

CITY OF STERLING HEIGHTS
BOARD OF ORDINANCE APPEALS
REGULAR MEETING MINUTES
February 28, 2022

The Board of Ordinance Appeals held a public hearing at 7:00 p.m. on February 28, 2022 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 from the following agenda.

AGENDA

1. Mr. Ervin called the meeting to order at 7:00 p.m.
2. Roll Call: Robert Ervin – Chairman, James Mandl, Mike Stickney, Julie Windhorst and Jason Castor – City Development Director

Absent: Kathleen Martin

Also in attendance: Dana Vietto – Code Enforcement Coordinator

3. Report from Jason Castor, City Liaison

All petitioners were notified by first class mail about tonight’s meeting. Remove the following item from the consent agenda as it has been cleaned up prior to the meeting: G22-0015 and G22-0016.

Mr. Castor **postponed** case G22-0011 Arondoski, Michael E. & Karen A. – 39750 Lembke Drive to April 28, 2022.

4. Removal of Consent Items to New Business
 - a. Moved item 5 to New Business 9a. G22-0014 Soroka, John B. & Patricia – 34331 Greentrees Road

5. Approval of Agenda
Motion by Stickney, supported by Mandl, to approve agenda.

Yes: All.

Absent: Martin

Motion carried.

6. Consent Agenda
Moved by Stickney, supported by Mandl, RESOLVED, to approve the Consent Agenda as amended.

Yes: All

Absent: Martin

Motion carried.

1. Approval of the Minutes
Regular Meeting January 24, 2022

2. G22-0012 Brewer, Charles J. Jr. – 35707 Candlewood Drive
RESOLVED, to declare that a public nuisance exists on the property commonly known as – **35707 Candlewood 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. G22-0013 Richardson, Yara – 13973 Renfrew Court
RESOLVED, to declare that a public nuisance exists on the property commonly known as – **13973 Renfrew Court** 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
None

8. Old Business
None

9. New Business

a. G22-0014 Soroka, John B. & Patricia – 34331 Greentrees Road
Code Enforcement Coordinator, Dana Vietto, stated as of today there has been no contact with the owner and there have been no changes to the property. Pictures were shown at this time.

Patricia Soroka, homeowner, addressed the Board. She explained she likes to grow vegetables and before she put up the greenhouse, she looked for an ordinance regarding **them an didn't find one. She also explained she can't take down the greenhouse until** spring and the inspector, Mr. Rodes, gave her until May 1.

Mr. Ervin asked what the other accessory structure is for. Ms. Soroka indicated it is a shed for gardening supplies and such. She indicated the inspector said she is allowed to have a 700 square foot garage and since hers is under that, she would somehow have to attach it to the garage to have it be legal. She indicated she could take the shed down.

Mr. Ervin asked Mr. Castor if there was any way to attach the greenhouse to the garage. Mr. Castor indicated she would have to extend the garage. She would have to have plans drawn up and submit them but there can only be one structure. Mr. Ervin asked how much time she needed to take the structures down. Ms. Soroka indicated the inspector gave her until May 1, 2022.

Ms. Vietto indicated **they would only have notes from the code enforcer and they don't** have any notes from the inspector, Mr. Rodes.

Mr. Stickney asked Ms. Soroka if she could work on getting plans drawn up in the next few days to show how she would incorporate the greenhouse with the garage. Ms. Soroka indicated she could talk to someone about it.

Mr. Ervin asked the Board for any other questions. Being none, he asked for public participation. Also being none, he asked for a motion.

Moved by Stickney, supported by Windhorst, **RESOLVED**, to declare that a public nuisance exists on the property commonly known as – **34331 Greentrees Road** and to direct the Code Official to abate the violations identified in the attached staff reports which give rise to this finding as follows: the shed to be down by April 15, 2022 and submit plans for the greenhouse by May 1, 2022. 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: Stickney, Windhorst, Ervin, Mandl

No: None

Absent: Martin

Motion carried.

10. Public Participation
None.

11. Adjournment

Motion by Stickney, supported by Mandl, to adjourn the meeting.

Yes: All.

Absent: Martin

Motion carried.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Robert Ervin – Chairman
Board of Ordinance Appeals

Julie Windhorst – Secretary
Board of Ordinance Appeals