

CITY OF STERLING HEIGHTS

NOTICE OF PUBLIC HEARING

The Ordinance Board of Appeals held a public hearing at 7:04 p.m. on Monday March 21, 2016 at the Sterling Heights Municipal Center, 40555 Utica Road, Sterling Heights, MI in the Council Chambers, 586-446-2360. 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 on the following agenda.

AGENDA

1. Chairman Pitrone called the meeting to order at 7:00 pm
2. Roll Call
Robert
John Pitrone - Chairman, Joseph DiGaetano - Secretary,
Ervin, Kathryn Jiles, Juli Sala (excused), Denice Gerstenberg - City Development Director, Paul Geiger - Code Enforcement Officer, Dana Vietto - Recording Secretary
3. Report from City Liaison - Denice Gerstenberg
 - a. All petitioners were notified by first class mail about tonight's meeting. Remove the following items from the consent agenda as they have been cleaned up prior to the meeting - G16-0017, G16-0018 & G16-0020.
 - b. Move G16-0019 to new business.
4. Removal of Consent Items to New Business
 - a. Moved item 5 to New Business 9a. G16-0019 Page, Ronald B. - 14146 Elmhurst Drive
5. Approval of Agenda
Motion by Ervin, supported by Jiles, to approve agenda
Yes: All. Motion carried.
6. Consent Agenda
Moved by Ervin, supported by Jiles, RESOLVED, to approve the Consent Agenda as amended:
 1. To approve the minutes of the regular meeting of February 22, 2016, as presented.
 2. G16-0016 Z & A Holdings, LLC - 7750 Metropolitan Parkway
RESOLVED, to declare that a public nuisance exists on the property commonly known as 7750 Metropolitan Parkway 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 Hearing
8. Old Business
9. New Business
 - a. G15-0019 Page, Ronald B. - 14146 Elmhurst Drive
Code Enforcement Officer, Paul Geiger, stated as of today there were some changes to the property.

Property owner was not present. Mr. Pitrone stated that the property owner sent an email asking for a four week extension. Mr. Geiger stated that there was contact with the owner back in November and the stairs are not to code. Mr. DiGaetano asked if it makes sense that the steps are not complete due to the weather. Mr. Geiger stated that the owner needs to apply for a building permit and that it is a building issue. Mr. Pitrone stated that he has no issue giving the owner four weeks to get it done.

Moved by Ervin, supported by DiGaetano, RESOLVED, to declare that a public nuisance exists on the property commonly known as 14146 Elmhurst Drive and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding after April 25, 2016. 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.

Yes: DiGaetano, Ervin, Jiles, Pitrone
No: None. Absent: Sala. Motion carried.

- b. G15-0016 Z & A Holdings, LLC - 7750 Metropolitan Parkway
Code Enforcement Officer, Paul Geiger, stated as of today there were no changes to the property.

Mr. Geiger wanted the Board to see all the violations regarding this property. Mr. Pitrone stated that the Board already voted to abate the conditions on the consent agenda.

10. Adjournment
Motion by Ervin, supported by Jiles to adjourn the meeting.

Yes: All. Motion carried.

The meeting was adjourned at 7:15 pm

Respectfully submitted.

John Pitrone

John Pitrone, Chairman
Ordinance Board of Appeals
Appeals

Joseph DiGaetano

Joseph DiGaetano, Secretary
Ordinance Board of