	July 31, 2019
Leonard Reinowski *Resigned*	July 2, 2002	November 30, 2019

Planning Commission Activity					
Applications	Site Plans	Special Approval Land Use	Rezoning(s)	Planned Unit Development	Variances/Nuisance Mitigation Plan
No. of Cases	4	21	9	3	3

January

	Case No.	PPCM-1204	Applicant	Bakery Shop- Amer Dawood
1	Request for a special approval land use which if granted would allow a carry out restaurant in a C-1 (Local Convenience Business District)- North of Fourteen Mile and east of Ryan Road. Current Zoning: C-1 Local Convenience Business District Property Address: 4155 Fourteen Mile Road			
	Type: Special Approval Land Use Action: Approved			
2	Case No.	PPCM-1205	Applicant	Unique Cabinets To Go-Ramzi Gorgees
	Request for a special approval land use which if granted would allow for a Cabinet and Granite Showroom in a C-1 Local Convenience Business District- East side of Dequindre Road, north of Metropolitan Parkway. Current Zoning: C-1 Local Convenience Business District Property Address: 37132 Dequindre			
	Type: Special Approval Land Use	Action: Approved		

February

	Case No.	PPCM-1207	Applicant	Sterling Heights Apartments- (Chaldean Community Foundation)
1	Request for a planned unit development which if granted would allow for a mixed use development containing 135 residential units and associated supportive uses along with approximately 9,000 square feet of retail space- East side of Van Dyke, north of Riverland. Current Zoning: C-3 General Business District and FP Flood Plain Area Property Address: 43700, 43720 and 43750 Van Dyke			
	Type: PUD	Action: Postponed		
2	Case No.	PPCM-1208	Applicant	Culver's
	Request for a special approval land use which if granted would allow for an approximately 4,300 square foot freestanding fast food restaurant with associated drive-thru to be located within the parking lot of the existing Meijer property- East side of Van Dyke, south of Metropolitan Parkway. Current Zoning: C-3 General Business District Property Address: 36600 Van Dyke			
	Type: Special Approval Land Use	Action: Approved		
3	Case No.	PSP18-0046	Applicant	Town Pediatric Medical- (Terry Measel)
	Request for site plan approval which if granted would allow for an approximate 7,600 square foot office building- West side of Mound Road, north of Metropolitan Parkway. Current Zoning: O-2 Planned Office District Property address: 37307 Mound Road			
	Type: Site Plan Approval	Action: Approved		
4	Case No.	PSP18-0049	Applicant	Fitness International, LLC (LA Fitness)
	Request for site plan approval which if granted would allow for an approximately 37,000 square foot LA Fitness to be located within a portion of the existing Crossroads Plaza Shopping Center- North of Metropolitan Parkway, east of Van Dyke. Current Zoning: C-3 General Business District Property address: 37048 Van Dyke			
	Type: Site Plan Approval	Action: Approved		

March

	Case No.	PPCM-1206	Applicant	AI Cave INC- Coffee Shop
1	Request for a special approval land use which if granted would allow for an approximate 1,100 square foot restaurant/coffee shop- North side of Fifteen Mile Road, east of Dequindre Road. Current Zoning: 2107 Fifteen Mile Road Property Address: R-60 One Family Residential (Under Consent Judgement)			
	Type: Special Approval Land Use Action: Postponed			
	Case No.	PPCM-1209	Applicant	Sterling Auto Wash
2	Request for a special approval land use which if granted would allow for 4,100 square foot high speed auto wash and associated improvements in a C-3 General Business Zoning District- East side of Van Dyke, south of Irving Road. Current Zoning: C-3 General Business District Property Address: 34180 Van Dyke			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PZ19-0001	Applicant	Lakeside District- Planning Commission/City Council
3	Proposed text amendment to Zoning Ordinance No. 278 to create a new Article 12A in Ordinance No. 278 to provide for additional land use and development processes for the area commonly referred to as Lakeside Mall, along with any other technical corrections related to Zoning Ordinance No. 278 (adopted September 13, 1989, as amended).			
	Type: Zoning Amendment Action: Recommend for Approval to City Council			
	Case No.	PZ19-0002	Applicant	Temporary Signs- Planning Commission/City Council
4	Proposed text amendment to Zoning Ordinance No. 278, to amend Subsection 13 of Subsection L of the Sign Table References in Article 28, Section 28.13 of Zoning Ordinance No. 278, regarding the registration of temporary signs, along with any other technical corrections related to Zoning Ordinance No. 278 (adopted September 13, 1989, as amended).			
	Type: Zoning Amendment Action: Recommend for Denial to City Council			
	Case No.	PSP19-0004	Applicant	Larsa Restaurant
5	Request for site plan approval which if granted would allow for the demolition of a portion of the existing building to allow for the construction of additional parking areas- North side of Fourteen Mile Road, west of Ryan Road. Current Zoning: C-1 Local Convenience Business District Property address: 3995 Fourteen Mile Road			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PPCM-1207	Applicant	Sterling Heights Apartments- (Chaldean Community Foundation)
6	Request for a planned unit development which if granted would allow for a mixed use development containing 135 residential units and associated supportive uses along with approximately 9,000 square feet of retail space- East side of Van Dyke, north of Riverland. Current Zoning: C-3 General Business District and FP Flood Plain Area Property Address: 43700, 43720 and 43750 Van Dyke			
	Type: PUD Action: Recommend Approval			

April

	Case No.	Applicant	
1	PPCM-1210	Café Time	
	Request for a special approval land use which if granted would allow for amusement devices to be utilized at an existing restaurant- North of Fifteen Mile Road, east of Dequindre. Current Zoning: R-60 One Family Residential (Under Consent Judgement) Property Address: 2135 Fifteen Mile Road		
	Type: Special Approval Land Use	Action: Denied	
2	PPCM-1211	Applicant	Omar's Café
	Request for a special approval land use which if granted would allow for amusement devices to be utilized at an existing restaurant in a C-1 Local Convenience Business District- East side of Dequindre, north of Tarry Drive. Current Zoning: C-1 Local Convenience Business District Property Addresses: 33874 Dequindre Road		
	Type: Special Approval Land Use	Action: Postponed	
3	PPCM-1212	Applicant	Vuaj Property Split
	Request for a variance from the land division ordinance that would permit a property to be split into two (2) lots that exceed the City's width to depth requirement- North of Metropolitan Parkway between Dequindre and Ryan Road. Current Zoning: R-60 One Family Residential District Property Address: 37440 Curwood		
	Type: Land Division Variance	Action: Approved	
4	PPCM-1213	Applicant	Liberty Foursquare Church
	Request for an amendment to a previously granted special approval land use which if granted would allow for a place of worship to be located in an R-60 One Family Residential District- West side of Ryan Road, south of Fifteen Mile Road. Current Zoning: R-60 One Family Residential District Property Address: 34725 Ryan Road		
	Type: Special Approval Land Use	Action: Approved	
5	PSP19-0007	Applicant	Secluded Pines
	Request for site plan approval which if granted would allow a ten (10) unit townhome building with associated site improvements to be located at the subject site- East side of Ryan Road, south of Berkshire Drive. Current Zoning: RM-1 Multiple family Low Rise District Property Address: 44430 Ryan Road		
	Type: Site Plan Review	Action: Approved	

May

	Case No.	Applicant	
1	PPCM-1214	Winner's Skilled Game Lounge	
	Request for a special approval land use which if granted would allow for an amusement device center, used for an internet gaming café in a C-2 (Planned Comparison District)- Northeast corner of Fourteen Mile and Red Run Road. Current Zoning: M-1 (Light Industrial District) Property Address: 13205 Fourteen Mile Road		
	Type: Special Approval Land Use	Action: Approved	

May (continued)

	Case No.	PPCM-1215	Applicant	Spring Meadows and Springbrook Estates II
2	Request for a planned unit development which if granted would allow for fifty seven (57) single family site condominiums to be constructed on the subject site- East side of Ryan Road, north of 18 ½ Mile Road. Current Zoning: R-100 (One Family Residential District) Property Address: 42450, 42470, 42500, 42550 Ryan Road and 4401 18 ½ Mile Road.			
	Type: Planned Unit Development Action: Recommend Approval to City Council			
	Case No.	PSP19-0009	Applicant	Pioneer Surgery Center and Medical Office Building
3	Request for site plan approval which if granted would allow for the construction of a 13,802 square foot medical surgery center and an 8,302 square foot medical office building (with a 2,601 square foot basement) on the subject site, along with various site improvements- east of Schoenherr Road, north of Fourteen Mile Road. Current Zoning: O-1 (Business and Professional Office District) Property Address: 33416 and 33430 Schoenherr Road			
	Type: Site Plan Approval Action: Approved			
4	Case No.	PPCM-1206	Applicant	AI Cave Inc- Coffee Shop (postponed from March 14 th meeting)
	Request for a special approval land use which if granted would allow for an approximate 1,100 square foot restaurant/coffee shop- North side of Fifteen Mile, east of Dequindre Road. Current Zoning: R-60 (One Family Residential District) (Under Consent Judgement) Property Addresses: 2107 Fifteen Mile Road			
	Type: Special Approval Land Use Action: Approved			

June

	Case No.	PPCM-1216	Applicant	Prestige Performance Motor Sports, INC
1	Request for a special approval land use which if granted would allow an auto service center in an M-1 Light Industrial District- West side of Utica Road, south of 19 ½ Mile Road. Current Zoning: M-1 (Light Industrial District) Property Address: 43677 Utica Road			
	Type: Special Approval Land Use Action: Approved			
	Case No.	PPCM-1211	Applicant	Omar's Café (postponed from April 11 th meeting)
2	Request for a special approval land use which if granted would allow for amusement devices to be utilized at an existing restaurant in a C-1 (Local Convenience Business District)- East side of Dequindre, north of Tarry Drive. Current Zoning: C-1 (Local Convenience Business District) Property Address: 33874 Dequindre Road			
	Type: Special Approval Land Use Action: Amusement devices denied. Approved for amended hours of operation until 11pm.			

July

	Case No.	PPCM-1217	Applicant	Car Doc	
1	Request for a special approval land use which if granted would allow an auto repair garage in an M-1 (Light Industrial District)- East side of Mound Road between Eighteen ½ Mile and Nineteen Mile Road.				
	Current Zoning: M-1 Light Industrial District Property Address: 42464 Mound Road				
	Type: Special Approval Land Use	Action: Approved			
2	Case No.	PPCM-1218	Applicant	PCP Parkway, LLC- John Pappas	
	Request for a variance from the land division ordinance that would permit a property to be split into two (2) lots that exceed the City's width to depth requirement- North side of Metropolitan Parkway, west of Schoenherr.				
	Current Zoning: R-80 (One Family Residential District) (Consent Judgement) Property Address: 13177 Metropolitan Parkway				
	Type: Land Division Variance	Action: Approved			
3	Case No.	PPCM-1219	Applicant	Trilogy Athletics	
	Request for a special approval land use which if granted would permit an indoor recreation facility within an M-1 (Light Industrial District)- North side of Progress Drive, east of Mound, north of Metropolitan Parkway.				
	Current Zoning: M-1 (Light Industrial District) Property Addresses: 6107 Progress Drive				
	Type: Special Approval Land Use	Action: Approved			
4	Case No.	PZ19-0003	Applicant	Ghazawan Kashat	
	Request for a conditional rezoning from R-60 One Family Residential to O-1 Business and Professional Office District to allow a medical office building- East side of Dequindre, between Oakcrest Road and Maplecrest Road, north of Fifteen Mile.				
	Property Addresses: 35674 Dequindre Road and 1950 Oakcrest Road				
	Type: Conditional Rezoning	Action: Recommend for Approval to City Council			
5	Case No.	PZ19-0004	Applicant	Select Commercial Assets, LLC	
	Request for a conventional rezoning from M-1 (Light Industrial District) to C-3 (General Business District)- West side of Van Dyke between Fifteen Mile Road and Metropolitan Parkway.				
	Current Zoning: C-3 (General Business District) Property Addresses: 36401 Van Dyke				
	Type: Conventional Rezoning	Action: Withdrawn			

August- Meeting Cancelled.

September

	Case No.	PPCM-1220	Applicant	ImagingHealth Management- Manoul Brikho	
1	Request for special approval land use which if granted would allow a portable MRI machine to be located within the parking lot of the existing office building within an M-1 (Light Industrial District)- North side of Fifteen Mile, east of Mound Road.				
	Current Zoning: M-1 (Light Industrial District) Property Address: 6041 Fifteen Mile Road				
	Type: Special Approval Land Use	Action: Approved			

September – (continued)

	Case No.	PPCM-1221	Applicant	Alshoroq Restaurant	
2	Request for a special approval land use which if granted would allow an expansion of an existing restaurant and banquet hall in a C-1 (Local Convenience Business District)- East side of Ryan Road, north of Fourteen Mile Road.				
	Current Zoning: C-1 (Local Convenience Business District) Property Address: 33126 Ryan Road				
	Type: Special Approval Land Use	Action: Denied			
	Case No.	PZ19-0005	Applicant	Panda Express (CFT NV Developments, LLC)	
3	Request for a conditional rezoning from M-1 (Light Industrial District) to C-3 (General Business District) for the development of a fast food restaurant, retail center and office space- West side of Van Dyke, south of Metropolitan Parkway.				
	Current Zoning: M-1 (Light Industrial District) Property Address: 36543, 36553, and 36581 Van Dyke				
	Type: Conditional Rezoning	Action: Recommendation to Deny to City Council			

October

	Case No.	PPCM-1222	Applicant	Dolce Vita Café	
1	Request for a special approval land use which if granted would permit a café/restaurant within the C-1 (Local Convenience Business District)- North of Fourteen Mile, east side of Dequindre.				
	Current Zoning: C-1 (Local Convenience Business District) Property Address: 33114 Dequindre Road				
	Type: Special Approval Land Use	Action: Denied			
	Case No.	PZ19-1223	Applicant	Sterling Heights Retail Management, LLC	
2	Request for a special approval land use which if granted would permit a drive-through restaurant within the C-3 (General Business District)- north of Fifteen Mile, east side of Van Dyke.				
	Current Zoning: C-3 (General Business District) Property Addresses: 35372 Van Dyke				
	Type: Special Approval Land Use	Action: Approved			
	Case No.	PZ19-0006	Applicant	Saxon Park LLC	
3	Request for a conventional rezoning from R-60 (One Family Residential) and FP (Floodplain) to RM-3 (Multiple Family Mid and High Rise District)- south side of Utica Road, west of Hayes Road, north of Metropolitan Parkway.				
	Current Zoning: R-60 (One Family Residential), FP (Floodplain District) Property Address: 37395 Utica Road				
	Type: Conventional Rezoning	Action: Postponed			
	Case No.	PZ19-0007	Applicant	Van Dyke Mixed Use District- Planning Commission/City Council	
4	Proposed text amendment to Ordinance No. 278, Article 22 Special Development Options to create a new Section 22.07 to establish a new overlay district, the Van Dyke Mixed Use District, which provides for a variety of mixed uses, setbacks, parking requirements, screening requirements, etc.				
	Type: Text Amendment	Action: Recommend for Approval to City Council			

October- (continued)

5	Case No.	PZ19-0008	Applicant	Mound Road Innovation District- Planning Commission/City Council
	Proposed text amendment to Ordinance No. 278, Article 22 Special Development Options to create a new Section 22.08 to establish a new overlay district, the Mound Road Innovation District, which provides for a variety of uses, setbacks, parking requirements, screening requirements, etc.			
Type: Text Amendment		Action: Recommend for Approval to City Council		

November

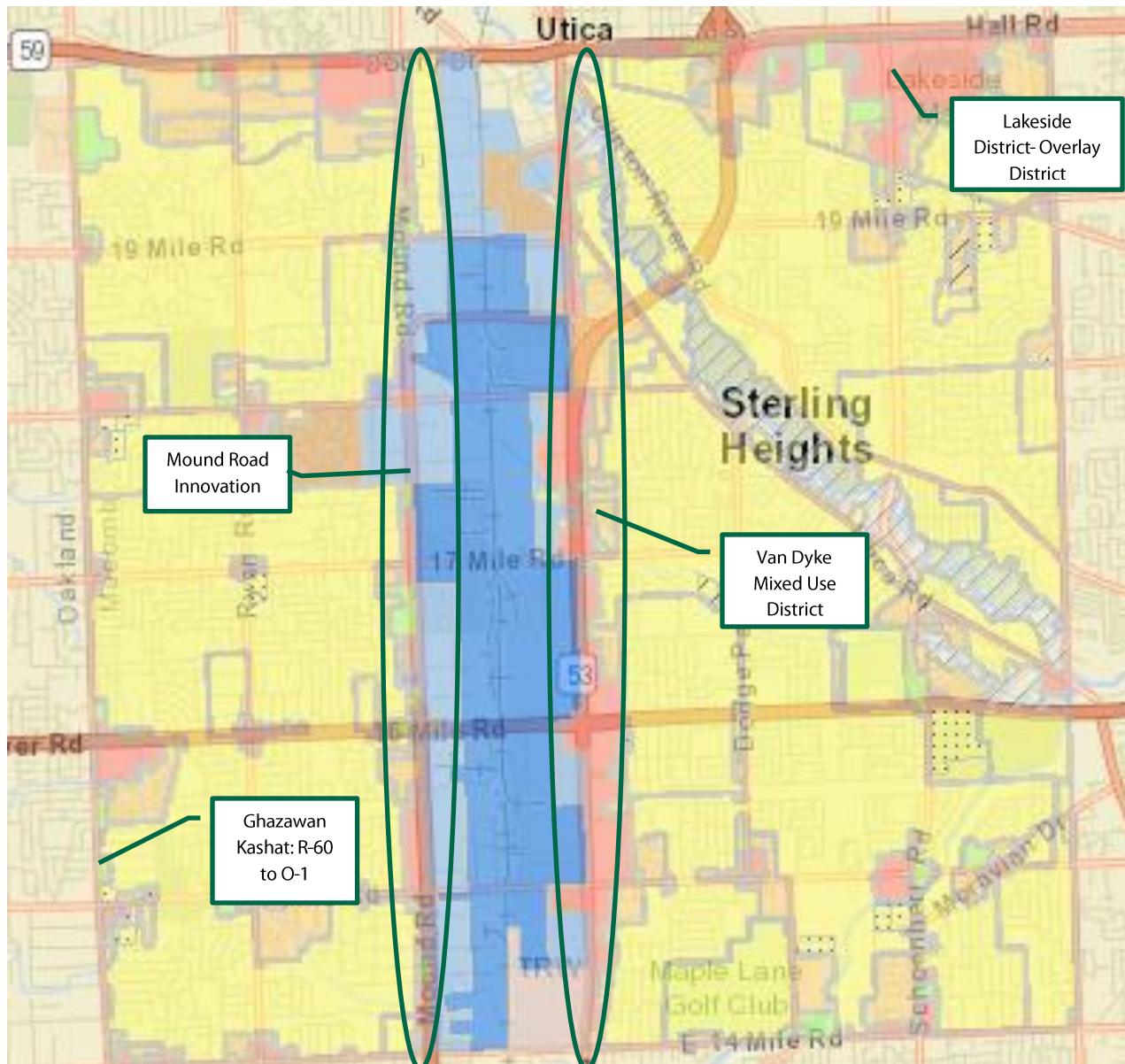
1	Case No.	PPCM-1224	Applicant	Dilja Restaurant- Joe Sheba
	Request for a special approval land use which if granted would permit a café/restaurant within the C-1 (Local Convenience Business District)- North of Fourteen Mile, east of Viceroy. Current Zoning: C-1 (Local Convenience Business District) Property Address: 2715 Fourteen Mile Road			
Type: Special Approval Land Use		Action: DENIED???		
2	Case No.	PPCM-1225	Applicant	Pasha Enterprises, LLC- Abdul Chudhry
	Request for a special approval land use which if granted would permit a pharmacy as a related use within the O-1 (Business and Professional Office District)- North of Nineteen Mile, east of Dequindre. Current Zoning: O-1 (Business and Professional Office District) Property Addresses: 43184 Dequindre Road			
Type: Special Approval Land Use		Action: Approved		
3	Case No.	PPCM-1226	Applicant	S&L Auto Wash- Diana Toma
	Request for a special approval land use which if granted would permit outdoor vacuums, as an expansion of an existing car wash within the C-3 (General Business District)- North of Fifteen Mile, west of Mound Road. Current Zoning: C-3 (General Business District) Property Addresses: 5775 Fifteen Mile Road			
Type: Special Approval Land Use		Action: Postponed		
4	Case No.	PZ19-0006	Applicant	Saxon Park LLC (postponed from October 10 th meeting)
	Request for a conventional rezoning from R-60 (One Family Residential) and FP (Floodplain) to RM-3 (Multiple Family Mid and High Rise District)- south side of Utica Road, west of Hayes Road, north of Metropolitan Parkway. Current Zoning: R-60 (One Family Residential), FP (Floodplain District) Property Address: 37395 Utica Road			
Type: Conventional Rezoning		Action: Recommendation to Deny		

December

	Case No.	PPCM-1228	Applicant	RC Auto Glass- Matthew Antoin
1	Request for special approval land use which if granted would permit an auto service center in an M-1 (Light Industrial District)- East side of Mound, north of Sims Drive, between Seventeen and Eighteen Mile Roads.			
	Current Zoning: M-1 (Light Industrial District) Property Address: 40250 Mound Road			
	Type: Special Approval Land Use	Action: Approved		
	Case No.	PZ19-0003	Applicant	Ghazawan Kashat- Revised
2	Request for a conditional rezoning from R-60 (One Family Residential) to O-1 (Business and Professional Office District) to allow a medical office building- East side of Dequindre Road, between Oakcrest Road and Maplecrest Road.			
	Current Zoning: R-60 (One Family Residential District) Property Address: 35674 Dequindre Road			
	Type: Conditional Rezoning	Action: Recommended Approval to City Council		
	Case No.	PSP19-0034	Applicant	Caspian/Columbia Construction Group, Inc
3	Request for an outdoor patio for an existing restaurant within the C-3 (General Business District) and P-1 (Vehicular Parking District)- West side of Mound, south of Metropolitan Parkway.			
	Current Zoning: C-3 (General Business District) and P-1 (Vehicular Parking District) Property Address: 36759 Mound Road			
	Type: Nuisance Mitigation Plan	Action: Approved		



Rezonings:



Development Map:

