

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