

**ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING
MINUTES
Thursday, September 15, 2022 – 7:00pm**

A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, September 15, 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 7:01pm by Chairman Mazzella.

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

3. **Members Absent:** Commissioner Gorno.

Excused Absence: Chairman Mazzella excused Commissioner Gorno.

Others Present: Bill Bissland, Building Inspector.

4. **Communications:** None

5. **Approval of Minutes:** Moved by Commissioner Fredericks and seconded by Commissioner Pifer to approve the minutes for August 25, 2022.

Carried unanimously.

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

Carried unanimously.

7. **Public Comment:** None

8. **Public Hearing** CASE NO. 1835 – 3388 Woodmont.
(51 Notices mailed on 8/23/2022)

Case No. 1835 – TCM Development, LLC has submitted a Zoning Board of Appeals & Adjustments application to construct a covered patio addition to the rear of the house. The proposed construction is requested to be placed 25-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 10-feet.

The City of Trenton Zoning Ordinance, Section 110-511 Schedule of Regulations requires the rear yard setback in an R-2 One-family Residential District shall be a minimum 35-feet.

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

**Nick Canzano, TCM Development stated his review on the property.
Dennis Kerr, homeowner of 3388 Woodmont spoke his review on the property.**

A motion was made by Commissioner Fredricks and seconded by Commissioner Pifer to table Case No. 1835 until the next ZBA meeting of October 06, 2022.

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 Pifer at 7:51pm.

Motion was carried unanimously.

Typed and distributed by: Cary Bialy, Building Clerk.

**WB/cab
10/03/22**