

**ZONING BOARD  
PUBLIC HEARING AND REGULAR MEETING  
MINUTES  
Thursday, August 24, 2022 – 7:00pm**

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A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, August 24, 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 7:00pm by Chairman Mazzella.

2. **Members Present:** Commissioners Fredricks, Gorno, Kaiser, Mazzella, and Pifer.

3. **Members Absent:** Commissioner Warner.

**Excused Absence:** Chairman Mazzella excused Commissioner Warner.

**Others Present:** Virgil Maiani, Building Official.

4. **Communications:** None

5. **Approval of Minutes:** Moved by Commissioner Fredericks and seconded by Commissioner Kaiser to approve the minutes for July 14, 2022.

Carried unanimously.

6. **Approval of Agenda:** Moved by Commissioner Fredricks and supported by Commissioner Gorno to approve the agenda for August 25, 2022.

Carried unanimously.

7. **Public Comment:** None

8. **Public Hearing** CASE NO. 1834 – 2231 Third St.  
(43 Notices mailed on 8/02/2022)

Case No. 1834 – MI Residential, LLC has submitted a Zoning Board of Appeals & Adjustments application to divide property in an R-2 One-Family Residential District. The property requesting to be split is 2231 Third and 2237 Third St. that consists of two existing single-family homes on one lot. The Division of this property will create a violation for the required minimum lot size and minimum lot width in a R-2 District for both properties.

The applicant is requesting a lot area variance of 1,944.25 sq. ft. and a lot width variance of 22-feet from the ZBA.

The City of Trenton Zoning Ordinance Section 110-511 Schedule of Regulations states: The minimum required lot area per dwelling unit shall be 6,325 sq. ft. and the minimum required lot width per dwelling unit shall be 55-feet..

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

Nick from Epic Properties was in attendance representing MI Residential LLC.

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

A motion was made by Commissioner Gorno and seconded by Commissioner Fredricks to approve the lot area variance of 1,944.25 sq. ft. and a lot width variance of 22-feet from the ZBA.

A roll call vote was called for Case No. 1834 – 2231 Third St.  
A vote of five (5) yes/approved was cast for the Application of Variance for Case No. 1834 –2231 Third St.

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 Gorno at 7:25pm.

Motion was carried unanimously.

Typed and distributed by: Cary Bialy, Building Clerk.

WB/cab

9/12/22