ROSS TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARINGS AND 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 public hearings to be held at a regular meeting on **November 5, 2025, at 5:30 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 Application for Variance of:
   Allendale Park Condo Association
   140 & 160 East Gull Lake Dr.
   Subject Parcel Property Tax Identification Numbers: 3904-20-171-101 & 3904-20-171-103 located in the C-1 Bay Commercial Zoning District within Ross Township.

   The Applicant is requesting a variance to waive the standard in Section 10.6(D) requiring the installation of a sidewalk.

2. Public hearing on the Application for Variance of:
   Jason Merrick
   7906 N. 43th St.
   Subject Parcel Property Tax Identification Number: 3904-22-115-015 located in the R-R Rural Residential Zoning District within Ross Township.

   The Applicant is proposing to construct a 144 square foot porch. The Applicant is requesting variance approval for a 36' road right-of-way setback where the minimum allowed is 50'.

3. Public hearing on the Application for Variance of:
   Bruce Hutchinson
   1381 W. Gull Lake Dr.
   Subject Parcel Property Tax Identification Number: 3904-18-402-270 located in the R-1 Low Density Residential Zoning District within Ross Township.

   The Applicant is proposing to construct an accessory building on a nonconforming lot. The Applicant is requesting variance approval for a roof height of 21 ½' where 18' is the maximum allowed.

4. Public hearing on the Application for Variance of:
   Mallory & Jason Varner
   445 S. Gull Lake Dr.
   Subject Parcel Property Tax Identification Number: 3904-17-354-240 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is constructing of a new home on a nonconforming lot and is requesting variance approval for a 5' side yard setback where 10' is required, a 20' waterway setback where 50 is required, a 10' street setback where 20' is required and a lot coverage of 35.77% where 32.2% is the maximum allowed.

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

The Ross Township Zoning Ordinance/Map and Land Use Plan, the legal descriptions of the properties involved with the above matters, and the application with supporting documents, may be examined by contacting the Ross Township Office Manager 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 matters 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. Public comments during the meeting are welcome.

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 Office Manager as designated below.

ROSS TOWNSHIP ZONING BOARD OF APPEALS:
Mary Carol Wilkins, Ross Township Office Manager
12086 M-89, Richland, Michigan 49083
269-731-4888

Posted: 10/9/25
Time: 1:30 pm
By: MCW