

CITY OF STERLING HEIGHTS

NOTICE OF PUBLIC HEARING

The Board of Ordinance Appeals II will hold a public hearing at 3:00 p.m. on Wednesday October 8, 2025, at the Sterling Heights Municipal Center, 40555 Utica Road, Sterling Heights, MI 48313 in City Hall -Council Chambers. At this meeting the Board will (1) consider variance requests of petitioners and (2) conduct hearings on abatement of nuisances relating to the property and property owners itemized on the following agenda.

It is absolutely imperative that you are here by 3:00 p.m. if you intend to speak about a property.

AGENDA

1. Call to Order
2. Roll Call
3. Report from City Liaison
4. Removal of Consent Items to New Business
5. Approval of Agenda
6. Consent Agenda
 1. Approval of the Minutes
Regular Meeting of September 17, 2025
 2. G25-0256 Sitkiewicz, J. & J. – 8865 Alwardt Drive
 3. G25-0257 Sala, Stanley – 40092 Fraser Drive
 4. G25-0258 Habeel, Roni - 39150 Lorien Drive
 5. G25-0259 Ibrahim, Fahim & Hania – 40432 Mead Point Drive
 6. G25-0260 Kolczynski, Nicholas & Angelina – 11609 Ebony Court
 7. G25-0261 Sackman, Michael – 8202 Irving Road
 8. G25-0262 Jaworski, Daniel Victor – 33739 King Richard Drive
 9. G25-0263 Bauer, Thomas P. & Janet L. – 33218 Sebastian Lane Drive
 10. G25-0264 Matei, Kurkys – 4107 Connie Drive
 11. G25-0265 Ahmed, Richma – 4146 Connie Drive
 12. G25-0266 Floers, Maria R. ET AL – 12556 Bender Drive

13. G25-0267 Meyer Property Mgmt, LLC – 42649 Fortner Drive
14. G25-0268 Weber, Benjamin – 12668 Takoma Drive
15. G25-0269 Brown, Tyrone – 33425 Clifton Drive
16. G25-0270 Levon, Bruce – 4022 Dickson Drive
17. G25-0271 Bartkiw, Suzan M. – 3010 Firestone Drive
18. G25-0272 Al-Ton, Mazin – 3070 Firestone Drive
19. G25-0273 McGuneagle, Diana, L. – 34740 Forman Drive

7. Public Hearings

- a. G25-0255 Toro, Qani & Hamite – 3506 Hein Drive
Requesting a variance to install a 6' privacy fence into the front yard setback more than 10' off the house on a corner lot along Richard O. Drive – no pool.

8. Old Business

- a.

9. New Business

- a.

10. Public Participation

11. Adjournment

All interested persons will be given an opportunity to be heard relating to the agenda items. With respect to nuisance abatement hearings, the property owner, Code Enforcement Officer, or any other interested party may present testimony at the hearing as to whether any condition located upon the property constitutes a nuisance and whether the City should abate the nuisance. If the Board determines that the conditions constitute a nuisance, the Board may order that the City abate the nuisance with the cost of abatement to become a lien against the owner's real property collectable in the same manner as real property taxes. Questions re: this agenda can be directed to 586-446-2360.

The City will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 7 days notice to the Community Relations Office at 446-2470.

PLEASE NOTE: MEETING WILL BE HELD AT THE MUNICIPAL CENTER