



12086 M-89 Richland, MI 49083

ZBA Agenda  
January 03, 2024 5:30 p.m.

1. Call Meeting to Order – ZBA Members and Officials Present (Circle)

Jim DeKruyter

Frank Guarisco

Michael Bekes

Cheryl Duffy-Geiger (Alt)

Bonnie Sawusch (Alt)

Bert Gale, AGS

Rob Thall, Atty

Rebecca Harvey, P.C. Secretary

2. Approve Agenda

3. Approve Draft Minutes of December 6, 2023

4. Old Business—

A. Deliberation and Decision on the Application for Appeal and Interpretation of:

The Bluffs at Gull Lake LLC

12135 M-89

Subject Parcel Property Tax Identification Number: 3904-20-155-012,  
located in the R-3 High Density Residential Zoning District within Ross Township.

The Applicant is appealing the decision by the Ross Township Zoning Administrator and Township Attorney that individuals who live at the Bluffs at Gull Lake development cannot walk across the property where it connects to D Avenue and also requests an interpretation of the Ross Township Zoning Ordinance by Zoning Board of Appeals regarding the same.

5. New Business –

A. Public hearing on Application for Approval of:

James Nolin

1805 Wild Ave.

Subject Parcel Property Tax Identification Number: 3904-18-270-021,  
located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing to construct a new house with a cupola that exceeds the standard height limitations. Section 16.2 of the Township Zoning Ordinance allows a cupola to exceed

those limitations with approval of the Zoning Board of Appeals. The applicant is requesting approval of an additional 6'2" for the cupola above the allowable roof height. The cupola only covers 10.7% of the roof where 20% is allowed.

6. Such other matters as may properly come before the Board.
7. Public Comment
8. Board Member Time
9. Adjournment