

CITY OF STERLING HEIGHTS
BOARD OF ORDINANCE APPEALS II
REGULAR MEETING MINUTES
July 9, 2025

The Board of Ordinance Appeals II held a public hearing at 3:00 p.m. on Wednesday, July 9, 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 Stickney (Chairman), and Steve Ujkic

Absent: Michael Bargowski and Joseph Bedford - Excused

Also in attendance: Jason Castor – City Development Director
Patrick Willis – Code Enforcement Officer
3. REPORT FROM CITY LIAISON, 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: G25-0078, G25-0079, G25-0080, G25-0081, G25-0085 and G25-0090 .
4. REMOVAL OF CONSENT ITEMS TO NEW BUSINESS
 - a. Moved item 12 to New Business 9a. G25-0087 Dynkowski, Darius W. – 5232 Dickson Drive
5. APPROVAL OF AGENDA

Motion by Mr. Ancona, supported by Mr. Ujkic, to **APPROVE** agenda.

Yes: All Absent: Bargowski and Bedford Motion carried.
6. CONSENT AGENDA
Motion by Mr. Ancona, supported by Mr. Ujkic, to **APPROVE** the Consent Agenda as amended.

Yes: All Absent: Bargowski and Bedford Motion carried.
1. APPROVAL OF MINUTES
Regular Meeting June 18, 2025
2. G25-0077 Katoola, Aiser – 4745 Benjamin Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as – **4745 Benjamin 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.

3. G25-0082 Faris, Yono, LLC – 33250 Ryan Road

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **33250 Ryan Road** 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. G25-0083 Ali, Sheikh Somraj – 38355 Covington Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **38355 Covington 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.

5. G25-0084 Almonte, Jessica Balde Belliard – 5279 Croton Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **5279 Croton 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.

6. G25-0086 Khalil, Liqaa Sami & Peta, Majid – 4049 Augustine Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **4049 Augustine 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. G25-0088 Yono, Michael J. – 33517 Rosewood Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **33517 Rosewood 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.

8. G25-0089 Mastroianno, Frank – 2268 Serra Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **2268 Serra 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

a. G25-0076 – Hanna, Fadi & Kristeain – 6191 Waldo Avenue

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 Merrill Road – no pool.

Fadi Hanna, homeowner, addressed the Board. He indicated he pulled a permit and wanted the privacy fence to protect his children and was requesting the variance because he would lose too much of his yard.

Mr. Stickney confirmed there is no fence there now. Mr. Hanna indicated that was correct.

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

Moved by Mr. Ancona, supported by Mr. Ujkic, **RESOLVED**, to approve case **G25-0076** at **6191 Waldo Avenue** 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, Ujkic, Stickney

No: None Absent: Bargowski and Bedford Motion carried.

8. OLD BUSINESS
None

9. NEW BUSINESS
a. G25-0087 Dynkowski, Darius W. – 5232 Dickson Drive
Patrick Willis, Code Enforcement Officer, gave an overview and displayed pictures of the property.

Darius Dynkowski, homeowner, addressed the Board. He explained this was his mother’s house and when she passed a few years ago the property went to a trust which included a number of family members who could not come to an agreement on what to do with the property. In October or November of last year, they dissolved the trust and he took full ownership of the house. He listed the property for sale. The neighbor put in an offer to purchase which he accepted. That lasted 60 days and the neighbor could not secure financing. The property was relisted. He indicated the current purchaser was present and closing was to occur a week or so ago and came to a halt when the title company found out about todays hearing. He asked for 30 to 60 days so the purchaser could close on the house. He stated the purchaser is ready to start work on the house as soon as he can secure ownership.

Mr. Stickney asked Mr. Castor about the situation.

Mr. Castor explained there would be fees and fines associated with the process to this point thus far. The outstanding violations at the property can be addressed by whoever. The City’s interest is making sure they are addressed. If the new owner buys it as is and understands what is going on. The Board would like to see the violations be addressed. He indicated 60 days may be a stretch as some of the issues could be taken care of in a weekend which would allow the City to close out this case. He conveyed it may make the process easier on their end.

Mr. Dynkowski explained he has the grass cut weekly and thought the company had addressed the cracks in the driveway. When he went there yesterday, he was also upset it was not done.

Emdadul Haque, purchaser of the home, addressed the Board. He indicated he would not be living in it as it would be an investment property. He asked for 60 days because getting the roof and gutters done is a big job.

Mr. Stickney indicated that is a huge ask. Mr. Haque then asked for 45 days.

Mr. Dynkowski indicated the purchaser flips houses and it is his intent to get in there and get it done. He asked if they could give him 30 days and then readdress to see the progress he has made.

Mr. Stickney asked the Board for any questions.

Mr. Ancona asked Mr. Castor if there would be a lien on the property if the Board gives an extension of 30 days. Mr. Castor explained a lien on this case, if the City does work on the property and the invoice goes unpaid, it then goes onto the taxes and it stays on the taxes. Mr. Ancona asked if they are given a 30 day extension, the City will not do any work so there would be no lien. Mr. Castor stated that was correct.

Mr. Ancona asked Mr. Dynkowski and Mr. Haque if they understood what all needed to be done from the list of violations. Mr. Haque indicated he understood and asked for 45 days to get permits and contractors there to do the work. Mr. Ancona indicated this is a complaint and it is bothering someone on the street as it is an eyesore.

Mr. Castor indicated there are items that would take significantly more time than others and they could break out specific timelines of what needed to be done.

Mr. Stickney asked for any further questions from the Board. Being none, he asked for public participation. Also being none, he asked for a motion.

Moved by Mr. Ancona, supported by Mr. Ujkic, **RESOLVED**, to declare that a public nuisance exists on the property commonly known as – **5232 Dickson Drive** and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding as follows: trash/debris and landscape maintenance by Wednesday, July 23, 2024; roof, gutter, and trim repairs and painting of gutters/soffits all included in the report within 45 days. 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.

Mr. Stickney asked the Board for any discussion on the motion. Being none, he asked for a roll call vote.

Yes: Ancona, Ujkic, Stickney

No: None Absent: Bargowski and Bedford Motion Carried.

10. PUBLIC PARTICIPATION
A woman inquired about her case. Mr. Stickney explained she had to be there by 3:00 p.m. at the start of the meeting to have her case heard. He suggested she go to the Building Department to discuss further.
11. ADJOURNMENT
Motion by Mr. Ancona, supported by Mr. Ujkic, to adjourn the meeting.
- Yes: All Absent: Bargowski and Bedford Motion carried.

The meeting adjourned at 3:25 p.m.

Respectfully submitted,