

CITY OF STERLING HEIGHTS

NOTICE OF PUBLIC HEARING

The Ordinance Board of Appeals held a public hearing at 7:00 p.m. on September 26, 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. Acting Chairman Ervin called the meeting to order at 7:00 pm
2. Roll Call John Pitrone - Chairman, Juli Sala - Secretary, Robert Ervin, Benjamin McMartin, Paul Zdzieblowski, Denice Gerstenberg - City Development Director, Pat Willis - 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 - G16-0241, G16-0242, G16-0245, G16-0246, G16-0247, G16-0248, G16-0251, G16-0252, G16-0254, G16-0257, G16-0259 & G16-0260
4. Removal of Consent Items to New Business
 - a. Moved item 6 to New Business 9a. G16-0244 Oza, Kishor - 8669 Crestview Drive
 - b. Moved item 17 to New Business 9b. G16-0255 Vandoren, Myra D. - 39026 Poinciana Drive
5. Approval of Agenda
Motion by Ervin, supported by Sala, to approve agenda
Yes: All. Motion carried.
6. Consent Agenda
Moved by Ervin, supported by McMartin, RESOLVED, to approve the Consent Agenda as amended:
 1. To approve the minutes of the regular meeting of September 12, 2016, as presented.
 2. G16-0240 Williams, Stacy & Alicia - 36426 Wayne Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 36426 Wayne 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. G16-0243 Frye, Spencer A. & Davtian, Anzhela - 33575 Avenida Christel Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 33575 Avenida Christel 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. G16-0249 Moffett, Thomas & Matthew - 12416 Greenway Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 12416 Greenway 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. G16-0250 Colorado Investor's Group, LLC - 13023 Kinlock Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 13023 Kinlock 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. G16-0253 Cole, Tamika - 4060 Franklin Park Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 4060 Franklin Park 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. G16-0256 O'Brien, Mark & Margaret - 39842 Valiant Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 39842 Valiant 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. G16-0258 County Line Plaza Development, LLC - 1999 Fifteen Mile Road
RESOLVED, to declare that a public nuisance exists on the property commonly known as 1999 Fifteen Mile 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.
9. G16-0261 Bodagh, Dhakir Hazim Yalda - 3735 Veronica Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as 3735 Veronica 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 Hearing

8. Old Business

9. New Business

- a. G16-0244 Oza, Kishor - 8669 Crestview Drive
Code Enforcement Officer, Pat Willis, stated as of today there were some changes to the property. Pictures were shown at this time.

Kishor Oza, owner, was present. Mr. Oza stated that he talked to the code enforcement officer and it is all complete. He will be out there tomorrow to inspect.

Moved by McMartin, supported by Ervin, RESOLVED, to declare that a public nuisance exists on the property commonly known as 8669 Crestview 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.

Yes: Ervin, McMartin, Pitrone, Sala, Zdzieblowski

No: None. Absent: None. Motion carried.

- b. G16-0255 Vandoren, Myra D. - 39026 Poinciana Drive
Code Enforcement Officer, Pat Willis, stated as of today there were no changes to the property.

Myra Vandoren, owner, was present. Ms. Vandoren stated that she takes full responsibility. She would like two weeks to get the work done. She will have her landscaping company come in and take care of it. Mr. McMartin stated that this property has been in front of this Board before. Ms. Vandoren stated that she is a single woman and works a lot. She will have her landscape company maintain the

shrubs and weeds in the future.

Moved by Sala, supported by Zdzieblowski, RESOLVED, to declare that a public nuisance exists on the property commonly known as 39026 Poinciana Drive and to direct the Code Official to abate the violations identified in the attached staff reports, which give rise to this finding after October 3, 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: Ervin, McMartin, Pitrone, Sala, Zdzieblowski
No: None. Absent: None. Motion carried.

10. Public Participation

11. Adjournment

Motion by Ervin, supported by Sala to adjourn the meeting.

Yes: All. Motion carried.

The meeting was adjourned at 7:17 pm

Respectfully submitted.

John Pitrone

Juli Sala

John Pitrone- Chairman
Ordinance Board of Appeals
Appeals

Juli Sala - Secretary
Ordinance Board of