

**ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING
MINUTES
Thursday, July 14, 2022 – 7:00pm**

A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, July 14, 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 7:15pm by Chairman Mazzella.
2. **Members Present:** Commissioners Fredricks, Gorno, Kaiser, Mazzella, Scott and Warner.
3. **Members Absent:** Commissioner Pifer.

Excused Absence: Chairman Mazzella excused Commissioner Pifer.

Others Present: William (Bill) Bissland, Building Inspector.

4. **Communications:** None
5. **Approval of Minutes:** Moved by Commissioner Fredericks and seconded by Commissioner Warner to approve the minutes for June 23, 2022.

Carried unanimously.

6. **Approval of Agenda:** Moved by Commissioner Fredricks and supported by Commissioners Warner to approve the agenda for July 14, 2022.

Carried unanimously.

7. **Public Comment:** None

8. **Public Hearing** CASE NO. 1833 – 3580 Marian Dr.
(43 Notices mailed on 6/23/2022 – 1 Response)

Case No. 1833 – 3580 Marian Dr., Trenton, MI 48183

Ms. Nicole Debellefeuille has submitted a Zoning Board of Appeals & Adjustments application to erect a 6-foot high privacy fence on the West side yard property line. The proposed fence construction is in violation of the minimum exterior side yard setback in the R-2 district. The property 3580 Marian Dr. is a corner lot located at the intersection of Marian Dr. and Grange Rd.

The applicant is requesting a 25-foot exterior side yard setback variance from the ZBA.

The City of Trenton Zoning Ordinance, Section 110-511 (b) Schedule of Regulations states: In the case of a rear yard abutting a side yard, the exterior side yard setback abutting a street shall not be less than the minimum front yard setback of the district, which is 25-feet.

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

Mr. Curtis Debellefeuille addressed the Zoning Board justifying the request for the variance.

A motion was made by Commissioner Fredricks and seconded by Commissioner Gorno to table the Case No. 1833.

Carried unanimously.

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 Fredricks and seconded by Commissioner Warner at 7:31pm.

Motion was carried unanimously.

Typed and distributed by: Cary Bialy, Building Clerk.

WB/cab

7/18/22