



Devin Koski, Chairperson
David Graef, Vice Chairperson
Stephanie Jackson, Secretary
Derek D'Angelo
Jaafar Chehab

John Fenn
Pashko Ujkic
Ben Ancona – Alternate
Saif Yousif – Alternate

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. CORRESPONDENCE
6. PUBLIC HEARING

A. PZBA25-0021 – Lorelei Cell Tower

Requesting Board approval for non-use variances which if granted would permit the following: (1) a reduction in the required 155-foot setback from a residential use, (2) a reduction in the required 77.5-foot setback from a non-residential use, (3) a wireless communication tower within 1,500 feet of an existing wireless communication tower, and (4) a reduction in the amount of landscape screening on a property in the C-3 General Business District and Van Dyke Mixed Use District.

Property Address: 34510 Van Dyke Avenue

Location: East side of Van Dyke Avenue, south of Fifteen Mile Road

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

7. APPROVAL OF MINUTES

A. November 25, 2025

8. OLD BUSINESS
9. NEW BUSINESS

A. Review of the By-Laws

10. PUBLIC PARTICIPATION
11. ADJOURNMENT

NEXT MEETING DATE: February 24, 2026

Devin Koski, Chairman
Zoning Board of Appeals

PLEASE NOTE:

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the requests in person, or by agent or attorney during the public hearing to be held on the date and time, and at the location set forth above. Pertinent information related to the application may be reviewed at the Sterling Heights Office of Planning, during regular business hours. Questions regarding the application can be directed to the Office of



Planning at 586-446-2360. Written comments may be submitted to the Sterling Heights Office of Planning, 40555 Utica Road, Sterling Heights, MI 48313, or to the City Planner at shplanning@sterlingheights.gov up to 4:30 p.m. of the meeting date.

Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the City's Community Relations Office at 586-446-2370, seven days prior to the meeting date. Staff will be pleased to make the necessary arrangements.

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