

CITY OF STERLING HEIGHTS  
BOARD OF ORDINANCE APPEALS II  
REGULAR MEETING MINUTES  
September 17, 2025

The Board of Ordinance Appeals II held a public hearing at 3:00 p.m. on Wednesday, September 17, 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. Ancona called the meeting to order at 3:00 p.m.

2. ROLL CALL: Ben Ancona, Michael Bargowski, Joseph Bedford, Michael Stickney (Chairman), and Steve Ujkic

Absent: Lillian Jacobs - Excused

Also in attendance: Jason Castor – City Development Director  
Dana Vietto – Code Enforcement Coordinator

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: G25-0232, G25-0234, and G25-0240.

4. REMOVAL OF CONSENT ITEMS TO NEW BUSINESS

a. Moved item 6 to New Business 9a. G25-0235 Arbo, Steven Amir – 38122 Lincolndale Drive

5. APPROVAL OF AGENDA

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

Yes: All                   Absent: Jacobs                   Motion carried.

6. CONSENT AGENDA

Motion by Mr. Ancona, supported by Mr. Ujkic, to APPROVE the Consent Agenda as amended.

Yes: All                   Absent: Jacobs                   Motion carried.

1. APPROVAL OF MINUTES

Regular Meeting August 6, 2025

2. G25-0231                   Tiburcio, John P & Denise A – 14270 Pernell Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – 14270 Pernell 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. G25-0233 Gingrich, Heather M. & Michael A. – 37680 Alper Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **37680 Alper 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.

4. G25-0236 Jamison, Jacqueline D. – 13038 Roxbury Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **13038 Roxbury 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. G25-0237 Palm Ryan Site Condominium Association/ Ravindar, Sneha  
4012/4015 Jayden Court

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **4012/4015 Jayden Court** 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. G25-0238 Ratliff, Elvin – 2535 Camel Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **2535 Camel 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. G25-0239 Abona, Waseel & Halaq, Maryam T. – 35706 Duke Drive

RESOLVED, to declare that a public nuisance exists on the property commonly known as – **35706 Duke 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

None

8. OLD BUSINESS

None

9. NEW BUSINESS

a. G25-0235 Arbo, Steven Amir – 38122 Lincolndale Drive

Code Enforcement Coordinator, Dana Vietto, stated as of today there has been no contact with the owner and there have been some changes to the property. Pictures were shown at this time.

Steven Arbo, homeowner, addressed the Board. He explained they had a violation similar to this and they cleaned it up. This is not his primary address and did not receive any mail. He noticed about a week ago the notice on the door. He reached out to Joe and received an email stating he was out of the office so he wasn't sure what the issue was.

Mr. Stickney confirmed that he does not live at that property. Mr. Arbo indicated he did not.

Mr. Stickney suggested to go to the assessing office to change his mailing address. He then asked how long it would take to get the rest of the cleanup done. Mr. Arbo asked for 10 days. He stated it could be less but just wanted to make sure he had time.

Mr. Stickney asked the Board for any questions.

Mr. Bargowski asked, if it is not his primary residence, does he have someone to maintain this. Mr. Arbo indicated they are changing some things inside and then will be listing for rent.

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

Moved by Mr. Ujkic, supported by Mr. Ancona, **RESOLVED**, to declare that a public nuisance exists on the property commonly known as – 38122 Lincolndale Drive and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding by September 29, 2025. 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.

Mr. Bedford asked if the date could be changed to September 29<sup>th</sup> to give him the 10 days requested.

Motion by Mr. Ujkic, supported by Mr. Ancona, to **AMEND** the date to September 29, 2025.

Mr. Stickney asked for any other discussion. Being none, he asked for a roll call vote.

Yes: Ujkic, Ancona, Bargowski, Bedford, Stickney

No: None      Absent: Jacobs      Motion Carried.

10. PUBLIC PARTICIPATION  
None

11. ADJOURNMENT  
Motion by Mr. Ancona, supported by Mr. Ujkic, to adjourn the meeting.

Yes: All      Absent: Jacobs      Motion carried.

The meeting adjourned at 3:08 p.m.

Respectfully submitted,

Mike Stickney – Chairman  
Board of Ordinance Appeals II

Steve Ujkic – Secretary  
Board of Ordinance Appeals II