

**ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING
MINUTES
Thursday, February 25, 2021 – 7:00pm**

A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, February 25, 2021, in the Council Chambers, at Trenton City Hall, 2800 Third Street, Trenton, MI 48183.

1. **Pledge of Allegiance:** Meeting was called to order at 7:00pm by Chairman Mazzella.
2. **Members Present:** Commissioners Fredricks, Mazzella, Pifer and Scott.
3. **Members Absent:** Commissioners Gorno and Warner.

Excused Absence: Moved by Commissioner Fredricks and supported by Commissioner Pifer to excuse the absence of Commissioners Warner and Gorno.

Motion carried unanimously.

Others Present: Virgil M. Maiani, Building Official; Mr. and Mrs. Robert Paulbeck, 3332 Riverside Dr., Trenton, MI 48183

4. **Communications:** None
5. **Approval of Minutes:** Moved by Commissioner Pifer and seconded by Commissioner Fredricks to approve the minutes of July 16, 2020.

Carried unanimously.
6. **Approval of Agenda:** Moved by Commissioners Fredricks and supported by Commissioners Pifer to approve the agenda as written.

Carried unanimously.

7. Public Hearing:

CASE NO 1826 – 3332 RIVERSIDE DR.

(19 Notices mailed – 0 Responses)

Mailing date of 2/8/2021

3332 Riverside Dr., is in a RM-1 Multiple Family Residential Zoned district. The Trenton Zoning Ord. Sec. 110 – 511 Schedule of Regulations. The maximum allowable lot coverage is 25%. The applicant proposes to construct an addition and the total structures on the property are 28.33%, creating a 3.33% lot coverage variance.

Commissioner Fredricks read into the record the official Notice of Public Hearing.

Mr. Paulbeck addressed the Zoning Board.

Chairman Mazzella explained that there were only four (4) members present and that if Mr. Paulbeck would like to go ahead with the hearing or delay the hearing due to just four (4) members being present, he could delay or move forward with the hearing.

Mr. Paulbeck stated that he would like to go ahead with the hearing with just four (4) members.

Mr. Paulbeck presented a picture identifying the shed in the back of the house.

Mrs. Paulbeck justified the request for the addition.

A motion was made by Commissioner Fredricks and seconded by Commissioner Pifer to close the Public Hearing.

Carried unanimously.

There was much discussion and a discrepancy with the Proposed Lot Coverage of the Large Shed was discovered.

Commissioner Pifer made a motion to open the Public Hearing and seconded by Commissioner Fredricks.

Carried unanimously.

Another Public Hearing needs to be scheduled with the correct legal description.

Building Official, Virgil Maiani stated that he would not be able to schedule until March 25, 2021.

A motion to table the Public Hearing was made by Commissioner Fredricks and seconded by Commissioner Pifer.

Carried unanimously.

A motion to close the Public Hearing was made by Commissioner Pifer and seconded by Commissioner Fredricks.

Carried unanimously.

8. Remarks by Commissioners: None

9. New Business / Election of Officers for year 2021.

10. Old Business: None

11. Adjournment: A motion to adjourn was made by Commissioner Fredricks and seconded by Commissioner Pifer at 7:26pm.

Motion was carried unanimously.

Typed and distributed by: Virginia Skwiera, Secretary to the City Engineer.

3/1/2021