



Derek D'Angelo, Chairperson
Devin Koski, Secretary
Aisha Farooqi
John Fenn
David Graef

Stephanie Jackson
Pashko Ujkic
Jafar Chehab – Alternate

Regular Meetings 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. CORRESPONDENCE
6. PUBLIC HEARING

- A. **PZBA22-0006 – RSVP Event Space – Ruby McGill** (postponed from June 28, 2022 meeting)
Requesting board approval for a use variance which if granted would permit a banquet and event facility not located within a freestanding building in a C-3 General Business District.
Property Address: 39120 Van Dyke
Location: East side of Van Dyke, north of Seventeen Mile Road
Current Zoning: C-3 General Business District

- B. **PZBA22-0011 – Phoenix Landscape Services**
Requesting board approval for a use variance which if granted would permit a landscaping contractor that abuts a residential zone in an M-1 Light Industrial District.
Property Address: 40871 Brentwood
Location: West side of Brentwood, south of Eighteen Mile Road
Current Zoning: M-1 Light Industrial District

- C. **PZBA22-0007 – Utica-Van Dyke Corners**
Requesting board approval for a use variance which if granted would permit a drive-through coffee/donut shop in a C-1 Local Convenience Business District and proximate to a residential district.
Property Address: 43167 Van Dyke
Location: West side of Van Dyke, south side of Utica Road
Current Zoning C-1 Local Convenience Business District

- D. **PZBA22-0008 – King’s Gate Apartments**
Requesting board approval for a use variance which if granted would permit the establishment of multiple family recreation space and ancillary improvements in an R-60 One Family Residential District and the relocation of a six (6) foot masonry wall.
Property Address: 44090 Kings Gate
Location: West of M-53, south of Canal Road
Current Zoning: RM-2 Multi-Family Low-Rise District and R-60 One Family Residential District

- E. **PZBA22-0009 – King’s Gate Apartments**
Requesting board approval for a use variance which if granted would allow parking spaces and ancillary improvements for a multiple family use to be placed in an R-60 One Family Residential District (property is split zoned).
Property Address: 11565 Erdmann Road
Location: West of M-53, south of Canal Road
Current Zoning: RM-2 Multi-Family Low-Rise District and R-60 One Family Residential District

7. APPROVAL OF MINUTES

June 28, 2022

- 8. PLANNING COMMISSION REPORT
- 9. OLD BUSINESS
- 10. NEW BUSINESS
- 11. PUBLIC PARTICIPATION
- 12. ADJOURNMENT

NEXT MEETING DATE: August 23, 2022

Derek D'Angelo, Chairman
Zoning Board of Appeals

PLEASE NOTE:

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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