



Gerald Rowe, Chairperson
Don Miller, Vice Chairperson
Geoffrey P. Gariepy, Secretary
Lori Doughty
Paul Jaboro

Edward Kopp
Stefano Militello
Leonard Reinowski
Parmpreet Sarau

Meeting to be held at
Sterling Heights City Hall
40555 Utica Road
7:00 p.m.

AGENDA ITEMS:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CONSIDERATIONS

A. Public Hearings

1. **PPCM-1207 – Sterling Heights Apartments – (Chaldean Community Foundation)**

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.

Property addresses: 43700, 43720 and 43750 Van Dyke

Location: East side of Van Dyke, north of Riverland

Current Zoning: C-1 Local Convenience Business District and FP Flood Plain Area

2. **PPCM-1208 – 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.

Property address: 36600 Van Dyke

Location: East side of Van Dyke, south of Metropolitan Parkway.

Current Zoning: C-3 General Business District

B. Site Plans

1. **PSP18-0046 – Town Pediatric Medical – (Terry Measel)**

Request for site plan approval which if granted would allow for an approximate 7,600 square foot office building.

Property address: 37307 Mound Road

Location: West side of Mound Road, north of Metropolitan Parkway

Current Zoning: O-2 Planned Office District

2. **PSP18-0049 – 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.

Property address: 37048 Van Dyke

Location: North of Metropolitan Parkway, east of Van Dyke.

Current Zoning: C-3 General Business District



6. APPROVAL OF MINUTES
 - A. January 10, 2019
7. CORRESPONDENCE
8. OLD BUSINESS
9. NEW BUSINESS
 - A. Election of Officers
 - B. City Planner Comments:
 - a) Lakeside Zoning Ordinance Text Update
 - b) Temporary Signs Zoning Ordinance Text Update
 - c) Annual Report
 - d) Joint Training Session
10. CITIZEN PARTICIPATION
11. ADJOURNMENT

NEXT MEETING DATE: March 14, 2019

Chris McLeod, City Planner

On behalf of the City of Sterling Heights Planning Commission

FOR ALL CONSIDERATION ITEMS, ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON THE SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING BEING HELD ON THE DATE AND TIME, AND AT THE LOCATION NOTED ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 OR AT CMCLEOD@STERLING-HEIGHTS.NET UP TO THE MEETING TIME.

COPIES OF THE APPLICATION AND RELATED DOCUMENTS PERTAINING TO ANY REQUEST ON THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF PLANNING DURING REGULAR BUSINESS HOURS AND AT THE MEETING FOR THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING – 586-446-2360.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586-446-2470.

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