



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-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).

Property address: 13205 Fourteen Mile Road

Location: Northeast corner of Fourteen Mile and Red Run Road

Current Zoning: C-2 Planned Comparison District

2. **PPCM-1215 – Spring Meadows and Springbrook Estates II**

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.

Property addresses: 42450, 42470, 42500, 42550 Ryan Road and 4401 18 ½ Mile Road

Location: East side of Ryan Road, north of 18 ½ Mile Road

Current Zoning: R-100 One Family Residential District

B. Site Plans

1. **PSP19-0009 – Pioneer Surgery Center & Medical Office Building**

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.

Property addresses: 33416 and 33430 Schoenherr Road

Location: East of Schoenherr Road, north of Fourteen Mile Road.

Current Zoning: O-1 Business and Professional Office District

4. APPROVAL OF MINUTES

A. April 11, 2019

5. CORRESPONDENCE
6. OLD BUSINESS



A. **PPCM-1206 – Al Cave Inc. - Coffee Shop (postponed from March 14th meeting)**

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)

7. NEW BUSINESS
8. CITIZEN PARTICIPATION
9. ADJOURNMENT

NEXT MEETING DATE: June 13, 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 SHPLANNING@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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