



David Graef, Chairperson  
Pashko Ujkic, Vice Chairperson  
Junina Jean, Secretary  
Derek D'Angelo

Dale Deming  
Raymond Washburn  
Leonard Reinowski

Regular Meeting to be held at  
Sterling Heights City Hall  
40555 Utica Road  
7:00 p.m.

**AGENDA ITEMS:**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CORRESPONDENCE
5. PUBLIC HEARINGS

**A. PZBA18-0035- Anna Gesing**

Requesting board approval for a use variance that would permit a second accessory structure and a total of 768 square feet of all accessory buildings on the subject site in an R-60 One Family Residential District.

Location: North side of Serra Drive, west of Viceroy Drive

Property address: 2245 Serra Drive

Current Zoning: R-60 One Family Residential

**B. PZBA18-0036- Secluded Pines (Tom Cappuso)**

Requesting board approval for a use variance to permit a ten (10) unit multiple family development that would also include two dimensional variances that would permit a ten unit structure and to permit a single building to be 183 feet in length in a proposed RM-1 District.

Location: East side of Ryan Road, south of Berkshire Drive

Property address: 44430 Ryan Road

Current Zoning: R-100 One Family Residential District

**C. PZBA18-0037- Culver's**

Requesting board approval for a use variance that would permit an off-site freestanding electric message board sign to be located along the Van Dyke Road frontage for the proposed Culver's development, a dimensional variance for the overall area for wall signage, and a dimensional variance to permit a fast food establishment to be located within five hundred (500) feet of an existing fast food establishment.

Location: East side of Van Dyke, south of Metropolitan Parkway in Section 27.

Property address: 36600 Van Dyke

Current Zoning: C-3 (General Business District)

6. APPROVAL OF MINUTES

December 20, 2018

7. NEW BUSINESS



8. OLD BUSINESS

A. PZBA 18-0029- Outdoor Media, LLC- Joe Oram. (postponed from December 20, 2018)

Requesting board approval for a variance which if granted would permit an electronic billboard (off premise sign) in an M-2 Heavy Industrial District.

Location: North side of Metro Parkway between Van Dyke and Mound Road

Property address: 6699 Metropolitan Parkway

Current Zoning: M-2 Heavy Industrial District

B. PZBA 18-0033- Rivil R. Yaldo (postponed from December 20, 2018)

Requesting board approval for a use variance to allow the keeping of fowl (pigeons) on a property of less than eight (8) acres in an R-60 One Family Residential District.

Location: South of 18 Mile between Ryan Road and Brentwood Drive

Property address: 4618 Lamia Drive

Current Zoning: R-60 One Family Residential District

9. PUBLIC PARTICIPATION

10. ADJOURNMENT

NEXT MEETING DATE: January 31, 2019 (Special Meeting)  
February 28, 2019 (Regular Meeting)

David Graef, Chairman  
Zoning Board of Appeals

**PLEASE NOTE:**

FOR ALL PUBLIC HEARING ITEMS, ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON THE SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING BEING HELD ON THE DATE AND TIME, AND AT THE LOCATION NOTED ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 OR AT [CMCLEOD@STERLING-HEIGHTS.NET](mailto:CMCLEOD@STERLING-HEIGHTS.NET) UP TO THE MEETING TIME.

COPIES OF THE APPLICATION AND RELATED DOCUMENTS PERTAINING TO ANY REQUEST ON THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF PLANNING DURING REGULAR BUSINESS HOURS AND AT THE MEETING FOR THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AT 586-446-2360.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586-446-2470.