



12086 M-89 Richland, MI 49083
269-731-4888

Ross Township Zoning Board of Appeal
Agenda
February 5, 2025 5:30 p.m.

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

Jim DeKruyter

Frank Guarisco

Michael Bekes

Cheryl Duffy-Geiger

Bonnie Sawusch

Bert Gale, AGS

Rob Thall, Atty

2. Approve Agenda

3. Approve Draft Minutes of December 18, 2024

4. Old Business

5. New Business

A. Public Hearing on Application for Variance of:

AVB on behalf of Ashley and Jim Ross

2098 Midlake Drive

Subject Parcel Property Tax Identification Number: 3904-08-374-221, located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing to construct a new home that will exceed the maximum lot coverage, roof height, street setback and waterway setback. The Applicant is requesting variance approval for 59% lot coverage 37.9% is required; 3' street setback where 20' is required; 47.04' waterway setback where 50' is required and a 28.47' roof height where 25' is required.

B. Public Hearing on Application for Variance of:

Marty Hettinga

642 E. Gull Lake Dr.

Subject Parcel Property Tax Identification Number: 3904-17-380-120, located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing to remodel an existing home. The applicant is requesting variance approval 45' waterway setback where 53.5' required.

C. Public Hearing on Application for Variance of:

Christopher Gottwald

11687 East D Avenue

Subject Parcel Property Tax Identification Numbers: 3904-19-210-072, located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is requesting variance approval for the reconstruction of a boathouse to replace one that was deteriorating and demolished.

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