



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

Ross Township Zoning Board of Appeal
Agenda
April 1, 2026 5:30 p.m.

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

Jim DeKruyter

Michael Bekes

Bruce Bond

Cheryl Duffy-Geiger

Bonnie Sawusch

Rob Thall, Attny.

Bert Gale, AGS

Nick Keck, AGS

2. Approve Agenda

3. Approve Draft Minutes of March 4, 2026

4. Old Business

5. New Business

A. Public Hearing on the Application for Variance of:

Glas Associates on behalf of Neil & Elle Duncan

607 South Gull Lake Dr.

Subject Parcel Property Tax Identification Number: 3904-17-354-070 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is constructing a new lakeside deck and patio and is requesting variance approval for a 32' waterway setback where 50' is required and 32.8% lot coverage where 30.9% is the maximum allowed. The subject property is a nonconforming lot.

B. Public Hearing on the Application for Variance of:

AVB on behalf of Jessica & Matthew Mathieson

6760 Dustin Circle

Subject Parcel Property Tax Identification Number: 3904-20-118-290 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is constructing a new home and is requesting variance approval for lot coverage of 50.32% where 31.4% is the maximum allowed. The subject property is a nonconforming lot.

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

Posted: 3/17/26

Time: 1:45 pm

By: MCW