

**ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING
MINUTES
Thursday, October 6, 2022 – 7:00pm**

A Public Hearing and Regular Meeting of the Zoning Board was held on Thursday, October 6, 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 7:04pm by Chairman Mazzella.
2. **Members Present:** Commissioners Fredricks, Gorno, Kaiser, Mazzella and Warner.
3. **Members Absent:** Commissioner Pifer.

Excused Absence: Chairman Mazzella excused Commissioner Pifer.

Others Present: Bill Bissland, Building Inspector.

4. **Communications:** None
5. **Approval of Minutes:** Moved by Commissioner Fredericks and seconded by Commissioner Gorno to approve the minutes for September 15, 2022.

Carried unanimously.

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

Carried unanimously.

7. **Public Comment:** None

8. **Public Hearing** CASE NO. 1837 – 3388 Woodmont.
(51 Notices mailed on 9/19/2022)

Case No. 1837 – Mr. Dennis Kerr has submitted a Zoning Board of Appeals & Adjustments application to erect a 4-foot-high picket fence on the east side yard. The proposed fence construction is in violation of the minimum exterior side yard setback in the R-2 district. The property 3388 Woodmont is a corner lot located at the intersection of Woodmont & Newman.

The applicant is requesting a 25-foot exterior side yard 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.

Dennis Kerr, homeowner of 3388 Woodmont spoke his review on the property.

A motion to close the public hearing was made by Commissioner Gorno and seconded by Commissioner Warner.

A motion was made by Commissioner Gorno and seconded by Commissioner Fredricks to approve a 16-foot variance into the exterior side yard with a 4-foot high picket fence.

A roll call vote was called for Case No. 1837 – 3388 Woodmont. A vote of five (5) yes/approved was cast for the Application of Variance for Case No. 1837 –3388 Woodmont.

Carried unanimously.

9. Public Hearing(2)

CASE NO. 1836 – 4593 Valley

(36 notices mailed)

Mailing date of 09/20/2022, 2 responses)

Case No. 1836 – 4593 Valley

Ms. Michelle Cavillo has submitted a Zoning Board of Appeals & Adjustments application to erect a 6-foot high privacy fence on the South & West sides. The proposed fence construction is in violation of the minimum exterior side yard setback in the R-2 district. The property 4593 Valley Rd. is a corner lot located at the intersection of Valley and Valley Ct.

The applicant is requesting a 17-foot 9-inch exterior side yard setback variance at the S/W fence corner and a 9-foot 6-inch exterior side yard variance at the S/E fence corner from the ZBA.

The 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 25-feet.

Michelle Cavillo, homeowner of 4593 Valley spoke her review on the property. Joie Brady of Brady's Fence spoke about the review of the property.

A motion to close the public hearing was made by Commissioner Gorno and seconded by Commissioner Fredricks.

A roll call vote was called for Case No. 1833 – 4593 Valley.
A vote of four (4) no/not approved was cast for the Application of
Variance for Case No. 1836 –4593 Valley was made by Commissioner Kaiser and
seconded by Commissioner Gorno. Request was denied.

10. Public Comment: None

11. Remarks by Commissioners: A motion was made by Commissioner Gorno that the Zoning Board of Appeals makes the majority vote in the future. If there is 6 Commissioners the majority vote is 4. If there is 5 Commissioners the majority vote is 3. If there is 4 Commissioners the majority vote is 3 and seconded by Commissioner Fredricks.

A roll call vote was called. A vote of five (5) approved was cast for the Zoning Board of Appeals majority vote.

12. New Business: None

13. Old Business: None

14. Adjournment: A motion to adjourn was made by Commissioner Kaiser and seconded by Commissioner Fredricks at 8:32pm.

Motion was carried unanimously.

Typed and distributed by: Cary Bialy, Building Clerk.

WB/cab
12/2/22