

STERLING HEIGHTS PLANNING COMMISSION
AGENDA FOR SEPTEMBER 8, 2016
REGULAR MEETING TO BE HELD AT
STERLING HEIGHTS CITY HALL
40555 UTICA ROAD
7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Considerations

PZ16-1145 - M-59 Properties, LLC

Request for a Conventional Rezoning from C-1 (Local Convenience Business) district, P-1 (Vehicular Parking) district and R-80 (One Family Residential) district to C-3 (General Business) district - South side of Hall Road between M-53 and Sterritt St.

Property addresses: 11106 and 11124 Hall Road, 44871, 44773 and 44891 Sterritt St.

PZ16-1144 Nonresidential Landscaping Standards Ordinance - Planning Commission/ City Council

Proposed text amendments to Zoning Ordinance No. 278 amending Article 23 Off Street Parking and Loading Requirements, by amending Section 23.01 General Parking Requirements and Article 24 Environmental Provisions, by amending Section 24.02 Site Landscaping Requirements and Section 24.03 Parking Lot Landscaping Requirements and Section 24.05 Location and Screening of Trash Receptacles and adding Sections 24.07 Decorative Fencing for Nonresidential Properties and Uses, Section 24.08 Foundation Plantings, Section 24.09 Transformer and Other Ground Mounted Appliance Screening, Section 24.10 Pedestrian Connections, Section 24.11 Enhanced Landscaping Treatments, Section 24.12 Bicycle Racks, and by amending Article 27 Nonconforming Uses, Building and Structures, by adding Section 27.03A Landscaping and Site Improvements; Resumption and Restoration, and amending Article 28 General Provisions by amending Section 28.14 General Provisions, and amending Article 31 Definitions, by amending Section 31.01, and any other technical corrections related to Zoning Ordinance No. 278(adopted September 13, 1989, as amended).

PPCM-1159 - Bishara Kaoud

Request for a Special Approval Land Use to permit a carry-out restaurant in a C-1 (Local Convenience Business) district - East side of Van Dyke between 18 ½ Mile Road and Riverland Drive in Section 10.

Property address: 42440 Van Dyke

PPCM-1145 - Master Land Use Plan Update

6. Citizen Participation
7. Approval of Minutes
August 11, 2016 - Regular Meeting
8. Correspondence
9. Old Business
10. New Business
11. Adjournment

Stefano Militello, Secretary
Planning Commission

ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON A SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING TO BE HELD AT THE DATE, TIME, AND LOCATION ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 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 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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