

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, September 13, 2022
5:30 pm
2870 Jacksmith Ave

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes from the August 9, 2022 meeting.**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #22-3734-Koenes Trust Properties
Public Hearing
Property Address: 5100 Patterson Ave and 5085 Kendrick Ct
Requested Action: The applicant is requesting a variance to construct a firelane within the required bufferyard.**
- ARTICLE 7. Any other Business**
- ARTICLE 8. Adjourn**

Meeting format

- 1. **Staff Presentation** *Staff report and recommendation*
- 2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. *Close public hearing*
- 3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
- 4. **Commission decision - Options**
 - a. *Table the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions* e. *Recommendation to Township Board*

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, August 9, 2022
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:29 P.M.
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Lou Berra, Valerie Milliken
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Moxley to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 4. Approve the minutes from the June 28, 2022, and July 12, 2022 meetings.

Motion was made by Member Berra to approve the June 28, 2022, and July 12, 2022 minutes as written. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

There was no one that wished to speak to non-agenda items.

ARTICLE 6. Case #22-3721/Meijer

Property Address: 5531 28th Street

Requested Action: The applicant is requesting a variance for temporary outdoor storage.

Zoning Administrator Smith-Jacoby presented the case and stated the applicant is requesting approval for the temporary placement of outdoor storage containers and an onsite office in a trailer. The containers will be located on the East side of the property next to Kraft Ave until construction is completed on January 27, 2023. There will be 14 containers on site and there won't be any movement of containers on and off the property. A fence will be put up around the containers that is 6ft high and weighed down by sandbags. Upon review, the Fire Department and Building Officials found no issues as the ingress and egress points are not blocked.

Brian Strick, Director for Construction at D&D Building, stated that he acts as the Construction Manager for Meijer. They are planning to add an expanded pharmacy drive-through to alleviate traffic. The garden center will be pushed back and the front

area under construction will become a double-lane drive-through. He also noted that there are currently trailers on the property.

Motion was made by Member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one who wished to comment.

Motion was made by Member McDonald to close public hearing. Supported by Member Berra. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance as requested. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 7. Case #22-3724/Jeff and Lisa Dionne

Property Address: 2984 Thornapple River Drive

Requested Action: The applicant is requesting a variance to build within the front yard setback.

Zoning Administrator Smith-Jacoby presented the case. The Dionne's application for a variance to build within the front yard setback was previously approved in 2018, but the work never began. They are looking to reinstate the previous approval for the minimum variance of 17.56ft from the property line. The plans have not been submitted, but they are planning to build a garage with living space and a new driveway for which they have already pursued a permit. The circumstances of this request are unique because the lot is legally non-conforming and has an odd shape, making it difficult to expand.

Staff recommended approval of the variance with the condition that the applicants obtain a new curb cut permit from the Road Commission.

Jeff Dionne, the applicant, explained that their house is located off a portion of the street with a curve and traffic accelerates quickly there. They want to move the driveway out of the curve to a straighter part of the street. The Road Commission has already approved this request and a curb cut has been completed. The existing garage will be converted into a four-season room and the new addition will be a three-stall garage with bedrooms behind it. The setback will be 17.5 ft from the property line and none of the additions will extend further than that.

Member Berra asked when the completion date would be and Dionne stated it would be 6-12 months after the project start date.

Motion was made by Member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one who wished to comment.

Motion was made by Member Berra to close public hearing. Supported by Member McDonald. Motion carried 5 to 0.

Motion was made by Member McDonald to reinstate the previously granted setback variance with staff conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 8. Case #22-3726/Janet Lash

Property Address: 9070 52nd Street

Requested Action: The applicant is requesting a variance to build within the side yard setback.

Zoning Administrator Smith-Jacoby presented the case. The required setback is 40ft, and the applicant is requesting to build 30ft from the side property line due to previously planted trees. The building is proposed to be 32X64ft and will stand 17ft tall, so she will be going to the planning commission for further approval on that if this request passes the Zoning Board. This will be the only accessory building permitted, so a condition for approval would be to remove the other two accessory buildings.

Staff recommended approval of the variance for a 30 ft setback from the side property line with conditions that the two existing buildings are removed and that there is not a business run out of it. There were no foreseen issues since there's a row of trees between the applicant and the property next door, creating space between the structures.

Chair Mead asked if neighbors had reached out. One person did but they wanted to learn more about what was going on and didn't have any issues with the plan.

Janet Lash, the applicant, stated that she planted new trees about three years ago and wanted to give them enough space for growth. She is content with the 30ft condition as well as removal of the two current accessory buildings. One of the structures will remain during the building process due to storage needs.

Motion was made by Member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one who wished to comment.

Motion was made by Member Berra to close public hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance as requested with Staff's conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 9. Case #22-3727/Wolverine/Target

Property Address: 5120 28th Street

Requested Action: The applicant is requesting a variance for temporary outdoor storage.

Zoning Administrator Smith-Jacoby presented the case, stating that Target needs storage containers on-site for the duration of their current construction project. The

application for this variance was caught near the end of construction. Originally, they had 50 containers on site and that number is now down to 20 containers. Containers are placed at the front of the building, off to the fenced in side. The Fire Department and Building Officials saw no issue with this plan.

Motion was made by Member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one who wished to comment.

Motion was made by Member McDonald to close public hearing. Supported by Member Berra. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance as written. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 10. Any Other Business

Chair Mead stated that, with the changing logistics of supply procurement, there has been a higher need for excess storage. He requested Staff discuss this with the Planning Commission to see if there's verbiage in the ordinance that needed to be changed, or if this type of case could be approved by staff review. Planning Director Hilbrands said that one of the objectives of the strategic plan is reviewing processes so this will be to hone in on.

ARTICLE 11. Adjournment

Motion was made by Member Berra to adjourn the meeting. Supported by Member Moxley. Motion carried 5 to 0. The meeting was adjourned at 6:02 P.M.

Respectfully submitted,
Ralph Moxley, Secretary

STAFF REPORT

STAFF REPORT: Case #22-3734/Koenes Trust Properties
REPORT DATE: September 8, 2022
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: September 13, 2022
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:

5085 Kendrick Holdings LLC and Koenes Trust Properties LLC
5100 Patterson Ave
Grand Rapids, MI 49512

STATUS
OF APPLICANT:

Owner

REQUESTED ACTION:

The applicant is requesting a variance to construct a firelane within the required bufferyard.

EXISTING ZONING OF
SUBJECT PARCEL(S):

I (Industrial)

PROPERTY ADDRESS:

5100 Patterson Ave and 5085 Kendrick Ct

GENERAL LOCATION:

The properties are located east of Patterson Ave, between Kendrick St and 52nd St.

PARCEL SIZE:

Approximately 4.3 acres

EXISTING LAND USE
ON THE PROPERTY:

Industrial – Automobile repair

ADJACENT AREA
LAND USES:

All Industrial

ZONING ON

ADJOINING PARCELS:

All I (Industrial)

STAFF COMMENTS:

1. The applicant is requesting approval from the ZBA for a variance of Section 20.04 of the zoning ordinance to allow for the construction of a fire line within the required bufferyard along the north property line.
2. The request is part of modifications that the applicant is proposing to the site. Currently there is one building located at 5100 Patterson Ave and one building located at 5085

Kendrick Ct. The applicant was looking for ways to add onto the existing buildings, but was running into issues with setback requirements. They had also inquired about combining the parcel while not connecting the buildings, but the zoning ordinance does not allow two primary buildings on one parcel.

3. The applicant is proposing to create a building addition which would connect the two buildings, and then also combine to the two parcels into one. As a result of connecting the buildings, a firelane is required to extend the length of the building.
4. A 20' bufferyard is required between industrial zoned properties. While the buildings would meet this standard, the requirement of the firelane means that the bufferyard width cannot be met along the north property line. The site plan shows an approximately 5' bufferyard for the majority of the length of the firelane, which narrows down to 2' at the very northern end. The bufferyard width is able to be met along the south property line.
5. The zoning ordinance allows the Planning Commission to approve modifications to the planting requirements within a bufferyard, but a modification to the required width must be reviewed as a variance request.
6. There appears to be very little space to move the firelane further from the property line. There is approximately 10' from the firelane to the existing building on 5085 Kendrick Ct, so the location of the existing buildings does not allow for the required 20' bufferyard width between the firelane and the property line.
7. There is a stormwater detention pond located on the parcel to the north that runs along a large portion of the proposed firelane.
8. If the variance is denied there would not be enough space in construct the firelane along the north side of the proposed building addition.
9. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The applicant is limited in how they can expand the existing buildings without combining the parcels and buildings. There is also the adjacent detention pond which acts as a buffer.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	While the desire to connect the two buildings is an action by the applicant, the requirement for a firelane is not.

That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The applicant should confirm whether the firelane can be moved any further from the property line.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	There are a number of neighboring properties that also have paved areas extending into the bufferyard.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	It would not be practical to amend the zoning ordinance as a result of this application.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	The applicant's comments should be considered before rendering a decision.

STAFF RECOMMENDATION:

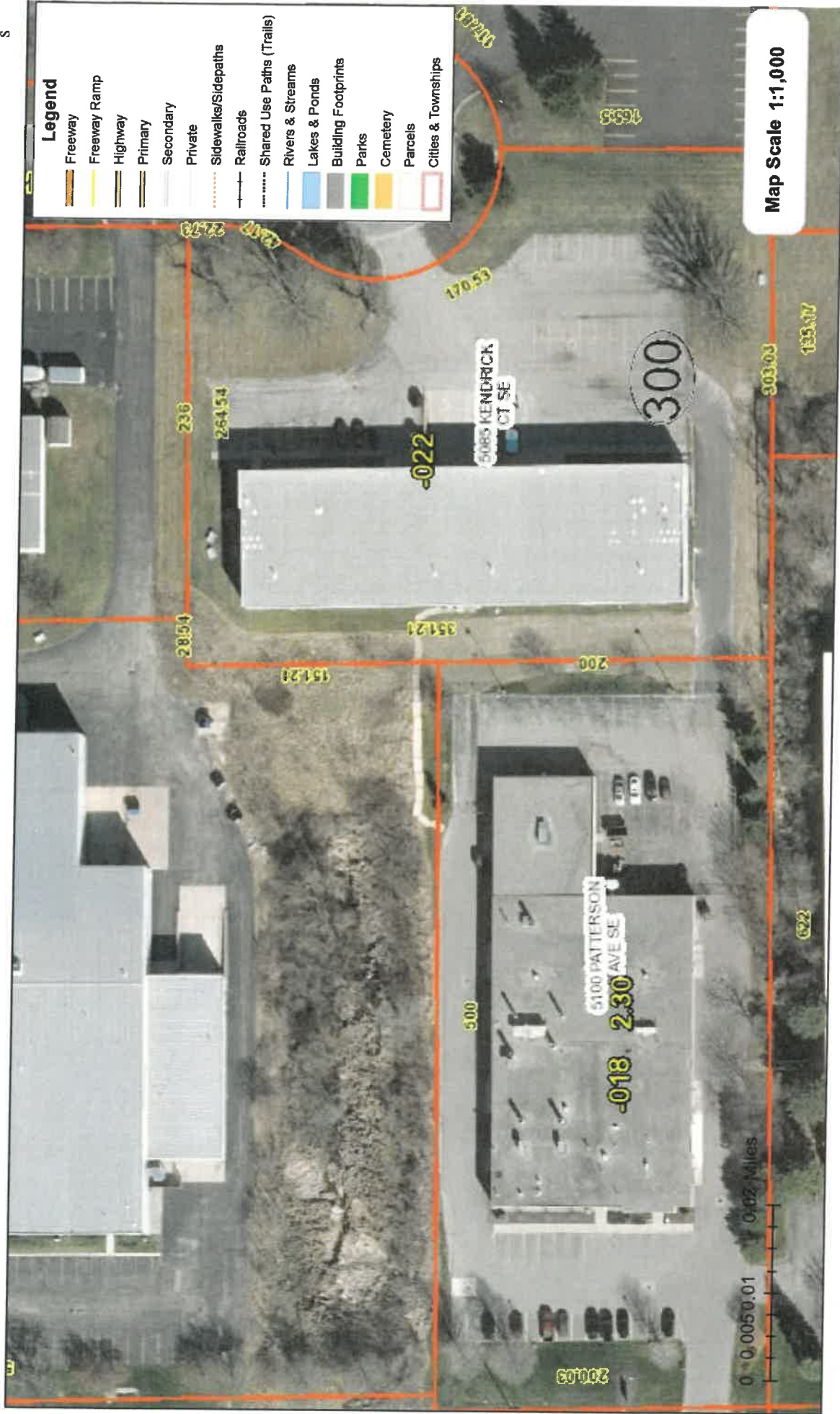
Staff recommends approval of the requested variance.

Attachments: Application package
Site plan



**5100 Patterson &
5085 Kendrick Ct**

TITLE



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Printed 9/8/2022

6:02:54 PM



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: 5085 Kendrick Holdings LLC & Koenes Trust Properties LLC C/O Mike Koenes

Address: 5100 Patterson Avenue SE

City & Zip Code Grand Rapids, MI 49512

Telephone: 616-291-3353

Email Address: mpkoenes@comcast.net

OWNER: * (If different from Applicant)

Name: Same as Applicant

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

To request variance to the landscape buffer along the north and west property line
due to the necessity of a firelane for safety and emergency purposes.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See site plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -30-300-018 and -022

ADDRESS OF PROPERTY: 5085 Kendrick Court & 5100 Patterson Avenue

PRESENT USE OF THE PROPERTY: Auto body repair

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR
EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
See above	
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SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Owner – Print or Type Name
(*If different from Applicant)

* _____
Owner’s Signature & Date
(*If different from Applicant)

Mike Koenes

Applicant – Print or Type Name


Applicant’s Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Don De Groot

From: Don De Groot
Sent: Friday, August 12, 2022 3:31 PM
To: Brian Hilbrands
Cc: mpkoeses@comcast.net; Kevin Vreugdenhil
Subject: Koeses building expansion 221732
Attachments: 2022-8-12 cover letter.pdf; Site Plan Review App -signed.pdf; Preliminary Site Plan Check list_Signed.pdf; 2022-08-12_221732-Civil Plan Set.pdf; A1.1 Floor Plan.pdf; A3.1 Exterior Elevations.pdf; Koeses Narrative.docx

Brian,

A hard copy of the attached along with the original signed copy of the application and \$500 check will be dropped off by the end of the day.

As I indicate in my cover letter the Type C buffer is not possible as we are constrained by the existing building location and the requirement for the fire lane. Hoping this is something we can work through with the Planning Commission. The applicant is certainly willing to provide landscaping wherever practical given the limited width we are left with.

Let me know your initial thought on this approach.

Thanks and have a great weekend.

Don

Donald De Groot, P.E.
Engineering Department Manager
exxel engineering inc.
5252 Clyde Park S.W.
Grand Rapids, MI 49509
Office: 616.531.3660
Cell: 616-291-2276
www.exxelengineering.com

August 12, 2022

Brian Hilbrands, Planning Director
Cascade Township
5920 Tahoe Drive SE
Grand Rapids, MI 49546

Re: Koenes Auto Body

Dear Brian,

Enclosed please find the following items as required for site plan submittal for the proposed 16,850 square foot building expansion connecting 5100 Patterson building to the 5085 Kendrick building.

1. Application and \$500 check for fee/escrow
2. 2 sheet site plan (5 copies)
3. Building elevations & floor plan (5 copies)

As part of the proposed improvement, the applicant will be combining the 2 parcels.

As part of this submittal, the applicant is requesting a waiver to the 20 foot wide type "C" buffer adjacent to the proposed fire lane for the following reason.

- The location of the existing buildings doesn't allow for the 20 foot width between the proposed required fire lane and property line.
- A significant portion of the property line in question is adjacent to a stormwater detention facility which provides for a natural buffer for wider than 20 feet.
- Per section 18.15, 2nd paragraph references that a buffer may not be necessary if "providing necessary ingress/egress" (in this case emergency fire lane access).

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,



Don DeGroot, P.E.
ddegroot@exxelengineering.com

cc: Mike Koenes, Applicant

Koenes Auto Body

August 12, 2022

Dear Brian Hilbrands,

Thank you for taking the time to consider my request to combine my connecting properties of 5100 Patterson and 5085 Kendrick in Cascade Township. Koenes Auto Body is currently operating out of 4 adjacent properties and is in need of an addition at the main, original building of 5100 Patterson. Combining these two properties would allow us to do this. I would like to provide you with some background information on our Cascade business as well as some reasons for our steady and skyrocketing growth necessitating a building addition.

Koenes Auto Body was started as a business in 1962 by my father, Michael E. Koenes, in the Village of Cascade at 6896 Cascade Road. By 1989, we had outgrown the building we owned there. In 1990, we chose to build the new Koenes Auto Body building at 5100 Patterson SE. This building began as 12,000 SF and has had multiple additions over the years growing it to approximately 27,000 SF currently. We chose to build the new business location on Patterson because we desired to remain in our Cascade community where we lived, worked and enjoyed our area. Our family and business has supported the community in multiple ways such as providing T-shirts for kids in sports at the YMCA, sponsoring events for the Cascade Township Library and supporting sports programs at our communities school to name a few. Our family has always lived here and plans to remain. My three children are in High School, a local college and the oldest graduated from college one year ago and is a key employee in the business. Our business has the opportunity for continued longevity due to the next generation's interest in working there as well as several key employees who can continue the business on long after me.

We have always experienced consistent growth at Koenes Auto Body, but the growth we have seen in recent years has been extreme for a couple reasons. In addition to God's provision, one of the keys to our growth has been because we focus on doing the best collision repair known to our industry. Our principles of honesty and integrity and how we handle our customers and employees are unique in the world today. The second reason is related to us having been able to remain current with the changing high-tech auto industry by investing in the necessary equipment, employee training, education and specialized certifications. The new technology has numerous requirements that not all collision repair businesses have the qualified technicians and finances required. We are in a unique position that we are qualified and able to work on all vehicles. This accounts for the numerous area dealerships that send us all their referrals, used cars and damaged cars. Dealerships are increasingly closing their own collision repair shops or not using their own due to quality issues and we are receiving an ever-increasing amount of work from them.

To help you understand our growth and subsequent building needs, here is timeline listing of dealerships we do work for plus specialized certifications impacting exclusive work:

1995 - Toyota of Grand Rapids

1999 - Betten Imports – We are the only certified Volvo, VW and Mercedes Collision repair shop on this side of the state.

2004 - Fox Motors- We receive 4 lines from them – Porsche and Audi (only certified shop this side of the state), Subaru and Acura.

2005 – Zeigler Lowell

2005 – Zeigler Grandville (Chrysler, Maserati, Fiat)

2016 – We became the only Certified Tesla collision repair center on this side of the state.

2018 – Infinity of GR sending us around 50 % of their work

2019 – Harvey Lexus body shop is phasing out. We now get all new and used cars and around 50% referrals.

2019 – Courtesy Dodge- getting all used and new car repair and around 50% of referrals.

2022 – Sharpe Dealership

Our growth will continue since we are Tesla, Audi, Mercedes, Volvo, VW and Porsche certified. If you have an accident with your Audi Q8 that is all aluminum, we are the only ones on this side of the state that can buy the quarter from Audi. We get these restricted parts cars from Indiana to Traverse City. Tesla is over 1.5 million of our sales and most of these cars come from all over the state.

We cannot continue to do the future volume of work with our current facilities. If we can add on to the main building at 5100 Patterson and connect it to 5085 Kendrick, we will be able to remain in Cascade Township as we have been for 60 years. I have invested in my facilities at this location with the goal of remaining there long term.

Let me provide you with a description of the 4 properties/buildings in use by Koenes Auto Body and how each is used for our business:

5130 Patterson – We rent 15,000 SF of this building which is beside our main building. We have been there 8 years and have 8 years of lease left. I have tried to buy this building for years but the owner is not interested in selling currently. This property provides us with extra parking in the front and on the side with 32 extra parking spaces. There are 6 collision repair technicians in this building. There are no chemicals or painting in this building. This site provides easy access to our main building.

4985 52nd Street – We just bought this building but only have access to 5,000 of the 10,000 SF. The tenant has 3 years left on their lease. There are 3 collision repair technicians at this building. There are no chemicals or painting. The proximity of this building from our main site makes it extremely difficult to get parts to it as well as creates a challenge for the number of times estimators need to go there a day. It is most practical to use this building in the future for body technicians and additional parking.

5085 Kendrick – This has 21,000 SF and has 10 collision repair technicians. This building is close enough to the main building that it works well everyone, even when needed to haul parts outside, it is a short distance. Kendrick has zero chemicals or paint. This is body only just like 4985 and 5130.

5100 Patterson – This is the key and main building containing the following areas:

Offices, customer reception and estimating bays– This must be done at the main building, we have 11 estimators and 3 secretaries in around 5,000 SF. With an addition we can double our reception area and office area. I need space to hire more office staff in the near future.

Parts receiving – this must be done at the main building. We went from 1 parts room to having 4. With an addition, we can take existing space to create one big parts receiving area on the side of the building near the office to reduce parts people office traffic.

Complete paint facilities – The paint department must be near the office and the estimators that need constant supplement photos. The painters must be near the clean up area where the paint jobs are buffed. By adding 4985 52nd street and rearranging, this allowed us to add 2 more paint booths. We have 6 paint booths that can paint up to 24 booth cycles a day. In the main building we also have 5 prep stations to prime and cut in vehicles jams. With this growth the cut in technicians will get more room to keep cars inside after priming. Part of this growth needed is just to keep the cars inside during all repairs.

Clean up/Detail department – This must be at the main building. Currently we have to buff the paint job, clean the complete inside of the car, check for overspray and wash it. Also in this area we detail the inside and outside of cars. This has to be near the office and paint department because the estimators must oversee the cars and then get things fixed over and over again until the job is perfect.

Only collision repair technicians can be away from the main building. They fix the cars and send them to primer/cut in. Then they go to paint and are painted. Then they put them together, last they go to cleanup to be buffed, cleaned and detailed. I must have paint, office, parts and cleanup in one main building all together.

I would like to connect 5100 Patterson and Kendrick buildings through an addition. I would prefer to have the extra square footage to keep all the cars inside. This would mean Kendrick and 5100 Patterson would be one building.

The added space at 5100 Patterson would allow us to do the following:

- 1 – We can remove our main existing parts room and add more reception and office space.
- 2 – We would double clean up / detail area from 5,000 SF to 10,000 giving them 16 stalls instead of 8.
- 3 – We would take our 4 parts areas and have it all in a large 6,000 SF area that can contain all the parts.
- 4 - We would give the estimators more space to estimate cars. Currently they have around 2 stalls for 11 estimators. With this addition we should have around 8 stalls to estimate cars.
- 5 – This addition would allow the paint department to park 16 vehicles inside that are waiting to be painted. The majority of these cars are currently being parked outside of our building. Many are freshly primed or without windows and ideally, they should be parked inside.

By combining the properties and making one big main building it will allow my operations to run smoothly and have the space for continued growth.

Thank you again for your time and consideration. If you have any questions, please feel free to call me at 616-291-3353 or email at mpkoenes@comcast.net.

Respectfully,

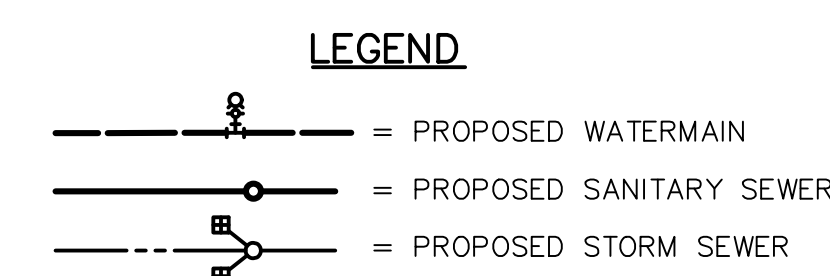
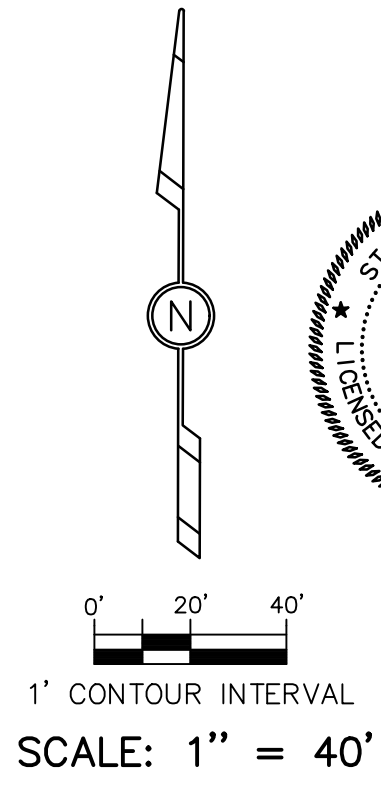
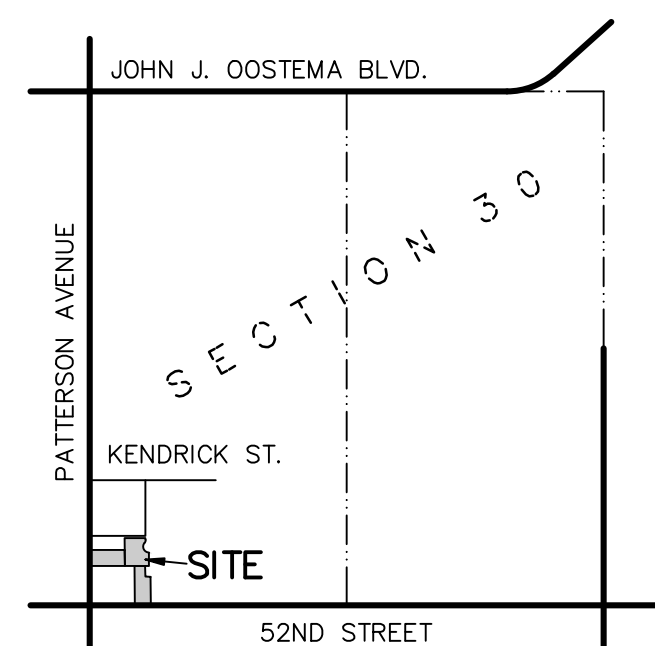
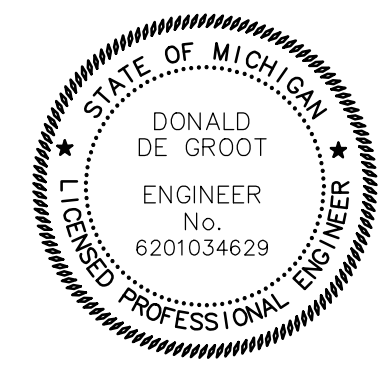
Michael J. Koenes

GENERAL NOTES

- Legal description of Site and Approximate size:
2.07 acres PP No: 41-19-30-300-018, excluding RW (5100 Patterson Ave)
2.22 acres PP No: 41-19-30-300-022 (5085 Kendrick Ct.)
4.29 acres total site
Parcel Number: 41-19-30-300-018
Property Address: 5100 Patterson Ave. SE
Tax Description: N 200.0 FT OF S 750.0 FT OF W 500.0 FT OF SW 1/4 SEC 30 T6N R10W 2.30 A.
Parcel Number: 41-19-30-300-022
Property Address: 5085 Kendrick Court SE and 5100 Patterson Avenue SE
Tax Description: Lot 8 of Cascade Industrial Park
- All adjacent properties are zoned "I" Industrial District.
- Existing Zoning "I" Industrial District. Building Use "B"
- District Regulations:
Lot Size: 2 Ac. min.
Lot width: 200 ft.
Building Height: 16 ft.
Setbacks:
- Front 100'
- Side 25'
- Rear 50'
- Necessary approvals and permits shall be obtained from Cascade Township.
- Storm sewer pipe designated SLCPP shall be smooth-lined corrugated plastic pipe, such as ADS N-12, Hancor Hi-Q or approved equal, perforated with sock, with 3 feet minimum cover, and silt light, sure lock coupler.
- All excavated trench backfill shall be with Class 2 sand compacted in place for areas which are within the support influence zone of paved areas.
- Parking spaces on #5085 Kendrick Ct. and 5100 Patterson Avenue:
Required
15/1000 for light industrial = 98 spaces
or 1 space per employee = 70± spaces
Proposed: 107 spaces
- Proposed canopy tree species to be determined by owner and shall be on Cascade Township's approved species list and be trees that do not encourage wildlife or grow to heights that exceed limits of FAA FAR Part 77, Objects Affecting Navigable Airspace.
- No new dumpster is proposed.
- No new site lighting is proposed. With the exception of Wall Packs on building addition as needed.
- Any use of cranes for development must be coordinated and approved with GFIAA Facilities and Operations staff and through FAA airspace review, as necessary. Complete crane request form at: <https://www.grr.org/hubs/PDFs/ZoningPermitApp.pdf?hsLang=en>
- All drainage to be routed through regional detention pond.



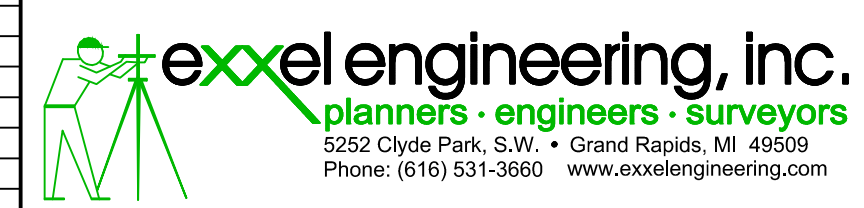
Know what's below.
Call before you dig.



BUILDING ADDITION SITE LAYOUT AND UTILITY PLAN
KOENES BODY SHOP
FOR: MIKE KOENES
5100 PATTERSON AVE. SE
GRAND RAPIDS, MI 49512

PART OF THE SW 1/4, SECTION 30, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

DATE	REVISION	BY	FILE NO.	DATE	SHEET
			221732E	08/12/2022	1 of 2



DRAWN BY: JDR
APPROVED BY: DDG
PROJ. ENG.: JSV
PROJ. SURV.: VAD

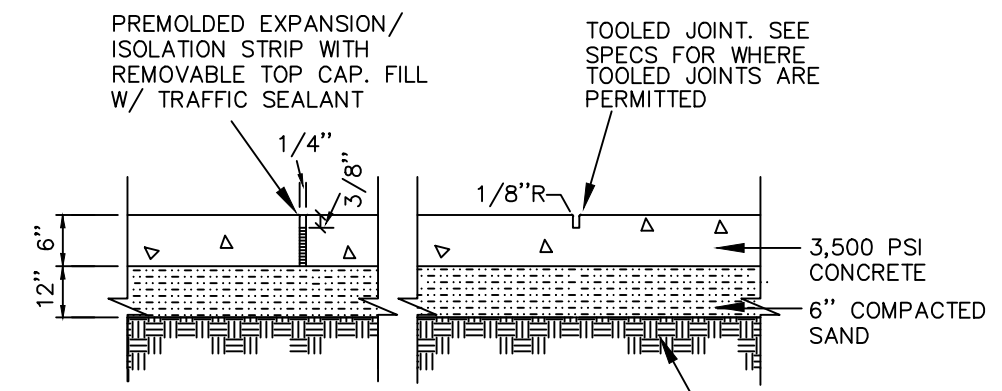
GENERAL STORM SEWER NOTES

- YARD DRAINS**
- ALL 2" DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE EJ #6121 GRATE ONLY.
 - ALL 2" & 4" DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE EJ #1046 CASTING WITH TYPE M1 GRATE.

- CATCH BASINS**
- ALL 4" DIA. CATCH BASINS (CB) WITHIN PARKING LOT AREAS SHALL HAVE 2' SUMPS AND USE EJ #5105 CASTING.
 - ALL 4" DIA. CATCH BASINS (CB) WITHIN STREET VALLEY GUTTER LABELED "DBL" SHALL HAVE 2' SUMPS AND USE EJ #7030 CASTING WITH TYPE M2 GRATE AND TYPE T3 BACK.
 - ALL 4" DIA. CATCH BASINS (CB) WITHIN BLACKTOP VALLEY GUTTER SHALL HAVE 2' SUMPS AND USE EJ #7065 CASTING WITH TYPE M1 GRATE.
 - ALL 4" DIA. CATCH BASINS (CB) WITHIN 2' CONC. ROLLED CURB AND GUTTER SHALL HAVE 2' SUMPS AND USE EJ #7065 CASTING WITH TYPE M1 GRATE.
 - ALL 4" DIA. CATCH BASINS (CB) WITHIN 2' CONC. HEAD CURB SHALL HAVE 2' SUMPS AND USE EJ #7045 CASTING WITH TYPE M1 GRATE.
 - ALL 4" DIA. CATCH BASINS (CB) WITHIN MDOT B2 CURB SHALL HAVE 2' SUMPS AND USE EJ #7085 CASTING.

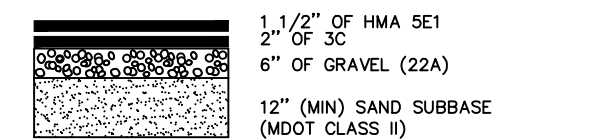
- MATERIAL TYPE**
- FOOTING DRAIN LEAD SHALL BE PVC SCH. 40
 - ALL STORM LABELED "STORM SEWER" SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLCPP), (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)
 - ALL STORM LABELED "STORM SEWER U.D." SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLCPP), PERFORATED W/ SOCK. (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)
 - ALL STORM LABELED "STORM SEWER" SHALL BE (C-76-III)

- OTHER**
- ALL 6" - 10" (SLCPP) PIPE SHALL HAVE A SILT TIGHT COUPLER.
 - ALL 12" - 30" (SLCPP) PIPE SHALL HAVE A SILT TIGHT, SURE-LOCK TYPE COUPLER.
 - ALL MANHOLES SHALL HAVE NO SUMP UNLESS OTHERWISE NOTED AND SHALL USE EJ #1120 CASTING WITH TYPE B COVER.

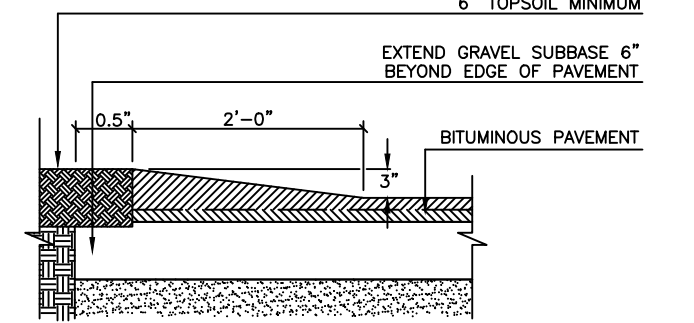


NOTES:
LOCATE CONTROL JOINTS AND EXPANSION JOINTS AS PER LAYOUT PLANS BY OTHERS

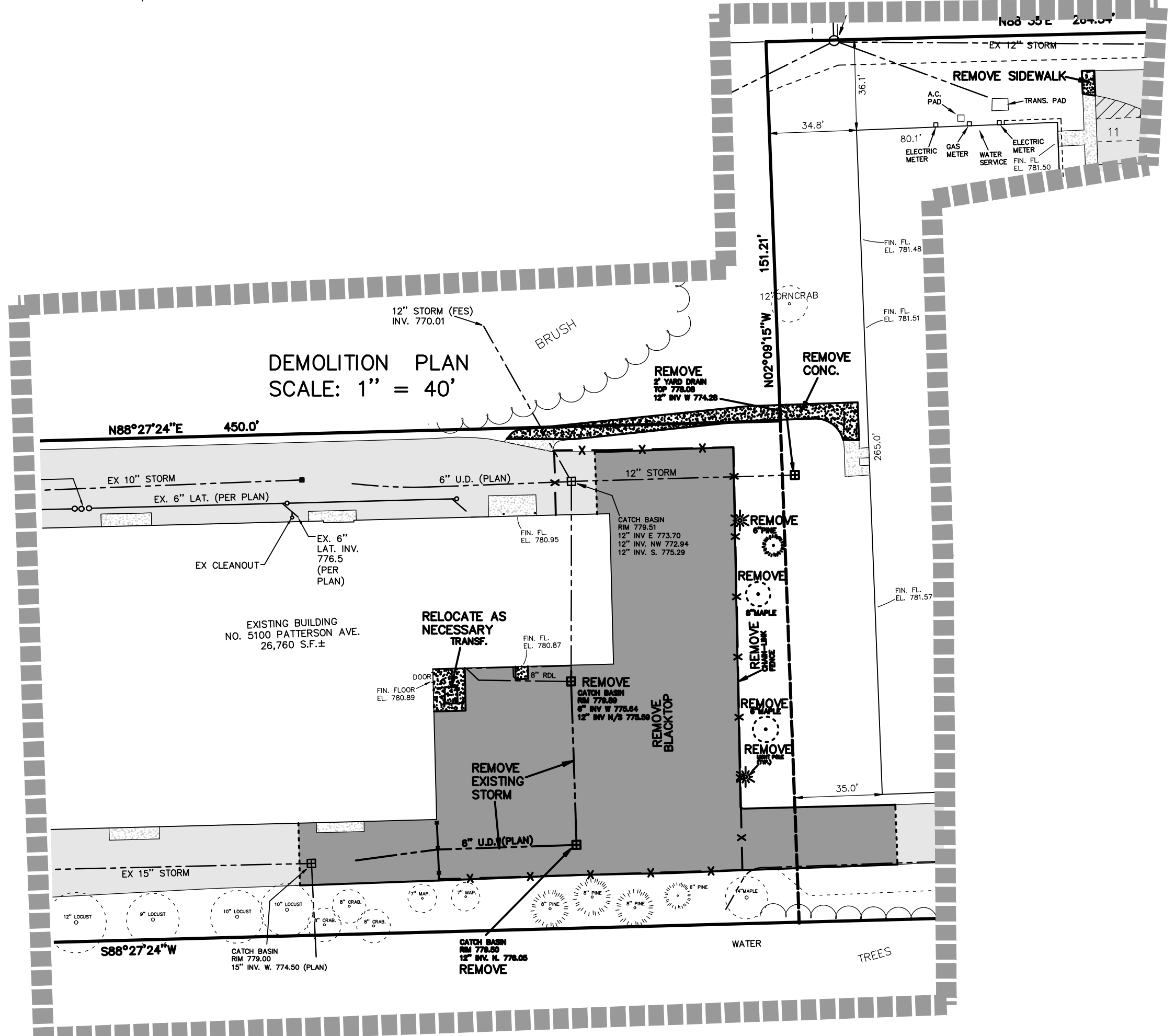
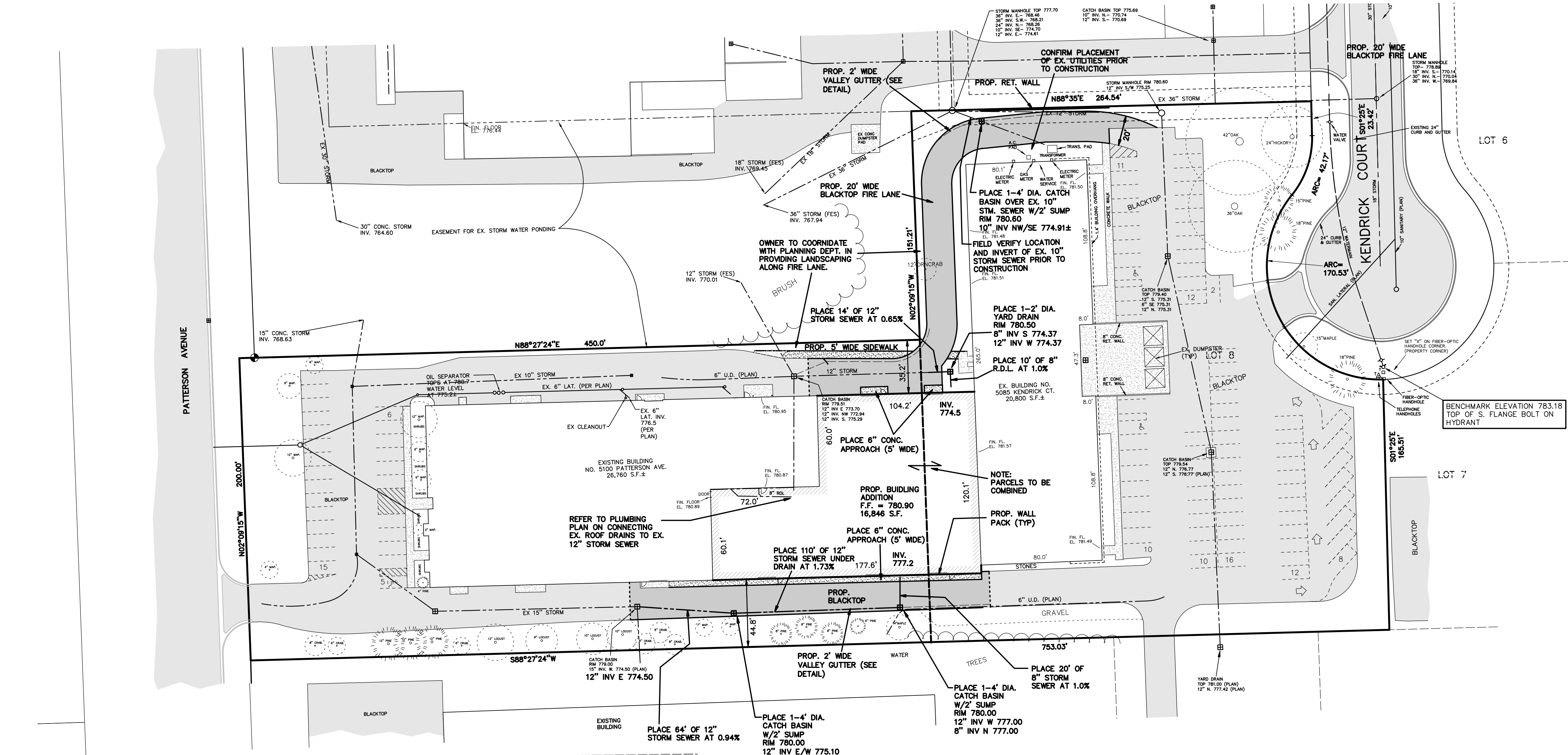
6" CONCRETE DETAIL



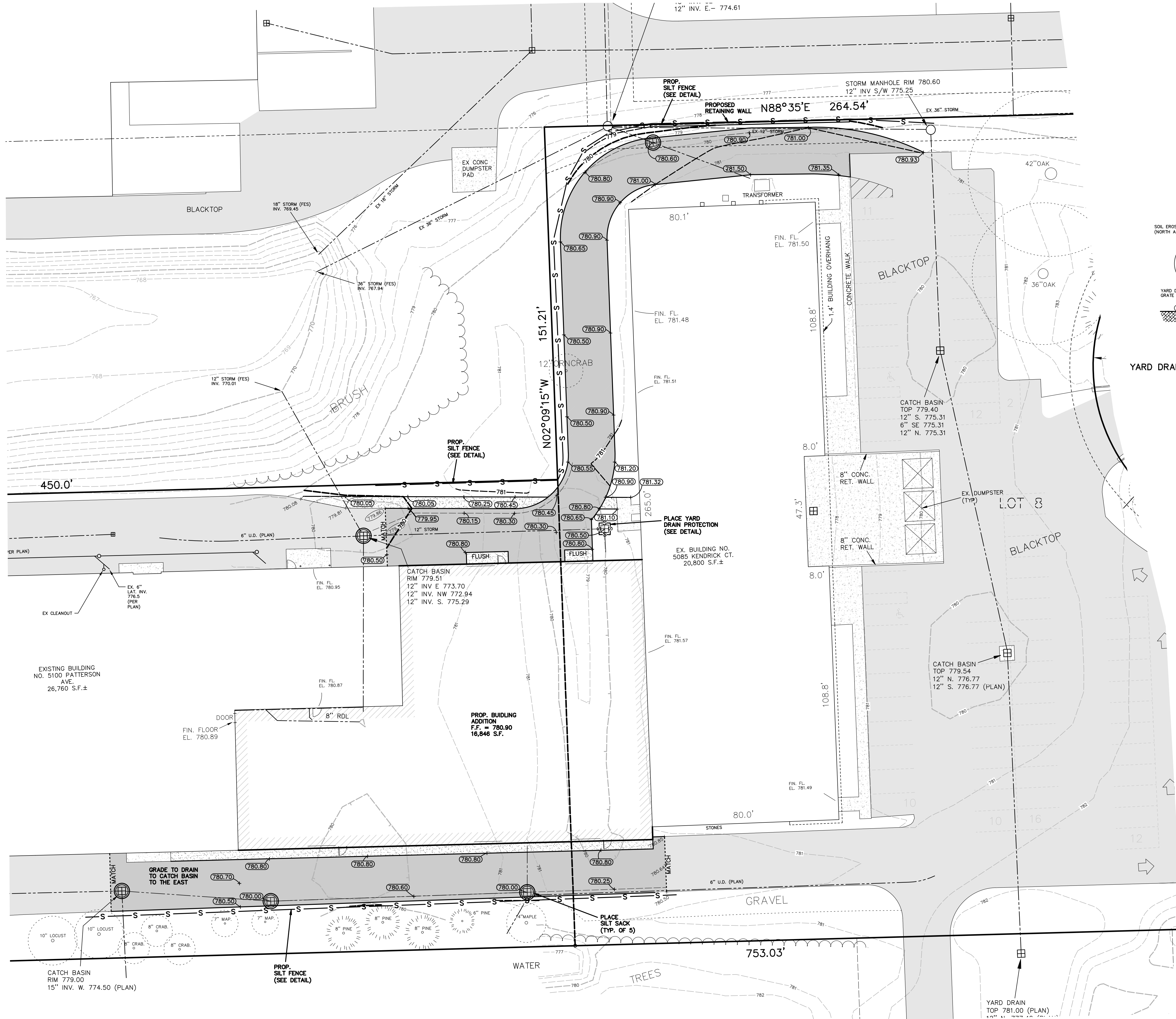
STANDARD DUTY PAVING SECTION



BITUMINOUS VALLEY GUTTER

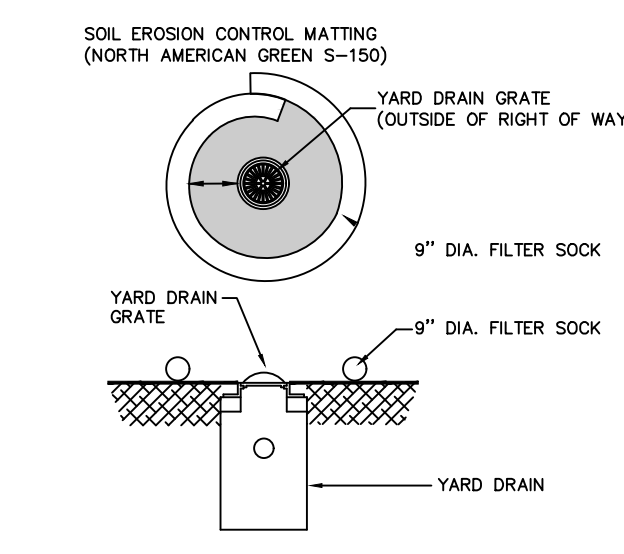


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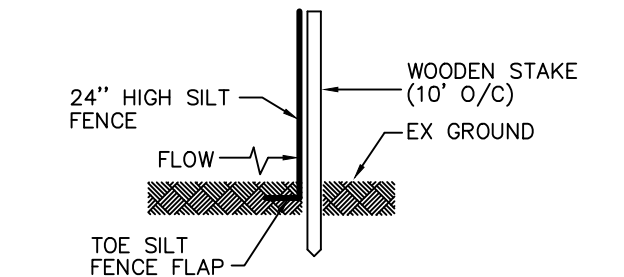


SOIL EROSION CONTROL NOTES

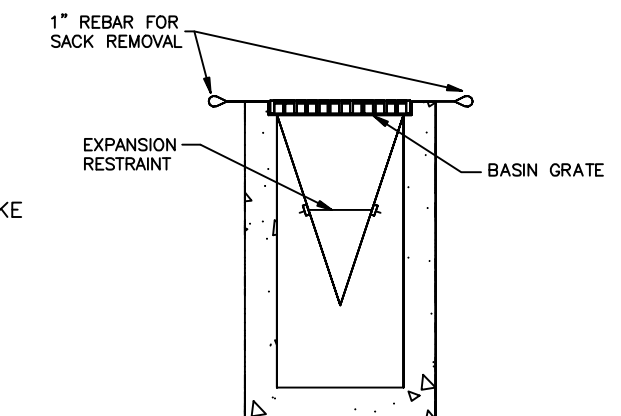
1. Total area of earth change = 0.9 acres.
2. All soil erosion control measures are to be in place prior to the start of grading.
3. Inspect and maintain all temporary soil erosion controls after each significant rainfall event until the site has been permanently stabilized.
4. All non-paved areas to be top-soiled (4" min.) and seeded.
5. Place silt fence as shown on plan and per detail.
6. Protect existing catch basin inlet grate (2 each) with silt sack, as shown on plan and per detail. Remove when site is stabilized.
7. Protect proposed yard drain (1 each) with 8-inch diameter filter sock, as shown on plan and per detail.
8. Contractor is responsible to sweep up any tracking caused by construction activity until the construction is complete and the site is permanently stabilized.



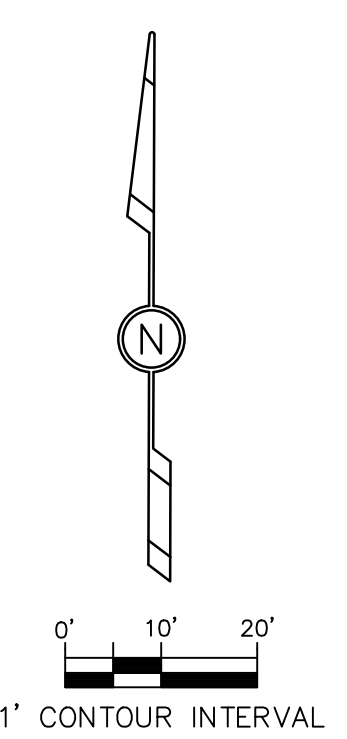
YARD DRAIN PROTECTION DETAIL



SILT FENCE DETAIL



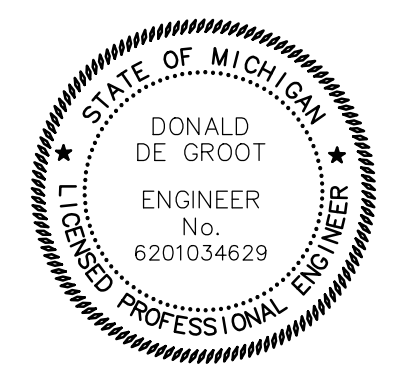
SILT SACK DETAIL



1' CONTOUR INTERVAL
SCALE: 1" = 20'

LEGEND

- XXX --- = PROPOSED CONTOUR
- --- = EXISTING CONTOUR
- + XXX.X = PROPOSED SPOT ELEVATION
- + XXX.X = EXISTING SPOT ELEVATION
- + XXX.X = EXISTING SPOT ELEVATION INTERPOLATE
- S-S- = SILT FENCE
- = SILT SACK
- ⊗ = YARD DRAIN PROTECTION



GRADING AND SOIL EROSION CONTROL PLAN
KOENES BODY SHOP
 FOR: MIKE KOENES
 5100 PATTERSON AVE. SE
 GRAND RAPIDS, MI 49512

PART OF THE SW 1/4, SECTION 30, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

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			221732E	08/12/2022		2 of 2

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