

**Minutes**  
Cascade Charter Township  
Zoning Board of Appeals  
Tuesday, September 13, 2022  
5:30 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chair Mead called the meeting to order at 5:30 P.M  
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Lou Berra, Jennifer Puplava (Alternate)  
Members Absent: Valerie Milliken (Excused)

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

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

**ARTICLE 4. Approve the Minutes of the August 9, 2022 Meeting**

**Motion was made by Member McDonald to approve the August 9, 2022 meeting minutes as written. Supported by Member Berra. Motion carried 5 to 0.**

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

There were no visitors that wished to speak to non-agenda items.

**ARTICLE 6. Case #22-3734 - Koenes Trust Properties**

**Property Address:** 5100 Patterson Ave and 5585 Kendrick Ct

**Requested Action:** The applicant is requesting a variance to construct a fire lane within the required bufferyard.

Member McDonald disclosed he is good friends with the applicant, Mike Koenes, but believed the case is objective and there will not be any bias. The applicant has also previously repaired a few other members' vehicles. None of the committee members believed this would interfere with the case.

Planning Director Hilbrands presented the case and said the applicant has also applied for a site plan review to combine the properties of 5100 Patterson Ave and 5585 Kendrick Ct into one building on one parcel. Due to the connection of the buildings, a 20ft wide fire lane is required to extend the length of the building. The required bufferyard between two industrial zoned properties is 20ft and there is only about a 35ft setback existing between the two properties. With these circumstances, there will not be enough room for both the fire lane and the required bufferyard.

Upon speaking with the fire inspector, he indicated there might be an opportunity to move the fire lane closer to the building creating about a 10ft bufferyard. Modifications

to the bufferyard width must be reviewed with a variance request to the Zoning Board of Appeals. The location of the building does not have any other location where the fire lane could be placed that does not interfere with the bufferyard.

Staff recommended approval of the variance request with conditions that the applicant continues to work with staff and the fire department to determine if the fire lane can be moved closer to the building and that the fire lane will be able to remain clear at all times, with no obstructions permitted.

Don De Groot (5252 Clyde Park) with Exxel Engineering explained that the Koenes Auto Body business is growing and needs to expand to accommodate additional staff and rooms. They are willing to work with the fire department on shifting the fire lane.

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

No one wished to speak.

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

Member McDonald had watched Koenes Auto Body grow over the years and he believed these were exceptional circumstances to allow such a variance.

**Motion was made by Member Puplava to approve the variance with Staff conditions. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Any Other Business**

Planning Director Hilbrands explained that the November meeting is scheduled for the same time as the DDA meeting. Members agreed to meet at 4:30 P.M on November 15 instead of at their usual 5:30 P.M. time.

Member Moxley shared that some Planning Commission members discussed that they believe storage containers used by businesses are unsightly and requested the Zoning Board of Appeals approve locations less visible to the street in future cases.

**ARTICLE 8. Adjournment**

**Motion was made by Member Berra to adjourn the meeting. Supported by Member Puplava. Motion carried 5 to 0. The meeting was adjourned at 5:40 P.M.**

Respectfully submitted,

Ralph Moxley, Secretary