

**ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING
MINUTES
Thursday, April 29, 2021 – 7:00pm**

A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, April 29, 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 Warner and Gorno

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

Motion carried unanimously.

Others Present: William (Bill) Bissland, Building Official and Ordinance Officer
John Russell, 2550 Jenny Lane, Trenton, MI
Vasile Carp, 3137 Parkwood, Trenton, MI

4. **Communications:** None
5. **Approval of Minutes:** Moved by Commissioner Pifer and seconded by Commissioner Gorno to approve the minutes of 4/8/2021.

Carried unanimously.

6. **Approval of Agenda:** Moved by Commissioner Fredricks and supported by Commissioners Gorno to approve the agenda as written for 4/29/2021.

Carried unanimously.

7. **Public Comment:** None

**8. Public Hearing (1) CASE NO. 1828 – 2550 Jenny Ln.
(30 Notices mailed – 0 Responses)
Mailing date of 4/12/2021**

Case No. 1828 – 2550 Jenny Ln.

Mr. John Russell of 2550 Jenny Ln. has submitted a Zoning Board of Appeals & Adjustments application to construct a sunroom addition on the rear of the house. The proposed construction is to be placed 30-feet from the rear property line creating a rear yard setback Ordinance violation.

The applicant is requesting a rear yard setback variance from the ZBA of 5-feet.

The City of Trenton Zoning Ordinances, Section 110-511. Schedule of Regulations required the rear yard setback in an R-3 One-Family Residential District shall be a minimum 35-feet.

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

Mr. John Russell addressed the Zoning Board.

Chairman Mazzella identified that there were only four (4) Commissioners present and if Mr. Russell would choose to wait until a further scheduled hearing he could do so.

Mr. Russell chose to go ahead with the vote of just four (4) Commissioners.

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

Carried unanimously.

Chairman Mazzella questioned if there was any public Comment? None

A motion was made by Commissioner Gorno to have a roll call vote taken whether to approve or deny the Application for Variance of 5-feet, Case 1828 – 2550 Jenny Ln.

Motion was seconded by Commissioner Fredricks.

A roll call vote was called for Case No. 1828 – 2550 Jenny Ln. A vote of four (4) yes/approved was cast for the Application of Variance for Case No. 1828 – 2550 Jenny Ln.

Commissioners Scott and Warner were absent.

8. Public Hearing (2)

CASE NO. 1829 – 3137 Parkwood

(59 Notices mailed – 0 Responses)

Mailing date of 4/12/2021

Mr. Vasile Carp of 3137 Parkwood has submitted a Zoning Board of Appeals & Adjustments application for construction of a 4-foot high chain-link fence. The proposed fence construction is to be placed in the front yard, extending along the South side of the driveway to the front property line and continuing along the front property line to the South end point of the property creating a front yard setback Ordinance violation.

The applicant is requesting a front yard setback variance from the ZBA of 29-feet 6 inches.

The City of Trenton Zoning Ordinance, Section 18-118 – Restrictions on Construction (a)-(1) requires that a partition fence shall not extend forward into the front yard beyond the wall of the principal building.

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

Mr. Vasile Carp addressed the Zoning Board.

Chairman Mazzella notified Mr. Carp that there were only four (4) Commissioners present and if Mr. Carp would choose to wait until a further scheduled hearing he could do so.

Mr. Carp chose to go ahead with the vote of just four (4) Commissioners.

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

Carried unanimously.

Chairman Mazzella questioned if there was any public comment? None

A motion was made by Commissioner Gorno to have a roll call vote taken whether to approve or deny the Application for Variance, Case No. 1829 – 3137 Parkwood.

Motion was seconded by Commissioner Fredricks.

A roll call vote was called for Case No. 1829 – 3137 Parkwood. A vote of four (4) yes/approved was cast for the Application of Variance for Case No. 1829 – 3137 Parkwood with stipulation.

Commissioners Scott and Warner were absent.

9. Public Comment: None

10. Remarks by Commissioners: None

11. New Business: None

12. Old Business: None

13. Adjournment: A motion to adjourn was made by Commissioner Gorno and supported by Commissioner Fredricks at 7:39pm.

Motion was carried unanimously.

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

**WB/vls
5/3/2021**