



Geoffrey P. Gariepy, Chairperson
Gerald Rowe, Vice Chairperson
Nathan Inks, Secretary
Paul Jaboro
Brandy Wright

Edward Kopp
Lori Doughty
Parmpreet Sarau
Pashko Ujkic

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. PSP22-0012 – Michigan Diagnostic Centers II – Matthew Hoener (postponed from July 13, 2022 meeting)

Request for site plan approval which if granted would permit an MRI trailer to be located in an O-1 Business and Professional Office District.

Property Address: 13860 Canal Road

Location: South side of Canal Road, east of Schoenherr Road

Current Zoning: O-1 Business and Professional Office District

B. PSP22-0017 and PPCM-1276 - New Alqosh Apartment Development (postponed from August 10, 2022 meeting)

Request for special approval land use and site plan approval which if granted would permit a multi-family development of forty-eight (48) units consisting of one (1) two-story building, one (1) three-story building and one (1) community building in an RM-2 Multiple-Family Low-Rise District.

Property Address: 2500 Fifteen Mile Road

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

Current Zoning: RM-2 Multiple-Family Low-Rise District

C. PZ22-0005 – Ryan Pointe Apartments – Fadi Seman

Request for a conditional rezoning from O-1 (Business and Professional Office District) to RM-3 (Multiple Family and High-Rise District) for the purpose of developing a sixty one (61) unit multi-family project.

Property Address: 34781 Ryan Road

Location: West side of Ryan Road, south of Fifteen Mile Road

Current Zoning: O-1 Business and Professional Office District

D. PPCM-1244 – Plato’s Cave – Repvblik AR, LLC

Request for an amendment to an existing special approval land use for a mixed use development in a C-3 (General Business District) and (VDMUD) Van Dyke Mixed Use District.

Property Address: 34911 Van Dyke

Location: West side of Van Dyke, south of Fifteen Mile Road

Current Zoning: C-3 (General Business District) and (VDMUD) Van Dyke Mixed Use District

6. APPROVAL OF MINUTES

A. August 10, 2022

7. CORRESPONDENCE
8. OLD BUSINESS
9. NEW BUSINESS

A. MASTER PLAN REVIEW

10. CITIZEN PARTICIPATION
11. ADJOURNMENT

NEXT MEETING DATE: October 12, 2022

Chris McLeod, City Planner
On behalf of the City of Sterling Heights Planning Commission

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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