

ROSS TOWNSHIP

12086 M-89 Richland, MI 49083

269-731-4888

Ross Township Zoning Board of Appeal Agenda

January 7, 2026 5:30 p.m.

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

Jim DeKruyter

Michael Bekes

Cheryl Duffy-Geiger

Bonnie Sawusch

Bert Gale, AGS

Rob Thall, Atty

2. Approve Agenda

3. Approve Draft Minutes of November 5, 2025

4. Old Business

- A. Public hearing on Application for Variance of:

Mallory & Jason Varner

445 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 a new home on a nonconforming lot and is requesting variance for a 35' waterway setback where 50 is required, a 7.5' street setback where 20' is required and a lot coverage of 37.4% where 32.2 % is the maximum allowed. This is a continuation of a variance hearing that began November 5, 2025 but due to a proposed site plan amendment additional noticing was required for newly proposed lot coverage and street setback variances.

5. New Business

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

7. Public Comment Time

8. Board Member Time

9. Adjournment

Posted: 12/30/25

Time: 10:45 AM

By: mcw