



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

Dale Deming  
Raymond Washburn  
Leonard Reinowski

Special 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. PZBA18-0038- Bright Health Management

Requesting board approval for a use variance that would permit a temporary MRI trailer to be located on the above subject property for up to one (1) year.

Location: North of 18 ½ Mile Road on the west side of Mound Road in Section 8.

Property address: 42301 Mound Road

Current Zoning: O-1 Business and Professional Office District

#### B. PZBA18-0039- Metro Detroit Signs (Staybridge Suites)

Requesting board approval for a use variance to permit a second monument sign along the north end of the subject site, along the internal maneuvering lane for Marketplace Center. An existing monument sign for the site already exists along Fifteen Mile Road.

Location: East side of Van Dyke, north side of 15 Mile Road, in Section 27.

Property address: 8333 Fifteen Mile Road

Current Zoning: C-3 General Business District

#### C. PZBA18-0040- Windmill Homes, LLC

Requesting board approval for a variance that would permit the proposed model home to encroach approximately 4.5" into the front yard setback.

Location: South side of Fifteen Mile Road, east of Maple Lane in Section 35.

Property address: 34987 Strathcona Boulevard

Current Zoning: R-60 One Family Residential

#### D. PZBA18-0041- Fitness International, LLC (LA Fitness)

Requesting board approval for a variance that if granted would allow for a reduction in the required masonry buffer wall height (allow existing wall to be maintained) along with a variance that if granted would not require the tree plantings for major screening purposes.

Location: North of Metropolitan Parkway, east of Van Dyke, in Section 22

Property address: 37048 Van Dyke

Current Zoning: C-3 General Business District

6. APPROVAL OF MINUTES
7. NEW BUSINESS
8. OLD BUSINESS
9. PUBLIC PARTICIPATION
10. ADJOURNMENT

NEXT MEETING DATE: 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.

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