

August 31, 2009
Rollin Township Appeals Board
Variance Hearing for Appeal Number 10169
2979 Round Lake Hwy, Manitou Beach, Mi 49253

The Rollin Township Board of Appeals was called to order by Chairman Arlen Miller at 7:05 p.m. to hear an appeal for Robert Marquis for property at 2979 Round Lake Hwy to build a shed with less than required setbacks to the channel and greater than permitted percentage lot coverage.

Chairman Miller stated the purpose of the meeting and introduced the board. Board members present: Bob Mason, Jerry Wilson, Arlen Miller, Martin Staib, and Walter Miller. Also present was Arlene Wright, a certified shorthand reporter, who swore in all who would give testimony. Some were sworn in before testimony, some after they had given testimony.

Robert Marquis stated that the shed was built on the property in 2002 and has been in its present location since 2004. Mr. Marquis made an excellent presentation. He had letters from his neighbors stating that they had no objection to his shed. He had pictures of some of the buildings along the channel which the court reporter labeled exhibits A-1 through A-7. Mr. Marquis concluded by asking for the variance so that the shed could stay at the location it was at.

Mr. Marquis said that the shed was 1% to 1 ½% over the current lot coverage. Chairman Miller said anything over is too much when you are already over the limit for lot coverage.

Mr. Bill Benz, Marquis' lawyer, went over the Rollin Twp. Standards Section 22.5 and after answering the questions there he could not see the purpose of the 15' set back and not sure it serves a legitimate purpose.

Chairman Miller talked about the Round Lake side of the channel having 50' lots. Chairman Miller introduced pictures to show that people are starting to clutter up the channel on the Devils Lake side.

Question was asked about another appeal where a shed was attached to a house. Chairman Miller said there was no other room for a shed. If the house was ever added on to the shed would have to be removed. Chairman Miller said 3 sheds had been removed.

Members of the board asked questions and gave comments. Jerry Wilson said more than likely that the 15' setback was put in so there would be room to do maintenance on the channel. Walt Miller asked Mr. Marquis was if there was storage above the ground floor of his garage and he stated there was. Asked if the total garage storage would be around 1200 square feet or more, and he said yes. Asked if he were seeking approximately 27

more square feet of storage area in addition to the 1200 plus square feet he had, he said yes.

There was more discussion among the board members. Chairman Miller then asked Mr. Marquis if he had any problems with Arnold Roll, as the court attorney had asked questions concerning any information the Board had concerning this individual. Mr. Marquis said that he had no problems with Mr. Roll.

Various neighbors stood and testified in behalf of Mr. Marquis and that they had no problem with his shed. Comments were then closed at this time.

Jerry Wilson made a motion to deny the request as presented. Martin Staib supported the motion. Jerry then proceeded to go over Section 22.05 of the Rollin Township Ordinance Standards. Members individually filled out their copies of the Standard and signed and turned them in to the Chairman.

A Roll Call vote was taken: Bob Mason: No, Jerry Wilson: Yes, Arlen Miller: Yes, Martin Staib: Yes, Walter Miller: Yes. The request as presented was denied. Chairman Miller then asked if a compromise could be reached, and said that there was room at the front of the garage. Mr. Marquis said no.

Request was denied because of the percent of lot coverage, the shed was too close to the channel, and the board did not want to set a precedent..

Jerry Wilson made a motion to close the Appeals meeting. Bob Mason Supported. Appeals meeting adjourned.

Jerry Wilson made a motion to approved the minutes of August 10 for Hupp (Appeal Number 10257) and Keiser (Appeal Number 10258). Martin Staib supported the motion. All ayes voted.

Jerry Wilson made a motion to adjourn. Bob Mason supported the motion. Meeting adjourned at 8:25 p.m.

Respectfully submitted, Walter Miller, Secretary

SPECIAL MEETING OF THE ROLLIN TOWNSHIP APPEALS BOARD, September 14, 2009.

A special meeting of the Rollin Township Appeals Board was held on September 14, 2009 , at 7 p.m. to approve the minutes of the August 31, 2009 meeting. PRESENT: Bob Mason, Jerry Wilson, Arlen Miller, Martin Staib, and Walter Miller.

After discussion Jerry Wilson made a motion to approve the August 31, 2009 minutes as amended concerning Appeal Number 10169 for Robert Marquis, 2979 Round Lake Hwy. Martin Staib supported the motion. All ayes voted.

Jerry Wilson made a motion to adjourn the meeting. Martin Staib supported. Meeting adjourned at 7:20 p.m.

Respectfully submitted, Walter Miller, Secretary