

December 7, 2015
Rollin Township Appeals Board
Variance Hearing for Appeal Number PZ15-058
2210 Pleasant Grove, 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 **Dolf and Marilyn Kahle** for property at **2210 Pleasant Grove** to tear down existing cottage and build new with larger foot print and aligning lakeside and road side with adjacent buildings.

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.

Builder Pat Stevens explained what the property owners would like to do.

The board had letters in support of the variance and attorney Dale Smith represented a neighbor to the East and was spokesmen for those in opposition to the variance. Attorney Smith said that his client had an issue with the setback because it would be a fire safety hazard.

Neighbor to the East had question's concerning the 3 ½' setback and the overhang. Jerry Wilson answered his questions.

Kahle's said they were building a retirement home to replace the current home built back in the 20's. There was no hardship case involved.

Attorney Smith showed pictures involving the view and property lines.

After further questions and statements from the board members, Olis burch made a motion to deny the appeal as presented. Sherlitz supported. Eventually all ayes voted.

Wilson made a motion to cut the house footprint to 32' wide, with a 4' setback on the West, a 5 ½' footprint on the East lakeside. East footprint at the roadside to be 7 ½' with a 1' overhang on the whole house. Street side will align with adjacent building on both sides. Main structure will be 47' long. Patio is to be 12'out. Sherlitz supported the motion.

Roll Call Vote. Sherlitz: yes Wilson: yes, W. Miller: yes, Burch: No, A. Miller: yes. Motion carried.

Burch made a motion to approve the minutes of Nov. 30, 2015 (Weldy, 4051 Woerner Rd., MB, PZ15-056) A. Miller supported. All ayes voted.

Walter Miller made a motion to adjourn. Jerry Wilson supported. Meeting adjourned at 8:20 p.m.

Respectfully submitted, Walter Miller, Secretary _____