

CITY OF STERLING HEIGHTS
NOTICE OF PUBLIC HEARING

The Board of Ordinance Appeals will hold a public hearing at 7:00 p.m. on Monday May 18, 2026, at the Sterling Heights Municipal Center, 40555 Utica Road, Sterling Heights, MI 48313 - City Hall in Council Chambers. At this meeting the Board will (1) consider variance requests of petitioners and (2) conduct hearings on abatement of nuisances relating to the property and property owners itemized on the following agenda.

It is absolutely imperative that you are here before 7:00 p.m. if you intend to speak about a property.

AGENDA

1. Call to Order
2. Roll Call
3. Report from City Liaison
4. Removal of Consent Items to New Business
5. Approval of Agenda
6. Consent Agenda
 1. Approval of the Minutes
Regular Meeting of April 13, 2026
 2. G26-0041 Buddhist Meditation Center Wat Paknam Michigan – 8500 Plumbrook Road
 3. G26-0042 Ali, Shah Jahangir & Nazma, Aysha – 4160 Steel Court
 4. G26-0043 Collins, Michael T. – 39960 Utica Road
 5. G26-0044 Landt, Mark & Carl – 12825 Fourteen Mile Road
 6. G26-0045 Whitehouse, Seth D. – 5481 Mansfield Avenue
 7. G26-0046 Hussain, Jahangir & Thamin – 33417 Sherwood Forest Drive
 8. G26-0047 Patras, Robert – 38155 Chatham Court
 9. G26-0048 Sieraczynski, Christopher & Joann – 38943 Lowell Court
 10. G26-0049 Velazquez, Luis – 42208 Gainsley Drive
 11. G26-0050 Liu, Chui Y & Zhao, Bao Y & Liu, J – 2605 Chesley Drive
 12. G26-0051 Cullen, Michael & Jean – 12816 Cobblestone Drive

- 13. G26-0052 Ciccoteli, Phillip D. – 44760 Dufflied Avenue
- 14. G26-0053 Phillips, Randal & Grace – 43334 Gainsley Drive

7. Public Hearings

- a. G26-0030 Hunwick, Daniel & Butler, Grace – 43421 Merrill Road
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 Cotter Avenue – no pool.

8. Old Business

9. New Business

10. Public Participation

11. Adjournment

All interested persons will be given an opportunity to be heard relating to the agenda items. With respect to nuisance abatement hearings, the property owner, Code Enforcement Officer, or any other interested party may present testimony at the hearing as to whether any condition located upon the property constitutes a nuisance and whether the City should abate the nuisance. If the Board determines that the conditions constitute a nuisance, the Board may order that the City abate the nuisance with the cost of abatement to become a lien against the owner's real property collectable in the same manner as real property taxes. Questions re: this agenda can be directed to 586-446-2360.

The City will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 7 days' notice to the Community Relations Office at 446-2470.

PLEASE NOTE: MEETING WILL BE HELD AT THE STERLING HEIGHTS MUNICIPAL CENTER