



## Business of the City Council Sterling Heights, Michigan

Meeting: 03/03/2026  
Item No: 8-M

### AGENDA STATEMENT

**Item Title:** To adopt a resolution of the Sterling Heights City Council opposing Michigan House Bills 5529 through 5532 and affirming the City's commitment to locally driven community-supported housing policy.

**Submitted By:** Planning

**Contact Person/Telephone:** Dr. Jake Parcell, City Planner/City Development Manager - 586.446.2352

#### **Administration Approvals:**

**MR** City Clerk

**JV** Finance & Budget Director

**MK** City Attorney

**MV** City Manager

#### **Executive Summary**

Michigan House Bills 5529 through 5532 are part of a proposed state legislative package that would mandate statewide housing and zoning-related standards and significantly reduce local authority over housing and zoning practices. Sterling Heights supports fair and equitable housing and has pursued locally driven zoning reforms and long-range planning efforts (including the City's Master Land Use Plan) to expand housing options while maintaining compatibility with existing neighborhoods and infrastructure capacity. The City has adopted standards addressing landscaping, pavement limitations, vegetation, and setbacks in order to protect neighborhood livability, stormwater function, urban tree canopy, and community character. Statewide preemption of such locally tailored standards would undermine such policy objectives.

The proposed bills raise concerns that blanket statewide mandates could increase residential density in established neighborhoods, preempt locally tailored standards, and undermine democratic local governance. Local zoning is a core feature of democratic local governance, enabling communities, through public process and accountable elected leadership, to set development regulations that reflect local conditions, infrastructure, and citizen priorities.

The City's Office of Planning has issued a formal letter to our State legislators expressing concerns and requesting that they oppose the proposals. City Administration is recommending the adoption of the attached resolution, which will be delivered to the City's state legislative delegation and relevant statewide municipal organizations.

#### **Suggested Action:**

Resolved, to adopt the resolution opposing Michigan House Bills 5529 through 5532 and direct the City Clerk to transmit a copy to the City's state legislative delegation and relevant statewide municipal organizations.

*A resolution of the Sterling Heights City Council opposing Michigan House Bills 5529 through 5532 and affirming the City's commitment to locally driven, community-supported housing policy.*

The city of Sterling Heights (City) is strongly committed to expanding fair and equitable housing opportunities and has demonstrated commitment through zoning reform, adoption of a detailed 2025 Master Land Use Plan, and development options designed to support a broad range of housing types. Michigan House Bills 5529 through 5532 (Bills) are part of a package of proposed state legislation that would mandate statewide housing and zoning-related standards, thereby significantly reducing local authority over housing and zoning practices.

The City recognizes and shares the State of Michigan's goal of improving housing availability; however, the City is concerned that broad zoning preemption mandates oversimplify the drivers of housing access and would create significant unintended consequences for communities that have planned infrastructure and adopted land use policies to serve residents responsibly.

The City is approximately 36 square miles and home to over 52,000 housing units developed under the City's zoning ordinance and land use plans, and the City's housing stock is predominantly single-family and owner-occupied (approximately 76%), with established single-family neighborhoods that are central to the City's character and service delivery model.

House Bills 5529 and 5530 would prohibit local governments from requiring a minimum parcel or lot size greater than 1,500 square feet for a detached single-family residence, which the City anticipates would substantially and abruptly increase potential density in the City's lowest-density residential neighborhoods.

The City is concerned that blanket statewide mandates, including changes to minimum lot sizes and related dimensional standards, could dramatically alter community character, increase residential density in established neighborhoods beyond what local infrastructure and service capacity were designed to support, and limit the City's ability to require appropriate mitigations from development proposals.

The City has adopted standards addressing landscaping, pavement limitations, vegetation, and setbacks in order to protect neighborhood livability, stormwater function, urban tree canopy, and community character, and the City is concerned that statewide preemption of such locally tailored standards would undermine these policy objectives.

Local zoning is a core feature of democratic local governance, enabling communities—through public process and accountable elected leadership—to set development regulations that reflect local conditions, infrastructure, and citizen priorities.

NOW, THEREFORE,

BE IT RESOLVED, that the City Council of the city of Sterling Heights hereby opposes Michigan House Bills 5529 through 5532, and any substantially similar legislation, to the extent such legislation would preempt or materially diminish local authority over zoning, land use planning, and development standards in ways that are not responsive to local conditions and locally adopted plans.

BE IT FURTHER RESOLVED, that the City Council respectfully urges the Michigan Legislature to reject HB 5529–5532 and instead pursue housing policies that support affordability and supply while preserving municipal flexibility to apply context-sensitive zoning, site design, infrastructure capacity planning, and public engagement processes.

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BE IT FURTHER RESOLVED, that the City Council directs the City Clerk to transmit copies of this Resolution to: the Governor of Michigan; the Speaker of the Michigan House of Representatives; the Michigan Senate Majority Leader; the City's State Representative(s) and State Senator(s); and any relevant committee chairs with jurisdiction over local government, housing, or land use legislation.

BE IT FURTHER RESOLVED, that the City Council authorizes the Mayor, City Manager, and/or their designee(s) to communicate the City's position and to request meetings with legislative offices to discuss the City's recent reforms, infrastructure planning considerations, and locally adopted approaches that expand housing options while maintaining neighborhood stability and service delivery.

Mayor Michael C. Taylor  
Mayor Pro-Tem Liz Sierawski

Councilman Robert Mijac  
Councilman Michael V. Radtke Jr.  
Councilwoman Maria G. Schmidt

Councilman Henry Yanez  
Councilwoman Barbara A. Ziarko

This Resolution was adopted at a regular meeting of the Sterling Heights City Council on the 3rd day of March 2026.

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Melanie D. Ryska, City Clerk