

Ross Township
12086 M-89
Richland, MI 49083

Zoning Board of Appeals

Regular Meeting Agenda

October 12, 2022 5:00 p.m.

1. Call the meeting to order
2. Approve the Agenda
3. Approve Minutes from August 3, 2022

New Business

Old Business

A. Public hearing on the Application for Variance of:

Mark & Jean Leinke

395 S Gull Lake Dr.

Subject Parcel Property Tax Identification Number: 3904-17-354-300 located in the R-1 Low Density Residential Zoning District within Ross Township

The Applicant proposing to construct a third stall garage and a second story addition to the dwelling. The proposed construction may cause the walls of the existing garage beneath the addition to be structurally inadequate and restructuring of the garage walls may encroach upon the existing south 3.3-foot side yard setback. Then Applicant is requesting a variance from Section 22.3 B of the Ross Township Zoning Ordinance regarding expansion of a nonconforming building that causes an increase in the nonconformity due to the proposed construction within the street side setback and possible south side yard setback. The Applicant is also requesting a variance from Section 22.9 of the Ross Township Zoning Ordinance regarding building setbacks as the proposed construction will be within the 20-foot required street side setback.

B. Public Comment:

Comments shall be directed to the Board and limited to 3 minutes per individual. Please state your name for the record and please be advised this time is designed for one-way commentary only. If requesting a response, please contact Ross Township Offices during business hours.

B. Such other matters as may properly come before the Board

Adjournment

Ross Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon three days' notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Township by contacting the following:

Ross Township, Clerk
Carin Louis
12086 M-89
Richland, MI 49083
269-731-4888

POSTED: 9-27-22
TIME: 10 AM CBL
Webb Door

**ROSS TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING AND SPECIAL MEETING OF
ZONING BOARD OF APPEALS**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF ROSS, KALAMAZOO COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Ross Township Zoning Board of Appeals has scheduled a public hearing to be held at a special meeting on **October 12, 2022 at 5:00 P.M.** at the Ross Township Hall located at 12086 M-89 within the Township of Ross, Kalamazoo County, Michigan.

The items to be considered at this meeting include, in brief, the following:

1. Public hearing on the Application for Variance of:
Mark & Jean Leinke
395 S. Gull Lake Dr.
Subject Parcel Property Tax Identification Number: 3904-17-354-300 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing to construct a third stall garage and a second story addition to the dwelling. The proposed construction may cause the walls of the existing garage beneath the addition to be structurally inadequate and restructuring of the garage walls may encroach upon the existing south 3.3-foot side yard setback. The Applicant is requesting a variance from Section 22.3 B. of the Ross Township Zoning Ordinance regarding expansion of a nonconforming building that causes an increase in the nonconformity due to the proposed construction within the street side setback and possible south side yard setback. The Applicant is also requesting a variance from Section 22.9 of the Ross Township Zoning Ordinance regarding building setbacks as the proposed construction will be within the 20-foot required street side setback.

2. Such other matters as may properly come before the Board.

The Ross Township Zoning Ordinance/Map and Land Use Plan, the legal description of the property involved with the above matter, and the application with supporting documents, may be examined by contacting the Ross Township Clerk at the Township Hall during regular business hours on regular business days maintained by the Township Offices from and after the publication of this Notice, and may also be examined at the meeting.

Written comments regarding the above referenced matter may be submitted at the Township Hall prior to the meeting, and may further be submitted to the Zoning Board of Appeals at the meeting.

Ross Township will provide necessary reasonable auxiliary aids and services at the meeting to individuals with disabilities such as signers for the hearing impaired and audiotapes of printed materials being considered, upon three (3) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk as designated below.

ROSS TOWNSHIP ZONING BOARD OF APPEALS:


Carin Louis, Ross Township Clerk
12086 M-89, Richland, Michigan 49083
269-731-4888

ROSS TOWNSHIP

KALAMAZOO COUNTY, MICHIGAN

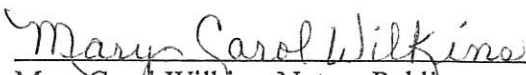
AFFIDAVIT OF MAILING OF NOTICE
(property owners/ occupants)

On September ~~26th~~ 2022 I (or my designee) mailed a copy of the Notice of the October 12, 2022 Ross Township Zoning Board of Appeals Public Hearing and Meeting by first class mail to the owners of each property proposed for consideration in the Notice, to the applicant(s) for the request(s) (including any attorneys for same), to all persons to whom any real property is assessed within 300 feet of any property proposed in the Notice for consideration, as shown on the last assessment roll of the Township, and to the occupants of all structures located within 300 feet of any property therein proposed for consideration, all as shown on the attached list.



Carin J. Louis, Clerk

Subscribed and sworn before me this ~~26th~~th day of September, 2022.



Mary Carol Wilkins, Notary Public
State of Michigan, County of Kalamazoo
My Commission Expires: 07/03/2025
Acting in County of Kalamazoo

ROSS TOWNSHIP

KALAMAZOO COUNTY, MICHIGAN

AFFIDAVIT OF POSTING

On September 27th 2022, I (or my designee) conspicuously posted at the Ross Township Hall and on the Township website, www.ross-township.us a copy of the Notice of the October 12, 2022 Ross Township Zoning Board of Appeals public hearing and meeting.



Carin J. Louis, Clerk

Subscribed and sworn before me this 27th day of September, 2022.



Mary Carol Wilkins, Notary Public
State of Michigan, County of Kalamazoo
My Commission Expires: 07/03/2025
Acting in County of Kalamazoo