

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. PZBA25-0025 – Gurjack Family - Residential Addition

Requesting Board approval for a non-use variance which if granted would allow a one-family residential housing unit to project no more than 9 feet into the required 35-foot rear yard setback, resulting in a rear yard setback of not less than 26 feet.

Property Address: 40746 Irval Drive

Location: South of Utica Road, between 18 Mile Road and Dodge Park Road

Current Zoning: R-60 One Family Residential District

B. PZBA25-0024 – Residential Backyard Patio

Requesting Board approval for a non-use variance which if granted would allow an unenclosed terraced patio to project into the required rear yard or open space for a distance of 18-feet, which is 3-feet more than the 15-feet permitted by ordinance.

Property Address: 42432 Beechwood Drive

Location: South of Nineteen Mile Road, between Ryan Road and Mound Road

Current Zoning: R-100 One Family Residential District

C. PBZA25-0026 – One-Family Residential Detached Garage/Accessory Building

Requesting Board approval for a non-use variance which if granted would allow a detached garage/Accessory building to be located 3-feet-9-inches from the principal building, which is 6-feet-3-inches closer than the required minimum 10-foot building separation.

Property Address: 34210 Dequindre Road

Location: Northeast corner of Dequindre Road and Camel Drive

Current Zoning: R-60 One Family Residential District

D. PZBA26-0001 – Forum at Gateways Signs

Requesting Board approval for non-use variances which if granted would 1) allow for two off-premises two pole signs in lieu of monument style signs that are 28 feet and 8 inches in height, which is 13 feet and 8 inches taller than the minimum height of 15 feet, with brick and/or decorative stone bases that are less than the 20-percent required minimum height of the sign base, and exceeds the maximum size of 150 square feet; 2) to allow for an off-premises monument style sign that exceeds the maximum size of 150 square feet; 3) to allow for 460 square feet of wall signage where 200 square feet are allowed; and 4) to allow for an electronic message board sign to be on a structure.

Property Addresses: 44575, 44681, 44603, and 44817 (part of parcel ID # 10-10-05-200-044)
Mound Road

Location: Southwest corner Mound Road and Dobry Drive

Current Zoning: C-4 Multi Use District

E. PZBA25-0021 – Lorelei Cell Tower

Requesting Board approval for a 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. January 28, 2026

8. OLD BUSINESS

9. NEW BUSINESS

A. Annual Report

10. PUBLIC PARTICIPATION

11. ADJOURNMENT

NEXT MEETING DATE: March 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.