



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-1206 – Al Cave Inc. - Coffee Shop**

Request for a special approval land use which if granted would allow for an approximate 1,100 square foot restaurant/coffee shop.

Property address: 2107 Fifteen Mile Road

Location: North side of Fifteen Mile Road, east of Dequindre Road

Current Zoning: R-60 One Family Residential (Under Consent Judgement)

2. **PPCM-1209 – Sterling Auto Wash**

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.

Property address: 34180 Van Dyke

Location: East side of Van Dyke, south of Irving Road

Current Zoning: C-3 General Business District

3. **PZ19-0001 – Lakeside District – Planning Commission / City Council**

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)

4. **PZ19-0002 – Temporary Signs – Planning Commission / City Council**

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)

B. Site Plans

1. **PSP19-0004 – Larsa Restaurant**

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 area.

Property address: 3995 Fourteen Mile Road

Location: North side of Fourteen Mile Road, west of Ryan Road

Current Zoning: C-1 Local Convenience Business District



6. APPROVAL OF MINUTES

A. February 14, 2019

7. CORRESPONDENCE

8. OLD BUSINESS

A. **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-3 General Business District and FP Flood Plain Area

9. NEW BUSINESS

10. CITIZEN PARTICIPATION

11. ADJOURNMENT

NEXT MEETING DATE: April 11, 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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