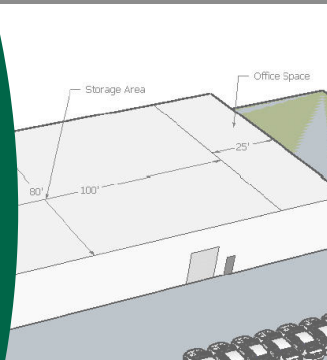


Office of Planning



PURPOSE OF ANNUAL REPORT

Article IX- Annual Report of the City of Sterling Heights's Zoning Board of Appeals bylaws states:

The Vice-Chairperson of the Zoning Board of Appeals shall, by April 15 of the following year, prepare and submit to the Board for approval, and submit to the City Council a written report of its activities covering the previous calendar year. This report is to cover the following:

1. Number of cases scheduled
2. Number of meetings held
3. Action take on cases heard
4. Attendance

CREATION

Article 30 of the Zoning Ordinance:

A. Zoning Board of Appeals which shall perform its duties and exercise its powers as provided in Public Act 207 of 1921, as amended, and in such a way that the objectives of this ordinance shall be observed, public safety secured and substantial justice done. The Zoning Board of Appeals shall consist of seven regular members, each to be appointed for a term of three years, expiring on June 30 in the year of expiration. All vacancies for unexpired terms shall be filled for the remainder of the term. The compensation for members of the Board shall be established by City Council. There is hereby established a Zoning Board of Appeals which shall perform its duties and exercise its powers as provided in Public Act 110 of 2006, as amended, and in such a way that the objectives of this ordinance shall be observed, public safety secured, and substantial justice done. The Zoning Board of Appeals shall consist of seven regular members, each to be appointed by a majority of the City Council members serving. All members of the Zoning Board of Appeals shall be selected from the electors of the City and shall be representative of the population distribution and of the various interests in the City. One member of the Board may be a member of the Planning Commission, with the remaining members selected from the electors of the City. Appointments shall be for a three year term expiring on June 30 in the year of expiration, except for appointments to fill vacancies or appointments of the member of the Board who is also a member of the Planning Commission. All vacancies for unexpired terms shall be filled for the remainder of the term in the same manner as the original appointment. The term of the member of the Board who is also a member of the Planning Commission shall be limited to the time he or she is a member of the Planning Commission. Appointments shall be made not more than one month after the term of the preceding member has expired. The City Council may also appoint to the Zoning Board of Appeals not more than two alternate members for the same term as regular members who may be called to serve in the absence of a regular member or for the purpose of reaching a decision on a case in which a member has abstained for reasons of conflict of interest. The alternate member shall serve in accordance with the provisions of applicable law. The compensation for members of the board shall be established by City Council, and members may be reimbursed for expenses actually incurred in the discharge of their duties.

B. The City Council may also appoint positions for up to two alternate members to serve on the Zoning Board of Appeals for the same terms as regular members. The alternate members shall be called on a rotating basis to sit as regular members of the Board in the absence of a regular member. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. Once an alternate has been called to serve in a particular case, he or she shall continue to participate in that case until a decision has been rendered.

- C. Members of the Zoning Board of Appeals shall be removed by the City Council for misfeasance, malfeasance or nonfeasance in office upon written charges and after public hearing. A member shall disqualify himself or herself from a vote in which he or she has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.
- D. A member of the Zoning Board of Appeals who is also a member of the Planning Commission or City Council shall not participate in a public hearing or vote on the same matter that the member voted on as a member of the Planning Commission or City Council. However, the member may consider and vote on other unrelated matters involving the same property.

MEMBERSHIP

Commissioner	Original appointment date	Current term expires
Erica Castiglia (until June, 2022)	July 2, 2019	June 30, 2022
Derek D'Angelo	December 21, 2004	June 30, 2024
David Graef	June 15, 2010	June 30, 2025
Aisha Farooqi	August 7, 2020	June 30, 2023
Pashko Ujkic	June 2, 2015	June 30, 2024
Devin Koski	February 18, 2020	June 30, 2023
John Fenn	December 1, 2020	June 30, 2025
Stephanie Jackson	June 7, 2022	June 30, 2025
Alternate	Original appointment date	Current term expires
Jafar Chehab	January 19, 2021	June 30, 2023
Benjamin Ancona	September 20, 2022	June 30, 2023

ZONING BOARD OF APPEALS ACTIVITY

Applications	Total Cases Heard	Use Variances	Dimensional Variances	Ordinance Interpretations	Cases Approved	Cases Denied
No. of cases	28	19	6	0	12	9

2022 MEETING SCHEDULE & ATTENDANCE

January 26, 2022

Members Present: Castiglia, D'Angelo, Farooqi, Koski, Ujkic, Chehab (alternate)

Members Absent: Fenn, Graef

February 22, 2022

Members Present: Castiglia, D'Angelo, Farooqi, Fenn, Graef, Koski, Ujkic

Members Absent: None

March 22, 2022

Members Present: Farooqi, Fenn, Koski, Graef, Chehab (alternate), Jackson (alternate)

Members Absent: Castiglia, D'Angelo, Ujkic

April 27, 2022

Members Present: Castiglia, D'Angelo, Fenn, Graef, Koski, Ujkic, Jackson (alternate)

Members Absent: Farooqi

May 24, 2022

Cancelled

June 28, 2022

Members Present: Castiglia, D'Angelo, Koski, Ujkic, Chehab (alternate), Jackson (alternate)

Members Absent: Farooqi, Fenn, Graef

July 26, 2022

Members Present: D'Angelo, Graef, Jackson, Koski, Ujkic, Chehab (alternate)

Members Absent: Farooqi, Fenn

August 23, 2022

Members Present: D'Angelo, Farooqi, Fenn, Graef, Jackson, Koski, Ujkic

Members Absent: None

August 29, 2022

Members Present: D'Angelo, Farooqi, Fenn, Graef, Jackson, Koski, Ujkic

Members Absent: None

September 27, 2022

Cancelled

October 25, 2022

Members Present: Fenn, Graef, Jackson, Koski, Ujkic, Chehab (alternate)

Members Absent: D'Angelo, Farooqi

November 22, 2022

Members Present: D'Angelo, Fenn, Graef, Jackson, Koski, Ujkic, Ancona (alternate)

Members Absent: Farooqi

December 27, 2022

Members Present: D'Angelo, Farooqi, Fenn, Graef, Jackson, Koski, Ujkic

Members Absent: None

MEETING SCHEDULE & CASES

January 26, 2022

1	Case No.	PZBA21-0027	Applicant	Jiffy Lube
	Requesting board approval for a variance which if granted would permit additional freestanding monument sign(s) on the existing Meijer (36600 Van Dyke) property for a proposed Jiffy Lube building.			
	Property Address: 36600 Van Dyke Location: East side of Van Dyke, south of Metropolitan Parkway Current Zoning: C-3 General Business District			
	Type: Non-Use Variance		Action: Postponed	
2	Case No.	PZBA21-0028	Applicant	Next Ride Motorsports – 3 Wheel Rentals, LLC – Reginald Bobo
	Requesting board approval for a use variance which if approved would permit a new and used (Class A and B vehicle dealer licenses) vehicle dealership in conjunction with an existing vehicle rental business within an M-1 Light Industrial District.			
	Property Address: 6675 Burroughs Avenue Location: North of Nineteen Mile Road and east of Merrill Road Current Zoning: M-1 Light Industrial District			
	Type: Use Variance		Action: Approved	

February 22, 2022

1	Case No.	PZBA21-0027	Applicant	Jiffy Lube
	Requesting board approval for a variance which if granted would permit additional freestanding monument sign(s) on the existing Meijer (36600 Van Dyke) property for a proposed Jiffy Lube building.			
	Property Address: 36600 Van Dyke Location: East side of Van Dyke, south of Metropolitan Parkway Current Zoning: C-3 General Business District			
	Type: Non-Use Variance		Action: Postponed	
2	Case No.	PZBA22-0001	Applicant	Phoenix Home Daycare – Hiba Arrow
	Requesting board approval for a use variance which if approved would allow for an in-home child daycare facility of up to twelve (12) children in an R-100 One Family Residential District.			
	Property Address: 2411 Joseph Drive Location: East of Dequindre, north of Nineteen Mile Road Current Zoning: R-100 One Family Residential District			
	Type: Use Variance		Action: Denied	



March 22, 2022

1	Case No.	PZBA22-0002	Applicant	Alexandra Vincent Esthetics
	Requesting board approval for a use variance which if granted would permit a body art facility for the purposes of microblading within the existing business in an R-60 One Family District (Consent judgement).			
	Property Address: 2143 Fifteen Mile Road Location: North side of Fifteen Mile Road, east of Dequindre Current Zoning: R-60 One Family Residential District (Consent judgement)			
	Type: Use Variance		Action: Denied	
2	Case No.	PZBA22-0003	Applicant	Eddie Salon
	Requesting board approval for a use variance which if granted would permit a body art facility for the purposes of microblading within the existing business in a C-3 General Business District.			
	Property Address: 34750 Van Dyke Location: East side of Van Dyke, south of Fifteen Mile Road Current Zoning: C-3 General Business District			
	Type: Use Variance		Action: Postponed	
3	Case No.	PZBA22-0004	Applicant	Panda Express
	Request for a dimensional variance which if granted would permit a drive-through restaurant to be located within 500 feet of an existing drive-through facility in a C-3 General Business District.			
	Property Address: 36600 Van Dyke Location: Southeast corner of Metropolitan Parkway and Van Dyke Current Zoning: C-3 General Business District			
	Type: Dimensional Variance		Action: Approved	

April 27, 2022

1	Case No.	PZBA22-0005	Applicant	Focus Design – Tod Ballou
	Requesting board approval for a dimensional variance which if granted would permit an exterior staircase to be located within the front yard setback of the existing single-family home, located on a corner parcel.			
	Property Address: 35317 Dearing Drive Location: North side of Fifteen Mile Road, west of Dodge Park Current Zoning: R-60 One Family Residential District			
	Type: Dimensional Variance		Action: Approved	
2	Case No.	PZBA20-0004	Applicant	English Estates- Zeff Berishaj
	Requesting board approval for a variance which if granted would permit a thirty (30) inch reduction in the required front/street-side setback for a single family residence.			
	Current Zoning: R-60 (One Family Residential District) Property Address: 36041 English Drive			
	Type: Dimensional Variance		Action: Approved	

May 24, 2022

Cancelled due to lack of cases.

June 28, 2022

1	Case No.	PZBA22-0006	Applicant	RSVP Event Space – Ruby McGill
	Requesting board approval for a use variance which if granted would permit a banquet and event facility not located within a freestanding building in a C-3 General Business District.			
	Property Address: 39120 Van Dyke Location: East side of Van Dyke, north of Seventeen Mile Road Current Zoning: C-3 General Business District			
	Type: Use Variance		Action: Postpone	

July 26, 2022

1	Case No.	PZBA22-0006	Applicant	RSVP Event Space – Ruby McGill (postponed from June 28, 2022)
	Requesting board approval for a use variance which if granted would permit a banquet and event facility not located within a freestanding building in a C-3 General Business District.			
	Property Address: 39120 Van Dyke Location: East side of Van Dyke, north of Seventeen Mile Road Current Zoning: C-3 General Business District			
	Type: Special Approval Land Use		Action: Withdrawn	
2	Case No.	PZBA22-0011	Applicant	Phoenix Landscape Services
	Requesting board approval for a use variance which if granted would permit a landscaping contractor that abuts a residential zone in an M-1 Light Industrial District.			
	Property Address: 40871 Brentwood Location: West side of Brentwood, south of Eighteen Mile Road Current Zoning: M-1 Light Industrial District			
	Type: Site Plan Approval		Action: Approved	
3	Case No.	PZBA22-0007	Applicant	Utica Van Dyke Corners
	Requesting board approval for a use variance which if granted would permit a drive-through coffee/donut shop in a C-1 Local Convenience Business District and proximate to a residential district.			
	Property Address: 43167 Van Dyke Location: West side of Van Dyke, south side of Utica Road Current Zoning: C-1 Local Convenience Business District			
	Type: Use Variance		Action: Denied	

4	Case No.	PZBA22-0008	Applicant	King's Gates Apartments
	Requesting board approval for a use variance which if granted would permit the establishment of multiple family recreation space and ancillary improvements in an R-60 One Family Residential District and the relocation of a six (6) foot masonry wall.			
	Property Address: 44090 Kings Gate Location: West of M-53, south of Canal Road Current Zoning: RM-2 Multi-Family Low-Rise District and R-60 One Family Residential District			
	Type: Use Variance		Action: Approved	
5	Case No.	PZBA22-0009	Applicant	King's Gate Apartments
	Requesting board approval for a use variance which if granted would allow parking spaces and ancillary improvements for a multiple family use to be placed in an R-60 One Family Residential District (property is split zoned).			
	Property Address: 11565 Erdmann Road Location: West of M-53, south of Canal Road Current Zoning: RM-2 Multi-Family Low-Rise District and R-60 One Family Residential District			
	Type: Use Variance		Action: Approved	

August 23, 2022

1	Case No.	PZBA22-0010	Applicant	Cloud 9 Hookah Lounge
	Requesting board approval for a use variance which if granted would permit an existing hookah use to continue to be operated in a C-2 Planned Comparison District.			
	Property Address: 43636 Schoenherr Road Location: Northeast corner of Canal and Schoenherr Road Current Zoning: C-2 Planned Comparison District			
	Type: Use Variance		Action: Approved	
2	Case No.	PZBA22-0012	Applicant	Michael Torres
	Requesting board approval for a variance which if granted would allow for the reduction in the number of required parking spaces and the required screening requirements for a medical office use.			
	Property Address: 33376 Dequindre Road Location: East side of Dequindre, north of Fourteen Mile Road Current Zoning: O-2 Planned Office District			
	Type: Use Variance		Action: Approved	
3	Case No.	PZBA22-0019	Applicant	Custom Cylindrical – Casey Jemelka
	Requesting board approval for a use variance which if granted would permit a home occupation to operate under a federal firearms license, which may include the manufacturing and/or sales of firearms in an R-60 One Family Residential District.			
	Property Address: 5352 Northlawn Drive Location: South of Fifteen Mile Road, west of Mound Road Current Zoning: R-60 One Family Residential District			
	Type: Use Variance		Action: Approved	

August 29, 2022

1	Case No.	PZBA22-0013	Applicant	Metro-Mound Road – Van Dyke Billboard Sign
	Requesting board approval for a use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in an M-2 Heavy Industrial District.			
	Property Address: 6699 Metropolitan Parkway Location: North side of Metropolitan Parkway, between Mound Road and Van Dyke Current Zoning: M-2 Heavy Industrial District			
	Type: Use Variance		Action: Denied	
2	Case No.	PZBA22-0014	Applicant	Hall Road – Van Dyke Billboard Sign
	Requesting board approval for use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in a C-2 Planned Comparison District.			
	Property Address: 11800 Hall Road Location: South of Hall Road, east of M-53 Current Zoning: C-2 Planned Comparison District			
	Type: Use Variance		Action: Denied	
3	Case No.	PZBA22-0015	Applicant	Mound Road & 18 ½ Mile Road Billboard Sign
	Requesting board approval for a use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in a TR0 Technical Research Office District.			
	Property Address: 41453 Mound Road Location: West side of Mound Road, south of 18 ½ Mile Road Current Zoning: TR0 Technical Research Office District			
	Type: Use Variance		Action: Denied	
4	Case No.	PZBA22-0016	Applicant	Mound Road & North of 17 Mile Billboard Sign
	Requesting board approval for a use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in an O-2 Planned Office District.			
	Property Address: 39615 Mound Road Location: West side of Mound Road, between 17 and 18 Mile Road Current Zoning: O-2 Planned Office District			
	Type: Use Variance		Action: Denied	
5	Case No.		Applicant	
	Requesting board approval for use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in a C-3 General Business District.			
	Property Address: 38951 Mound Road Location: West side of Mound Road, south of 17 Mile Road Current Zoning: C-3 General Business District			
	Type: Use Variance		Action: Denied	

6	Case No.	PZBA22-0018	Applicant	Van Dyke & Plumbrook Billboard Sign
	Requesting board approval for use variance which if granted would permit an electronic billboard (off-premise sign) that exceeds maximum permissible height, area, and percentage of electronic message center allowed and is not a monument sign in a C-3 General Business District.			
	Property Address: 39410 Van Dyke Location: Southeast corner of Plumbrook and Van Dyke Current Zoning: C-3 General Business District			
	Type: Use Variance		Action: Denied	

September 27, 2022

Cancelled due to lack of cases.

October 25, 2022

1	Case No.	PZBA22-0022	Applicant	Gary Gruskowski
	Requesting board approval for a dimensional variance which if granted would permit a zero foot side yard setback in an M-1 Light Industrial District.			
	Property Address: 44443 Phoenix Drive Location: North of 19 ½ Mile Road, east of Merrill Road Current Zoning: M-1 Light Industrial District			
	Type: Dimensional Variance		Action: Postponed	

November 22, 2022

1	Case No.	PZBA22-0023	Applicant	Christopher Zomerfeld
	Requesting board approval for a use variance which if granted would permit an existing non-conforming single family home in an O-1 Business & Professional Office District.			
	Property Address: 42101 Mound Road Location: North of 18 ½ Mile Road, west side of Mound Road Current Zoning: O-1 Business and Professional Office District			
	Type: Use Variance		Action: Approved	

December 27, 2022

1	Case No.	PZBA22-0024	Applicant	PetSuites
	Requesting board approval for a dimensional variance which if granted would permit an outdoor dog run within 50 feet of the property line in the M-1 Light Industrial District.			
	Property Address: 6335 and 6365 Fifteen Mile Road Location: North side of Fifteen Mile Road, east of Mound Road Current Zoning: M-1 Light Industrial District			
	Type: Dimensional Variance		Action: Approved	

2	Case No.	PZBA22-0025	Applicant	James Sarate
	Requesting board approval for a dimensional variance which if granted would permit a widening of the driveway to be 38 feet in width in the R-60 One Family Residential District.			
	Property Address: 42344 Mendel Drive Location: South of Nineteen Mile Road, between Clinton River Road and Schoenherr Current Zoning: R-60 One Family Residential			
	Type: Dimensional Variance		Action: Postponed	