

**November 23, 2009**

Variance Hearing for **Appeal Number 10314**  
5560 Pleasant Valley Rd, Manitou Beach, Mi. 49253

The Rollin Township Appeals Board was called to order by Chairman Arlen Miller at 7 p.m. to hear an appeal for **Gary & Jan Sliemers for property at 5560 Pleasant Valley Rd. to build an all season room with less than 50' setback from the water.**

Chairman Miller stated the purpose of the meeting and introduced the board. Board members present: Bob Mason, Jerry Wilson, Arlen Miller, Richard Sherlitz. Absent with notice: Martin Staib.

Builder Stan Plate explained that he wanted to turn the screened porch into a four season sunroom and explained the construction of the room.

Jerry Wilson asked about the overhang. Stan said the overhang would be a foot all around. Board members then discussed the issue.

Bob Mason made a motion to grant the appeal as applied for. Jerry Wilson supported Jerry Wilson then proceeded to go over Section 22.05 of the Rollin Township Ordinance Standards. Each board member answered the questions on their own sheet containing the Standards. After being read Jerry asked that they be made a permanent part of the record. So moved by Chairman Miller.

A Roll Call vote was taken: Bob Mason: Yes, Jerry Wilson: Yes, Arlen Miller: Yes, Richard Sherlitz: Yes, Walter Miller: Yes. Motion passed.

This appeal was granted because construction is further from the lake and the room will have a better foundation than the present room.

This ended the first appeal for the evening.  
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**Appeal Number 10310, Schmitt, 1000 Elm St.,** for David Schmitt to build a new house with less than required setback.

David Schmitt stated that he wanted to build a single family dwelling and was asking for a variance to build 5' from the line. He would build 2 garages attached to the house to help screen the large pole barn to the west

Neighbor with the pole barn had some questions about distance. Schmitt said he could move off the property line 1' more.

Richard Sherlitz asked about the square footage. Schmitt said total square footage was 2158 square feet.

After much discussion among the board members Jerry Wilson made a motion to deny the request as presented, supported about Richard Sherlitz.

Roll Call vote: Bob Mason, Yes, Jerry Wilson: Yes, Arlen Miller: Yes, Richard Sherlitz: Yes, Walter Miller: Yes. Appeal denied as presented.

Bob Mason made a motion to approve the request with the garages 6' from the West property line and the chimney will be 9' from the East property line and no closer than 23' to the alley. Richard Sherlitz supported the motion.

Jerry Wilson then proceeded to go over Section 22.05 of the Rollin Township Ordinance Standards. Each board member answered the questions on their own sheet containing the Standards. After being read Jerry asked that they be made a permanent part of the record. So moved by Chairman Miller.

Roll Call vote: Bob Mason, Yes, Jerry Wilson: Yes, Arlen Miller: Yes, Richard Sherlitz: Yes, Walt Miller: Yes. Motion approved. This was approved as it will be in harmony with the neighborhood.

This ended the second appeal for the evening.

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The Rollin Township Appeals Board next heard **appeal number 10297 for Kevin and Deborah Halash for property at 3526 Round Lake Hwy**, Manitou Beach, Mi to demolish existing house and build a new one with less than required set backs.

Kevin Halash explained that he wanted to take down the summer cottage and replace it with a year round home.. He wanted to reposition the home to see the lake better and he wants to put a two car garage under part of the upper story.

Various members of the board had many questions about locations and distances between lot lines, neighbors, and the lake.

After considerable discussion Jerry Wilson made a motion to deny the appeal as presented. Support by Walter Miller.

Roll Call vote: Bob Mason: Yes, Jerry Wilson: Yes, Arlen Miller: Yes, Richard Sherlitz: Yes, Walter Miller: Yes. Appeal denied as presented.

Jerry Wilson made a motion to have the foot print 10' from the East and 10' from the West property lines, 3' from the center iron stake on Round Lake Hwy and no more than

43' from center iron stake to the lake, with a 1' overhang. Bob Mason supported the motion.

Jerry Wilson then proceeded to go over Section 22.05 of the Rollin Township Standards. Each member of the board answered the questions on their own sheet containing the Standards. After being read Jerry asked that they be made a permanent part of the record. So moved by Chairman Miller.

Roll Call vote: Bob Mason: Yes, Jerry Wilson: Yes, Arlen Miller: Yes, Richard Sherlitz: Yes, Walter Miller: Yes. Motion passed. This property will be in harmony with the surrounding properties.

Jerry Wilson made a motion to approve the minutes of the November 9, 2009 meeting (Unverferth, 3660 Wildwater Beach appeal number 10309). Richard Sherlitz supported. All ayes voted.

Jerry Wilson made a motion to adjourn, supported by Bob Mason. Meeting adjourned at 8:43 p.m.

Respectfully submitted, Walter Miller, Secretary