

**ZONING BOARD  
PUBLIC HEARING AND REGULAR MEETING  
MINUTES  
Thursday, February 17, 2022 – 7:00pm**

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A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, February 17, 2022, in the Council Chambers, at Trenton City Hall, 2800 Third Street, Trenton, MI 48183.

1. **Pledge of Allegiance:** Meeting was called to order at 6:55pm by Chairman Mazzella.
2. **Members Present:** Commissioners Fredricks, Gorno, Kaiser, Mazzella, and Pifer
3. **Members Absent:** Commissioner Scott and Warner.

**Excused Absence:** Chairman Mazzella excused Commissioner Scott

**Others Present:** William (Bill) Bissland, Building Inspector and Ordinance Officer.

4. **Communications:** None
5. **Approval of Minutes:** Moved by Commissioner Fredericks and seconded by Commissioner Gorno to approve the minutes for July 1, 2021.

Carried unanimously.

6. **Approval of Agenda:** Moved by Commissioner Fredricks and supported by Commissioners Gorno to approve the agenda for February 17, 2022.

Carried unanimously.

7. **Public Comment:** None

8. **Public Hearing** CASE NO. 1831 – 2807 Riverside Dr.  
(45 Notices mailed on 1/31/2022 – 7 Responses)

Case No. 1831 – 2807 Riverside Dr., Trenton, MI 48183

Mr. Devon Warren of 2807 Riverside Dr. has submitted a Zoning Board of Appeals & Adjustments application to construct an addition to the rear of the house. The proposed construction is to be placed 3-feet 9-inches from the North side property line creating a minimum and combined side yard setback Ordinance violation

The applicant is requesting a side yard variance from the ZBA of 1-foot 10-inches.

The City of Trenton Zoning Ordinance, Section 110-511- Schedule of Regulations requires the side yard setback in an R-1 Residential District shall be minimum of 5-feet and a combined side yard minimum of 15-feet.

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

Mr. Bob Howey addressed the Zoning Board justifying the request for the variance.

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

Carried unanimously.

A motion was made by Commissioner Fredericks to have a roll call vote taken to approve the request of a side yard variance of 1-foot 10-inches.

Motion was seconded by Commissioner Gorno.

A roll call vote was called for Case No. 1831 – 2807 Riverside Dr. A vote of four (5) yes/approved was cast for the Application of Variance for Case No. 1831 – 2807 Riverside Dr.

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 seconded by Commissioner Fredricks at 7:20pm.

Motion was carried unanimously.

Typed and distributed by: Cary Bialy, Building Clerk.

WB/cab  
2/22/22