



12086 M-89 Richland, MI 49083

ZBA Agenda
October 2, 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

2. Approve Agenda

3. Approve Draft Minutes of September 4, 2024

4. Old Business

5. New Business

A. Public hearing for appeal and request for interpretation or, in the alternative, a variance of:

The Bluffs at Gull Lake LLC

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

The Appellant is proposing the construction a monument sign along M-89 at the entrance to the Bluffs located in the R-3 High Density Residential Zoning District within Ross Township. The Appellant is requesting an appeal and request for interpretation of the Zoning Administrator's July 19, 2024 decision, or, in the alternative, a variance for the sign.

B. Public Hearing on Application for Variance of:

Jennifer Doan

15994 E. Augusta, Dr.

Subject Parcel Property Tax Identification Number: 3904-26-285-012, located in the R-R Rural Residential Zoning District within Ross Township.

The Applicant is proposing to construct a fence in the front yard that will exceed the maximum 4-foot height requirement. The applicant is requesting variance approval to measure the fence height from the finished crown of the road rather than the fence location.

C. Public hearing on Application for Variance of:

Kelly Hall

8839 Camomile Dr.

Subject Parcel Property Tax Identification Number

: 3904-15-255-014, located in the R-R Rural Residential Zoning District within Ross Township.

The Applicant is proposing to construct a detached garage that will exceed the maximum lot coverage requirement. The applicant is requesting variance approval for 11.4% lot coverage where 10% is required.

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

7. Public Comment Time

8. Board Member Time

9. Adjournment