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

Ross Township Zoning Board of Appeal
Agenda
November 4, 2026 5:30 p.m.

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

Jim DeKruyter	Michael Bekes	Cheryl Duffy-Geiger
Ella Philander	Bonnie Sawusch	Rob Thall, Attny.
Bert Gale, AGS	Nick Keck, AGS	

2. Approve Agenda

3. Approve Draft Minutes of June 3, 2026

4. Old Business

5. New Business
   A. Public hearing on the Application for Variance of :
   42 North for Suzanne Leech
   2792 Burlington Drive
   Subject Parcel Property Identification Number 3904-08-315-130 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing an addition to the existing nonconforming structure and is requesting variance approval for a roof height of 30' 10" where 25' is the maximum allowed. The subject property is a waterfront lot on Gull Lake.

   B. Public hearing on the Application for Variance of:
   Kent Elliott
   6052 Island Drive
   Subject Parcel Property Tax Identification Number: 3904-30-482-141 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing construction of an accessory building and is requesting variance approval for a water way setback of 31' where 50' is the minimum required, a wall height of 16' where 10' is the maximum allowed and lot coverage of 18.9% where 5% is the maximum allowed. The subject property is a waterfront lot on Sherman Lake.

C. Public hearing on the Application for Variance of:
Daniel Aaberg
6070 Island Drive
Subject Parcel Tax Identification Number: 3904-30-482-131 located in the R-1 Low Density Residential Zoning District with Ross Township.

The Applicant is proposing construction of an accessory building and is requesting variance approval for a water way setback of 24' where 50' is the minimum required, a wall height of 16' where 10' is the maximum allowed and lot coverage of 21.4% where 59% is the maximum allowed. The subject property is a waterfront lot on Sherman Lake.

D. Public hearing on the Application for Variance of:
Richardson Building and Home Improvement for Gull Lake Ministries
2008 Midlake Drive
Subject Parcel Identification Number: 3904-374-371 located in the R-1 Low Density Residential Zoning District within Ross Township.

The Applicant is proposing removal of an existing single-family dwelling and a building a new single-family dwelling and is requesting variance approval for a side setback of 3.4' and 2' where 5' is required and lot coverage of 57.8% where 37.7% is the maximum allowed. The subject property is a nonconforming lot.

6. Amendment to Zoning Ordinance Article 23, Section 23.8 Titled "Variance Standards and Conditions".

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

8. Public Comment Time

9. Board Member Time

10. Adjournment