

CITY OF STERLING HEIGHTS
BOARD OF ORDINANCE APPEALS II
REGULAR MEETING MINUTES
June 18, 2025

The Board of Ordinance Appeals II held a public hearing at 3:00 p.m. on Wednesday, June 18, 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, Michael Bargowski, Joseph Bedford, and Michael Stickney (Chairman)

Absent: Steve Ujkic - 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 items from the consent agenda as they have been cleaned up prior to the meeting: G25-0061, G25-0063, G25-0064, and G25-0065 .
4. REMOVAL OF CONSENT ITEMS TO NEW BUSINESS

None

5. APPROVAL OF AGENDA

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

Yes: All Absent: Ujkic Motion carried.

6. CONSENT AGENDA
Motion by Mr. Bedford, supported by Mr. Bargowski, to APPROVE the Consent Agenda as amended.

Yes: All Absent: Ujkic Motion carried.

1. APPROVAL OF MINUTES
Regular Meeting May 7, 2025

2. G25-0062 Gibson, Michael – 8095 Gage Crescent

RESOLVED, to declare that a public nuisance exists on the property commonly known as – 8095 Gage Crescent 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

a. G25-0048 – Bhuiyan, Touhidul – 34210 Dequindre Road
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 Camel Drive – no pool.

Touhidul Bhuiyan, homeowner, addressed the Board. He indicated he wanted to put a privacy fence along Camel Road for the safety of his four year old son. Dequindre is busy and he also has an apartment building next to his house.

Mr. Stickney asked if he would be taking down the chain link fence. Mr. Bhuiyan answered yes.

Mr. Stickney asked for any questions from the Board. Being none, he asked for a motion.

Moved by Mr. Ancona, supported by Mr. Bedford, **RESOLVED**, to approve case G25-0048 at 34210 Dequindre Road with the following conditions: 1 – that the petitioner agrees to abide by and comply with all applicable rules and regulations and orders of every lawful agency or governing authority having jurisdiction, 2 – that the decision of the Board will remain valid and in force only as long as the facts and information presented to the Board in public hearing are found to be correct and that the conditions upon which the motion is based are maintained as presented to the Board, 3 – The fence variance approved today does not take effect until the variance paperwork is returned to the City by the applicant and a fence permit is approved, and 4 –Any violation of these conditions will render the variance void.

Mr. Stickney asked for any comments from the Board. Being none, he asked for a roll call vote.

Yes: Ancona, Bedford, Bargowski, Stickney

No: None Absent: Ujkic Motion carried.

8. OLD BUSINESS
None
9. NEW BUSINESS
None
10. PUBLIC PARTICIPATION
None
11. ADJOURNMENT
Motion by Mr. Bedford, supported by Mr. Bargowski, to adjourn the meeting.

The meeting adjourned at 3:07 p.m.

Respectfully submitted,

Michael Stickney – Chairman Board of Ordinance Appeals II

Ben Ancona – Acting Secretary Board of Ordinance Appeals II