

**October 12, 2015**

**Rollin Township Appeals Board**

**Variance Hearing for Appeal Number PZ15-046**

**5460 Pleasant Valley Rd, Manitou Beach, Mi. 49253**

The Rollin Township Board of Appeals was called to order by Chairman Arlen Miller at 7 p.m. to hear an appeal for **Ron & Judy Simons** for property at 5460 Pleasant Valley Rd., Manitou Beach, MI 49253 to build a new home with less than front, rear, and side yard setbacks and lot coverage of 40%.

Chairman Miller stated the purpose of the meeting and introduced the board. Board members present: Richard Sherlitz, Jerry Wilson, Walter Miller, Olis Burch, and Arlen Miller.

Ron Simons explained what they would like to do and the procedures he has gone through.

The survey of the property was done by an Ohio surveyor and so was done by Ohio laws. It was determined that the lot coverage was 32%, and not 40%. This changed the front and rear setbacks. After further questions and discussions Jerry Wilson made a motion to deny the appeal as presented. Olis Burch supported the motion. All ayes voted.

Jerry Wilson then made a motion to approve the appeal with the following changes: The house will be 44' from the lakeside and 17' from the road and 7' side yard setbacks. Olis Burch supported.

Roll Call Vote: All ayes voted. Motion approved.

Wilson made a motion to approve the minutes of September 28, 2015 (Winans, 7630 Hallenbeck PZ15-042). Sherlitz supported. All ayes voted.

Olis Burch made a motion to approve the minutes of September 28, 2015 (Clair, 3277 Round Lake Hwy. PZ15—041). Walter Miller supported. All ayes voted.

Richard Sherlitz made a motion to adjourn. Olis Burch supported. Meeting adjourned at 7:30 p.m.

Respectively submitted, Walter Miller, Secretary\_\_\_\_\_