



12086 M-89 Richland, MI 49083

ZBA Agenda June 7, 2023 5:30 p.m.

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

- David Carpenter      Jim DeKruyter      Frank Guarisco      Blake Hawk
- Bert Gale, AGS      Rob Thall, Atty      Rebecca Harvey, Planning
- Others MICHAEL BERES

2. Approve Agenda

3. Approve Draft Minutes of April 5, 2023

4. New Business

1. Public Hearing on the Application for Variance of:

Jane Kuckel

16 LaBelle Terrance

Subject Parcel Property Tax Identification Number: 3904-18-480-060 located in the R-1 Low Density Residential Zoning District with Ross Township.

The Applicant is proposing to construct a 14° x 16 deck over an existing concrete slab on a waterfront lot on Gull Lake. The proposed construction will encroach into the minimum front yard setback by 13'7", the side yard setback by 2'1" and will create an overall lot coverage of 36.8% of the lot where only 36% is allowed. The Applicant is requesting a variance from the Ross Township Zoning Ordinance regarding these ordinance standards.

2. Public hearing on the Application for Variance of:

Kara and John Schoder

9460 N. 43th St.

Subject Parcel Property Tax Identification Number: 3904-10-330-015 located in the R-R Rural Residential Zoning District within Ross Township.

The Applicant is proposing to construct a pole barn with 16' eave height in order to install 14° garage doors to accommodate parking of their motor home where only 14' eave heights are allowed. The Applicant is requesting a variance from the Ross Township Zoning Ordinance regarding this ordinance standard.

3. Public hearing on the Application for Variance of:

Scott Sagehorn

2104 Midlake Dr.

Subject Parcel Property Tax Identification Number: 3904-08-374-210 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing to construct 150 square foot and 48 square foot additions to the existing decks on a waterfront lot on Gull Lake. The proposed construction will encroach into the minimum front yard setback by 2', the side yard setback by 1' and will create an overall lot coverage of 54.1% of the lot where only 37.4% is allowed. The Applicant is requesting a variance from the Ross Township Zoning Ordinance regarding these standards.

5. Public Comment
6. Board Member Time
7. Adjournment