

CITY OF STERLING HEIGHTS  
BOARD OF ORDINANCE APPEALS II  
REGULAR MEETING MINUTES  
May 7, 2025

The Board of Ordinance Appeals II held a public hearing at 3:00 p.m. on Wednesday, May 7, 2025 at the Sterling Heights Municipal Center, 40555 Utica Road, Sterling Heights, MI 48313 in City Hall -Council Chambers. At this meeting the Board (1) considered variance requests of petitioners and (2) conducted hearings on abatement of nuisances relating to the property and property owners itemized from the following agenda.

AGENDA

1. CALL TO ORDER: Mr. Stickney called the meeting to order at 3:00 p.m.
2. ROLL CALL: Ben Ancona, Joseph Bedford, Michael Stickney (Chairman), and Steve Ujkic

Absent: Michael Bargowski - Excused

Also in attendance: Jason Castor – City Development Director  
Dana Vietto – Code Enforcement Coordinator

3. REPORT FROM CITY LIASION, Jason Castor

All petitioners were notified by first class mail about today's meeting. Remove the following item from the consent agenda as it has been cleaned up prior to the meeting: G25-0032.

4. REMOVAL OF CONSENT ITEMS TO NEW BUSINESS

None

5. APPROVAL OF AGENDA

Motion by Mr. Ancona, supported by Mr. Bedford, to APPROVE agenda.

Yes: All                   Absent: Bargowski                   Motion carried.

6. CONSENT AGENDA

Motion by Mr. Ancona, supported by Mr. Ujkic, to APPROVE the Consent Agenda as amended.

Yes: All                   Absent: Bargowski                   Motion carried.

1. APPROVAL OF MINUTES

Regular Meeting October 9, 2024

2. G25-0029                   Brainard, Benjamin – 11406 Plumridge Boulevard

RESOLVED, to declare that a public nuisance exists on the property commonly known as – 11406 Plumridge Boulevard and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding immediately. The Board also authorizes and approves the imposition of a lien against the property, in the amount of the cost of abatement incurred by the City, as permitted by the applicable city ordinance.

3. G25-0030 Burger King Company LLC – 40200 Van Dyke

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **40200 Van Dyke** and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding immediately. The Board also authorizes and approves the imposition of a lien against the property, in the amount of the cost of abatement incurred by the City, as permitted by the applicable city ordinance.

4. G25-0031 8384 Metropolitan Parkway Real Estate - 8384 Metropolitan Parkway

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **8384 Metropolitan Parkway** and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding immediately. The Board also authorizes and approves the imposition of a lien against the property, in the amount of the cost of abatement incurred by the City, as permitted by the applicable city ordinance.

5. G25-0033 Toma, Milad - 35296 Vito Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **35296 Vito Drive** and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding immediately. The Board also authorizes and approves the imposition of a lien against the property, in the amount of the cost of abatement incurred by the City, as permitted by the applicable city ordinance.

7. PUBLIC HEARINGS

None

8. OLD BUSINESS

None

9. NEW BUSINESS

None

10. PUBLIC PARTICIPATION

None

11. ADJOURNMENT

Motion by Mr. Ancona, supported by Mr. Ujkic, to adjourn the meeting.

Yes: All

Absent: Bargowski

Motion carried.

The meeting adjourned at 3:03 p.m.

Respectfully submitted,

Michael Stickney – Chairman  
Board of Ordinance Appeals II

Steve Ujkic – Secretary  
Board of Ordinance Appeals II