

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, June 25, 2024
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 June 11, 2024 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 #24-3829 Eric Clausen
Public Hearing
Property Address: 5460 Executive Parkway SE
Requested Action: Dimensional Variance for an expansion to the existing building that exceeds the maximum height of 45ft in PUD-50.**
- ARTICLE 8. Any Other Business**
- ARTICLE 9. 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, June 11, 2024
5:30 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 5:30 pm.
Members Present: McDonald, Mead, Moxley, Berra, Milliken
Members Absent:
Others Present: Zoning Administrator (ZA) Madison Smith-Jacoby, Community and Planning Director Andrea Hendrick and others listed on the sign-in sheet.
- ARTICLE 2.** **Pledge of Allegiance**
- ARTICLE 3.** **Approve the current Agenda**
Motion was made by Member Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.
- ARTICLE 4.** **Approve the Minutes of the February 13, 2024 Meeting**
Motion was made by Member Mead to approve the February 13, 2024 meeting minutes with a correction to the start time of the meeting from 7:00 pm to 5:30 pm. Supported by Member Berra. Motion carried 5 to 0.
- ARTICLE 5.** **Acknowledge visitors and those wishing to speak**
There was no one wishing to speak.
- ARTICLE 6.** **Case #24-3831 Amy Dowling**
Property Address: 2646 Kraft Avenue SE
Requested Action: The applicant is requesting a variance for a change in use where a nonconformity exists.
Zoning Administrator Smith-Jacoby presented the case application from Amy Dowling, a new tenant at 2646 Kraft Avenue, who is seeking a variance to change on behalf of the owner Willie Friend. The variance would change the use of the 0.5-acre property from residential to commercial (B2 zoning district) despite some existing non-conformities. The lot, located just east of Meijer and north of 28th Street, is surrounded by residential properties to the north and east, and B2 zoning to the south. It was rezoned from residential to B2 (General Business District) in the early 1990s. The two non-conformities are the lot size (0.5 acres instead of the required 3 acres for B2) and the setback of the house (less than the required 100 feet for a commercial building in B2). The proposed use as a financial office is allowed by right in the B2 district and meets the standards. No exterior changes are proposed to the 1,196 sq. ft. home or the 528 sq. ft. detached garage. The building department requires the interior to be brought up to

code for commercial use, which would be an added condition of approval. Public comments from nearby condos and the owner to the south expressed initial concerns but were satisfied after speaking with the ZA Smith-Jacoby, citing the minor change in use and lack of exterior modifications. She recommended granting the variance to allow the change from residential to commercial use, on the condition that the site plan, including parking lot and driveway, must meet all property standards and receive building and planning department approval.

Amy Dowling (2646 Kraft Ave SE), the applicant, gave background on the property and explained that she had approached Willie, the owner of the house, about renting it to use as an office. Amy described her experience with her attorney that led her to working with the Township to get proper approval for the work being done. Amy indicated the driveway would not be completed until she got approval.

Motion was made by Trustee McDonald to open public hearing.

Supported by Member Mead.

Motion carried 5 to 0.

Brent (2671 Chatham Woods Drive SE), voiced concerns on behalf of his neighbors regarding the proposed business at 2646 Kraft Avenue. His primary concern is related to drainage and runoff. He inquired about whether this issue is being addressed as part of the proposed changes to the property.

Member Mead clarified that the neighbor's concerns to the application would be addressed by staff during the review for the approval process of the plans to meet the township standards.

Trustee McDonald asked for clarification from ZA Smith-Jacoby on the water issue.

ZA Smith-Jacoby clarified that drainage plans are approved during the permitting process, alongside the Township Engineer and Township Building Department.

Motion was made by Member Mead to close public hearing.

Supported by Vice Chair Milliken.

Motion carried 5 to 0.

Motion was made by Member Mead to approve the variance allowing non-conforming use with the conditions of staff.

Supported by Trustee McDonald.

Motion carried 5 to 0.

Planning Director Hendrick addressed the process of handling non-conforming uses and dimensional variances, stating that the current zoning ordinance led them to follow this procedure, even though it may not be the most appropriate approach. She mentioned that future amendments to the zoning ordinance will likely change this process, allowing non-conforming uses to either conform to the zoning district if redeveloped or be rezoned to a more suitable designation without requiring a variance for a change of use.

Trustee McDonald clarified for the applicant that the variance is the current process to be followed until the zoning ordinance is changed in the future.

ARTICLE 7. Case #24-3840 Jeff Asfour

Property Address: 1325 Thornapple River Drive SE

Requested Action: The applicant is requesting a variance to maintain a nonconforming front yard setback.

ZA Smith-Jacoby presented a variance request for 1325 Thornapple River Drive, a 0.76-acre lot in the residential R-2 district. The applicant, Mr. Asfour, seeks to maintain a non-conforming front yard setback while renovating the home. The closest point of the existing home to Thornapple River Drive is 30.4 feet, which doesn't meet the 50-foot setback requirement for arterial roads. The applicant plans to use the existing foundation and remove the nonconforming deck. ZA also noted that while Thornapple River Drive is classified as an arterial road, the area in question is entirely residential, and the closer setback may not feel unsafe. Additionally, the Zoning Board has granted variances for similar cases in the past. It was added that the applicant did not build the home in its current location, but choosing to demolish part of the house does require a variance. The variance requested is the minimum possible, as the applicant wants to use the existing foundation. The Zoning Administrator received letters from neighbors supporting the project and noted that there is an existing fence and significant vegetation between the street and the home to act as a buffer. Based on these findings, the ZA recommended approving the variance to allow the continued use of the existing non-conforming setback for the house renovation.

Chair Moxley asked Zoning Administrator Smith-Jacoby about Ada township's setback as the property is close to that border.

Zoning Administrator Smith-Jacoby state that in her staff report that Ada townships R-3 Zone District has a front yard setback of 30 feet. Reiterating that it would not feel completely out of character for the area.

Trustee McDonald, who has lived in the area for 31 years, provided historical context for the variance request at 1325 Thornapple River Drive. He noted that the exceptional conditions of the property were caused by the road commission replacing the Camelback bridge and widening Thornapple River Drive in 2004, which reduced the setback and put the property out of compliance. McDonald pointed out that the township has granted variances for other properties in similar situations, as the road widening minimized their original setbacks. He believes this historical context should be considered when evaluating the current variance request.

Jeff Asfour (1325 Thornapple River Drive), the applicant, expressed his appreciation for the zoning administrator's understanding of the unique aspects of the property. He mentioned that he has driven by the property many times over the years and has always admired it. Asfour also noted that he received three letters of support from his new

neighbors and others down the street who are in favor of his plans. His goal is to create something beautiful while maintaining the special character of the property. Initially, he had considered not tearing down the existing structure, which dates back to the late 1950s, but he quickly realized that it would not be feasible. Instead, he plans to demolish the current building and construct a new ranch-style home on the foundation with a slightly larger footprint and an added garage, all while keeping the setback as is.

Trustee McDonald mentioned that he appreciated getting the letters of support from neighbors as it helps the board with its decisions when reviewing cases.

Bruce Heys, the applicant's builder, thanked Madison for her patience and assistance throughout the process of understanding and applying the non-conforming regulations. He mentioned that Jeff and his wife Gretchen worked closely with an architect to design a home that would fit on the existing foundation. However, if during the demolition process, they discover that the foundation is not structurally sound, they would like to remove it and pour a new one in the exact same position.

Motion was made by Member Mead to open public hearing.

Supported by Member Berra.

Motion carried 5 to 0.

No public comment.

Motion was made by Member Mead to close public hearing.

Supported by Vice Chair Milliken.

Motion carried 5 to 0.

Motion was made by Trustee McDonald to approve the variance with staff conditions.

Supported by Member Mead.

Motion carried 5 to 0.

ARTICLE 8. Any Other Business

No other business.

ARTICLE 9. Adjourn

Motion was made by Member Mead to adjourn. Supported by Trustee McDonald.

Motion carried 5 to 0. The meeting adjourned at 5:59PM.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3829
REPORT DATE: June 18, 2024
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: June 25, 2024
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Eric Clausen
Property Owner: AUSSIP1M12 Funding Company LLC

ADDRESS: 5460 Executive Drive SE

PARCEL NUMBER: 41-19-31-200-060

REQUESTED ACTION: Dimensional Variance for an expansion to the existing building that exceeds the maximum height of 45ft in PUD-50.

REQUIREMENTS: PUD 50:
Section X.B: Height Regulations
Cascade Charter Township Zoning Ordinance:
Chapter 23.07.2

EXISTING ZONING OF SUBJECT PARCEL(S): PUD-50 – Meadowbrook Business Park

GENERAL LOCATION: The subject property is an existing industrial building at the end of a cul-de-sac. It is located in the Meadowbrook Business Park between Patterson and Kraft, south of 52nd Street.

PARCEL SIZE: 18.53 Acres

EXISTING LAND USE: Industrial manufacturing

ADJACENT PROPERTIES: N: TI – Transitional Industrial – Warehouse/Manufacturing
W: PUD-50 – Office/Manufacturing
S: PUD-50 – Wetlands /Farmland
E: PUD-50 – Warehouse/Manufacturing

PROPOSED USE

The applicant is requesting an 8,768-sf expansion to the southwest corner of the existing manufacturing facility. The proposed expansion will house two 38 ½ ft tall hydraulic drawing presses used for manufacturing. The presses require a clear area above greater than 6 1/2 ft. Therefore, they are requesting a **five (5) foot dimensional variance** to construct the addition at a height of 50 ft tall.

PUD-50

Section X.B

The maximum height for buildings within PUD-50 is 45 ft. However, the PUD allows for reasonable mechanical structures in addition to the building not to exceed 15 ft in height.

B. Height Regulations – (as amended by Ord. No. 15 of 1997;12/3/1997)

No building or structure shall exceed a height of forty-five (45) feet, except there may be one hotel, motel or similar use building with a permitted height not to exceed seventy (70) feet as measured in accordance with the Cascade Charter Township Zoning Ordinance. **Reasonable mechanical appurtenances and antennas necessary to the function or operation of a building or structure and parapet walls surrounding such appurtenances shall not exceed fifteen feet in height and shall not be counted for the purposes of determining compliance under these limitations.**

AIRPORT REVIEW COMMENTS

The GFIAA Planning Staff has provided an initial review of the concept drawings and had the following comment:

“Just from a preliminary review it does not look like the height of the building will penetrate the Part 77 surface, so it would not affect the airspace around the airport. However, any use of cranes for development must be coordinated and approved by GFIAA staff.”

PART 77 is the federal law that regulates the safe, efficient use, and preservation of navigable airspace.

The final details of the expansion will have a full site plan review. Further comments from GFIAA staff will be solicited and considered at that time.

NEIGHBORS COMMENTS

Outside of the airport comments above, no additional comments have been received in support or opposition.

CONSIDERATIONS

Zoning Board of Appeals Determination

The CCT Zoning Ordinance gives the Zoning Board of Appeals the authority to deliberate and determine if the proposed plans meet the standards for a Variance.

<i>Section 23.07(2)(1)</i>	<i>Findings</i>
Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met:	
<p>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.</p>	<p>The manufacturing operating in said building is a reuse of a previous building. While not all manufacturing operations require equipment this tall, the modern engineering and production for this use have equipment that is abnormally large for industrial buildings. The applicant has invested and operated in this space and would like to remain operating in the township. Furthermore, the request is a minimal and the height still falls within that allotted height for the PUD Ordinance for building and additional rooftop mechanical equipment. Planning Staff finds that this condition can be met based on the current state of the property and operation of the business.</p>
<p>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</p>	<p>The exceptional conditions are changing market conditions and technology paired with the reuse of an existing building. If the applicant's request is granted, they will continue to use the building for a use consistent with current operations. The equipment necessary to utilize the best practices in their industry has changed to make operating within the height regulations of the Ordinance infeasible. Staff has determined that the conditions are not a result of actions of the applicant.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The applicant has worked with their architectural team to decrease the building to the minimum height allowed for the required clear area above the hydraulic drawing press. Per submitted testimony and documents, the applicant has fulfilled this standard.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>The existing and proposed operation are compatible and appropriate for the Industrial Zone District and consistent with the surrounding industrial uses. The requested height has been reviewed by the Airport Planner and found to have no impact on the Part 77 surface. The building meets all the setback requirements of the Ordinance and there are no buildings near the proposed expansion. The nearest building is roughly</p>

	200 feet from the location of the proposed variance. Notice for the variance has gone to adjacent property owners and tenants and the Planning Department has received no complaints. Staff finds that this variance will not be injurious to the neighborhood or public welfare.
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.	While the township is undergoing a Zoning Ordinance update and maximum building heights will be reviewed, variance request for height in the Industrial Zone District has not been a common request. In a review of previous cases, Planning Staff only found one height variance in the last twenty years. It was for a residential building. Based on the previous request history and present demand, Staff finds that the request is not more reasonably addressed with a Zoning Ordinance amendment.

RECOMMENDATION

Staff recommends that the variance request for case #24-3829 be APPROVED based on the findings above, with the following conditions:

1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.
2. That the use shall operate according to this application and per the testimony of the applicant.
3. That a full set of site plans compliant with Chapter 21 of the Cascade Township Zoning Ordinance is reviewed and approved by the Planning Commission within a year of this approval.
4. That the total height of the building and any mechanical appurtenances and antennas necessary for the function or operation of a building do not exceed 70 feet.

ATTACHMENTS

1. Application
2. Preliminary design plans.



CASCADÉ CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: ERIC CLAUSEN
 Address: 10275 W. HIGGINS RD.
 City & Zip Code: ROSEMONT IL 60018
 Telephone: 312 550 6745
 Email Address: eclausen@brennanllc.com

OWNER: * (If different from Applicant)
 Name: AUSDIP1 MIZ FUNDING COMPANY
 Address: ~~9450 W. BRYN~~ 10275 W. HIGGINS RD. LLC
 City & Zip Code: ROSEMONT, IL 60018
 Telephone: same as above
 Email Address: " "

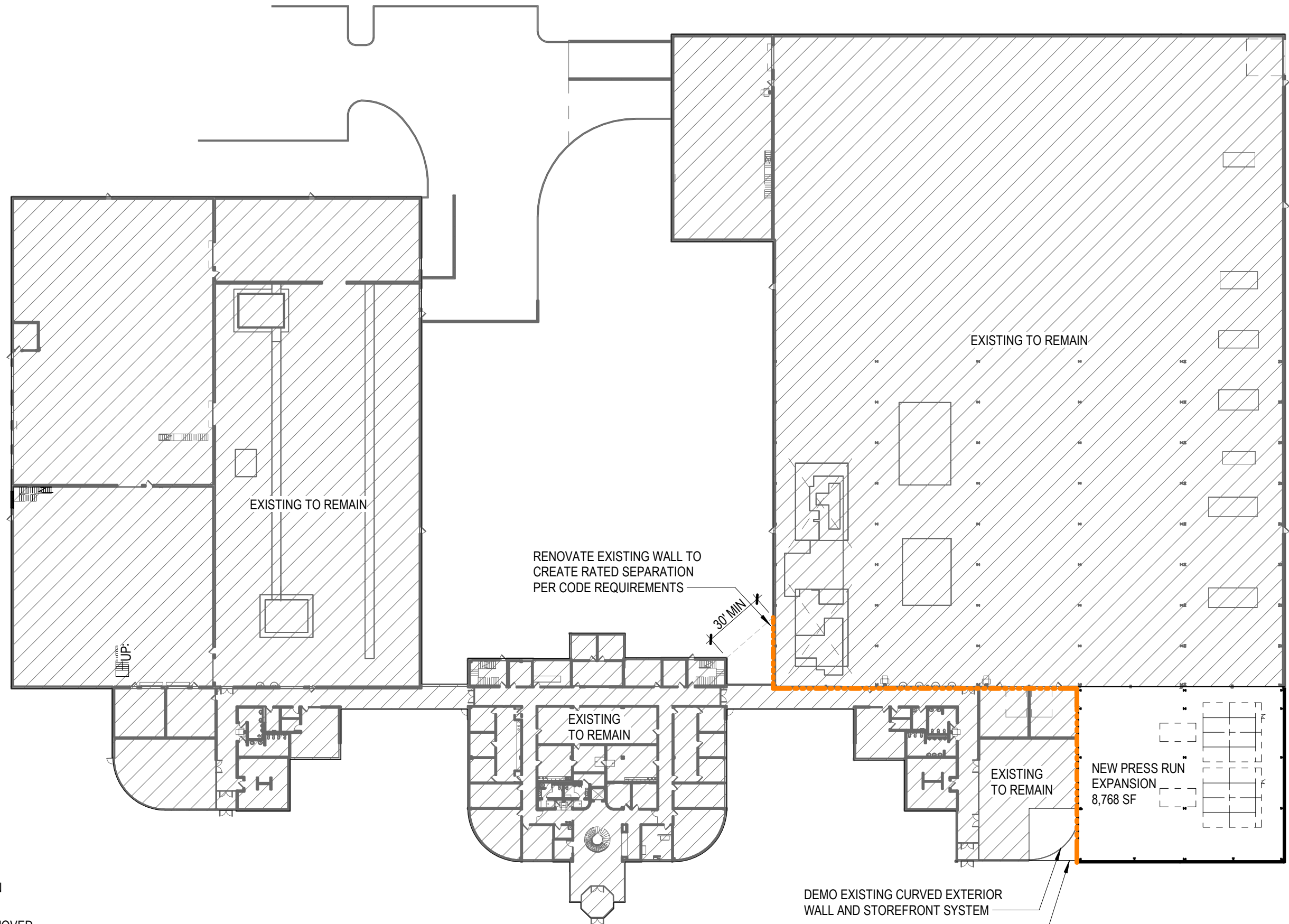
NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<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 checked="" 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:**
~ 8600 SF EXPANSION OF EXISTING SOUTH BUILDING USE FOR PRODUCTION
EXTENSION OF NON-CONFORMING STRUCTURE THAT EXCEEDS CURRENT HEIGHT LIMITATIONS
 (**Use Attachments if Necessary)

-SEE OTHER SIDE-



EXISTING TO REMAIN

EXISTING TO REMAIN

RENOVATE EXISTING WALL TO
CREATE RATED SEPARATION
PER CODE REQUIREMENTS

30 MIN

EXISTING
TO REMAIN

EXISTING
TO REMAIN

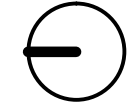
NEW PRESS RUN
EXPANSION
8,768 SF

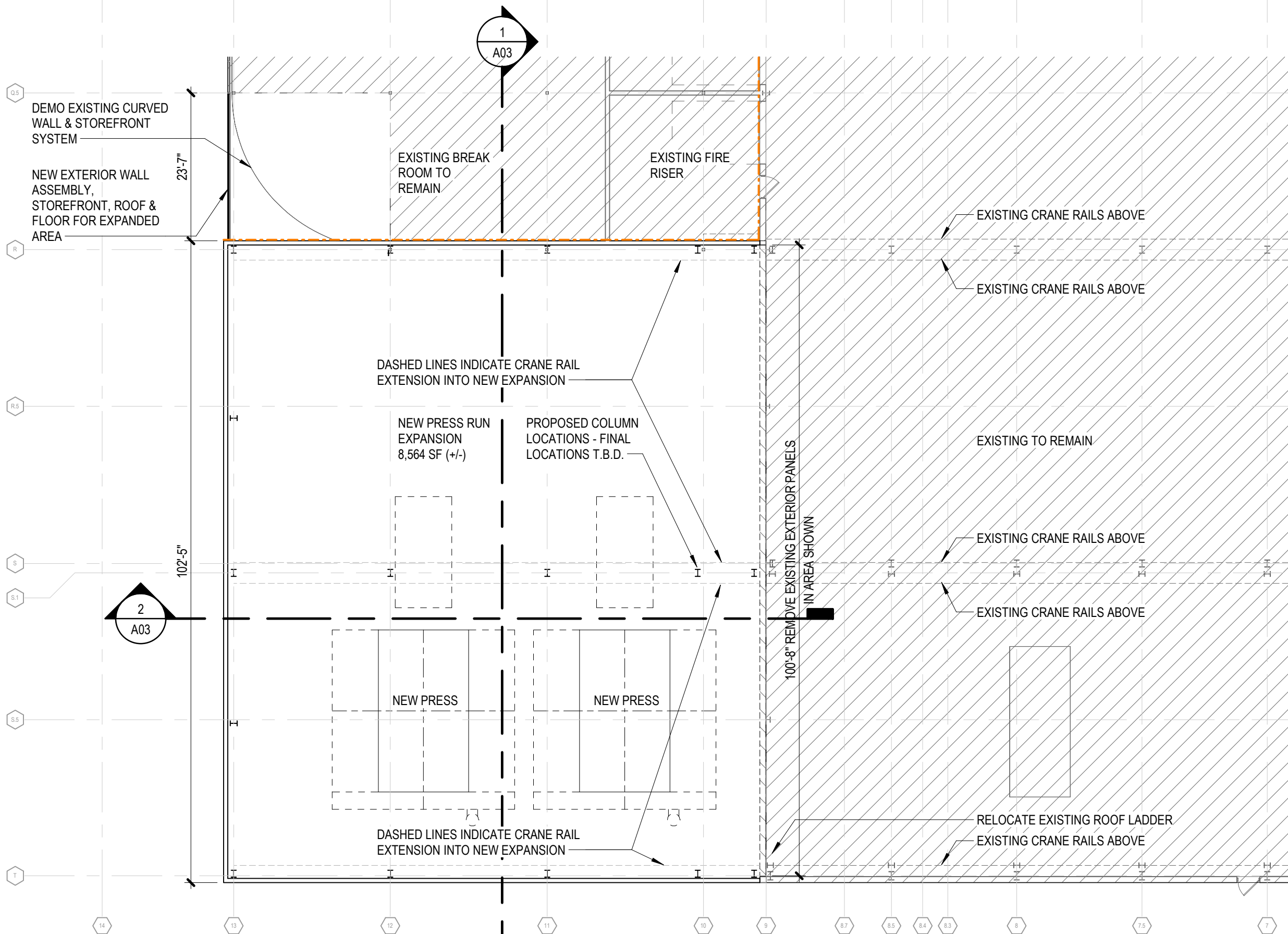
DEMO EXISTING CURVED EXTERIOR
WALL AND STOREFRONT SYSTEM

NEW STOREFRONT SYSTEM,
EXTERIOR WALL ASSEMBLY AND
ROOF IN EXPANDED AREA

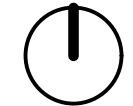
- NEW CONSTRUCTION
- RENOVATE WALL FOR NEW CODE COMPLIANT FIRE SEPARATION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

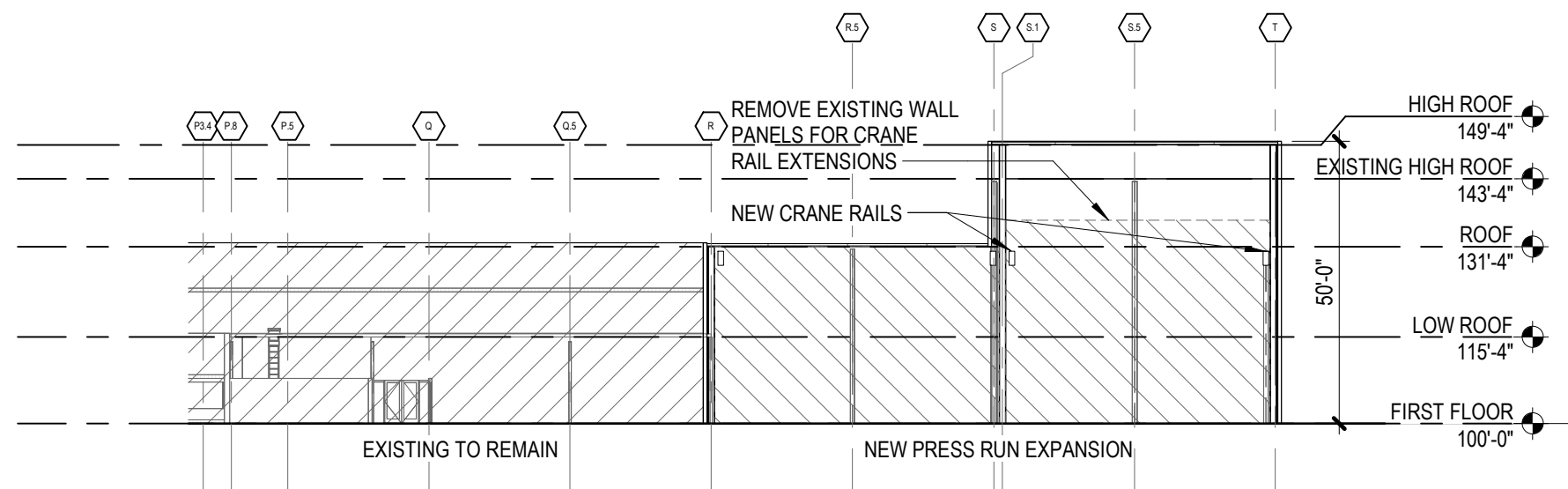
OVERALL FLOOR PLAN : 1" = 50'



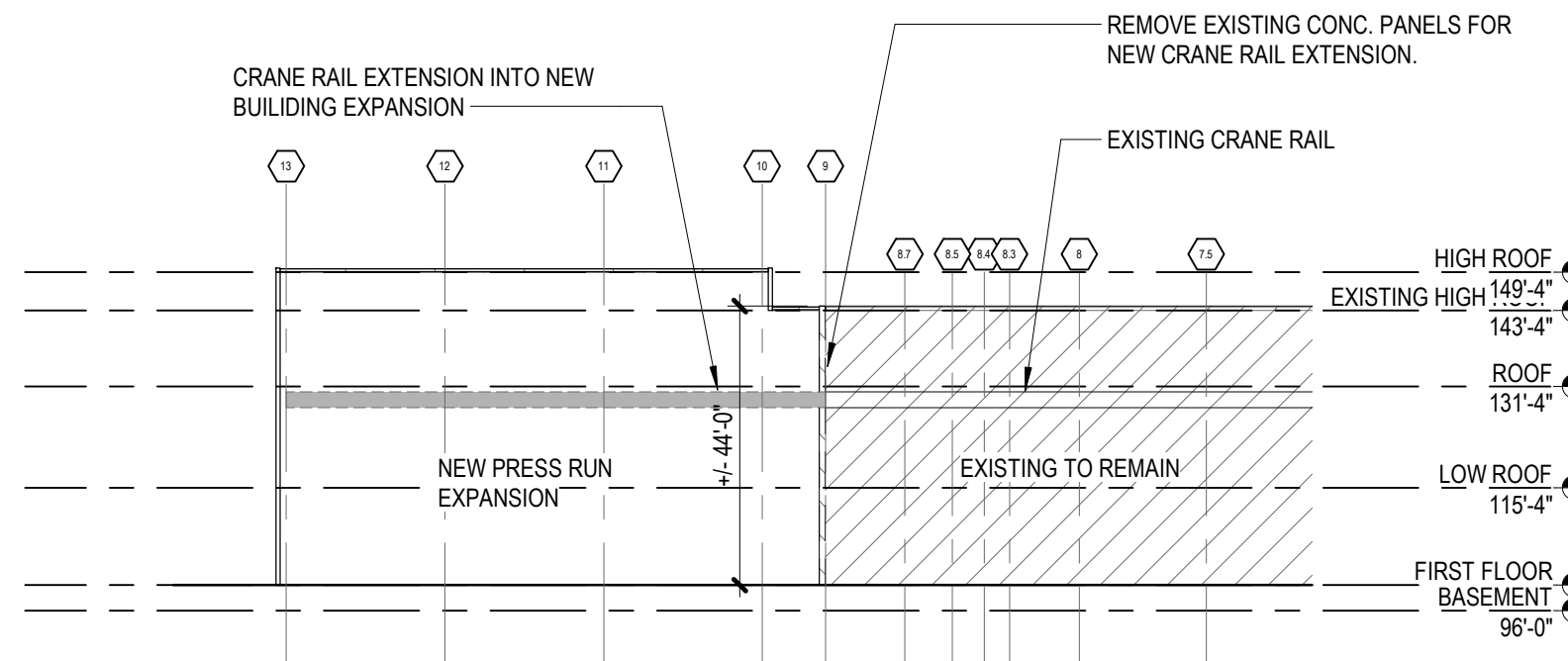


ENLARGED FLOOR PLAN : 1/16" = 1'-0"

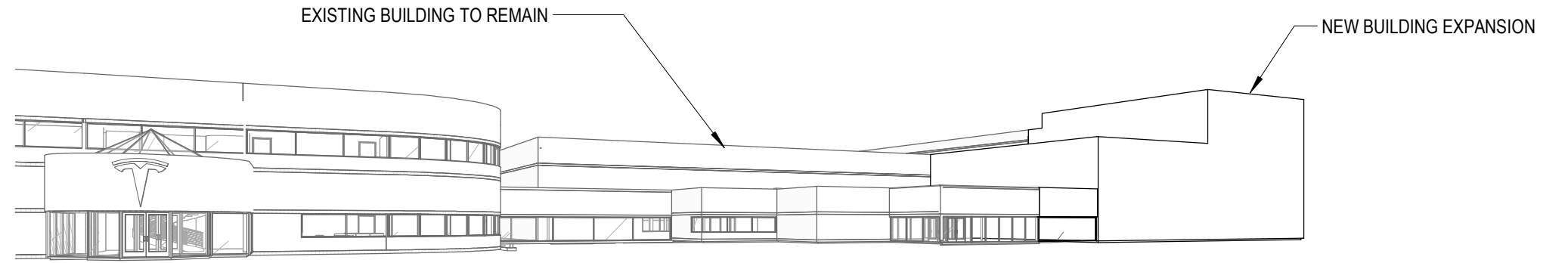




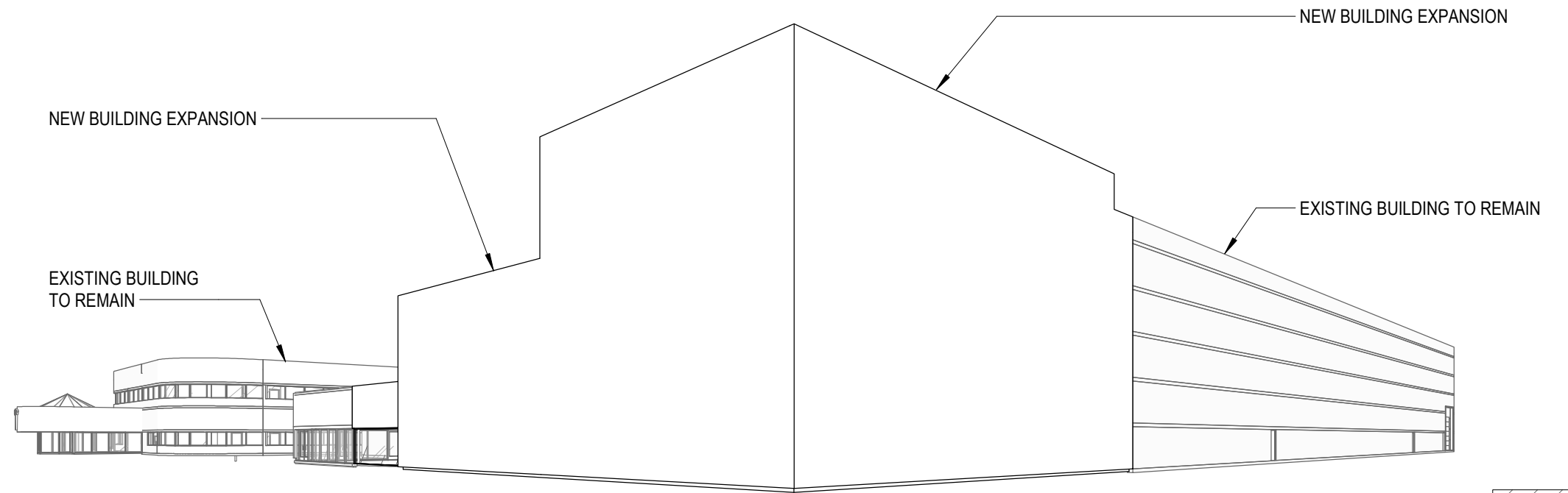
1 SECTION 1 - SW CORNER EXPANSION
 1" = 30'-0"



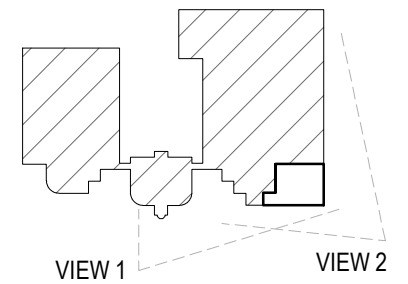
2 SECTION 2 - SW CORNER EXPANSION
 1" = 30'-0"

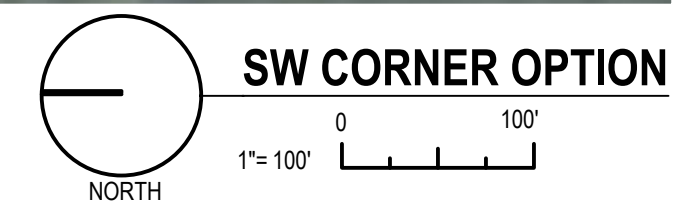
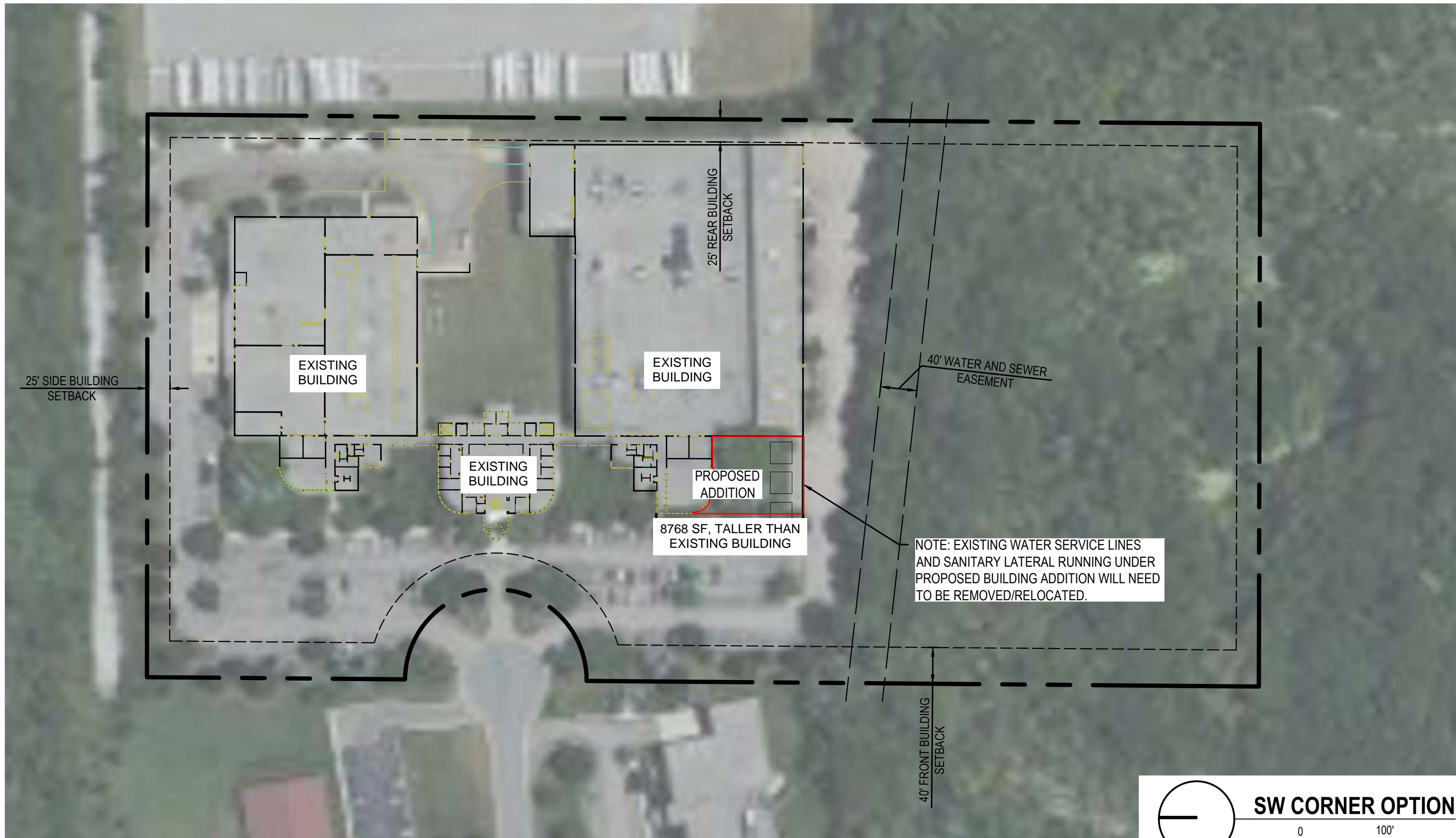


1 VIEW 1



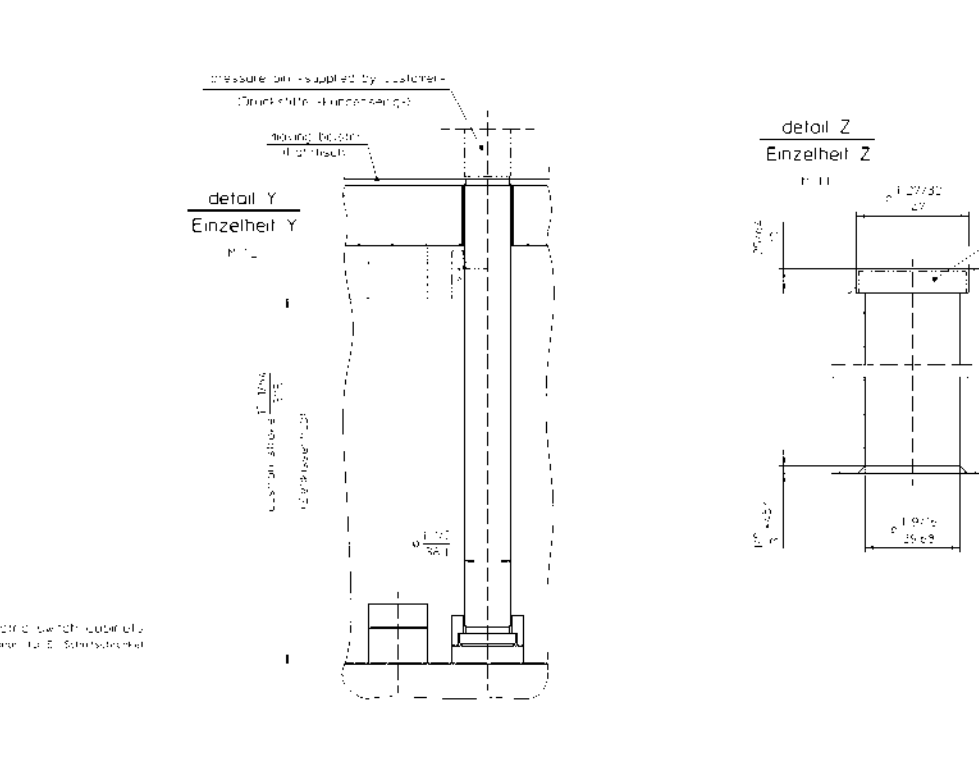
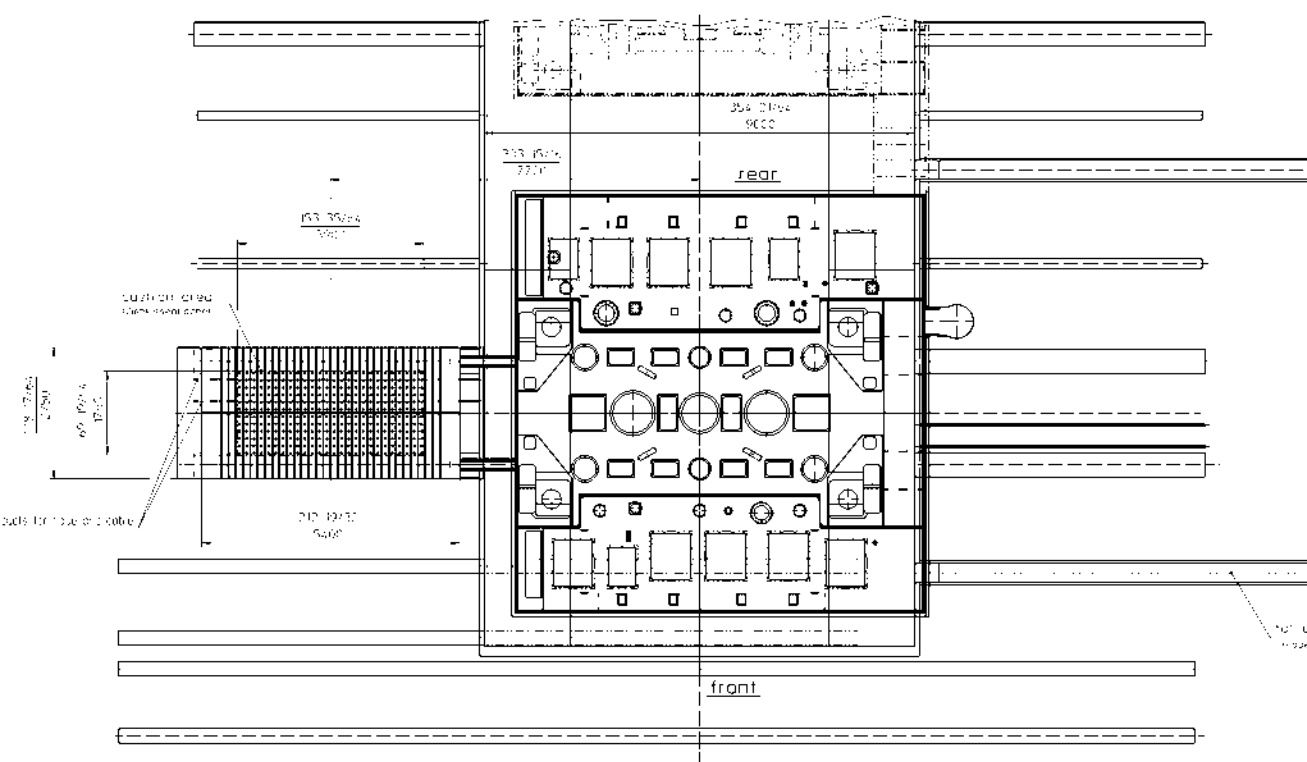
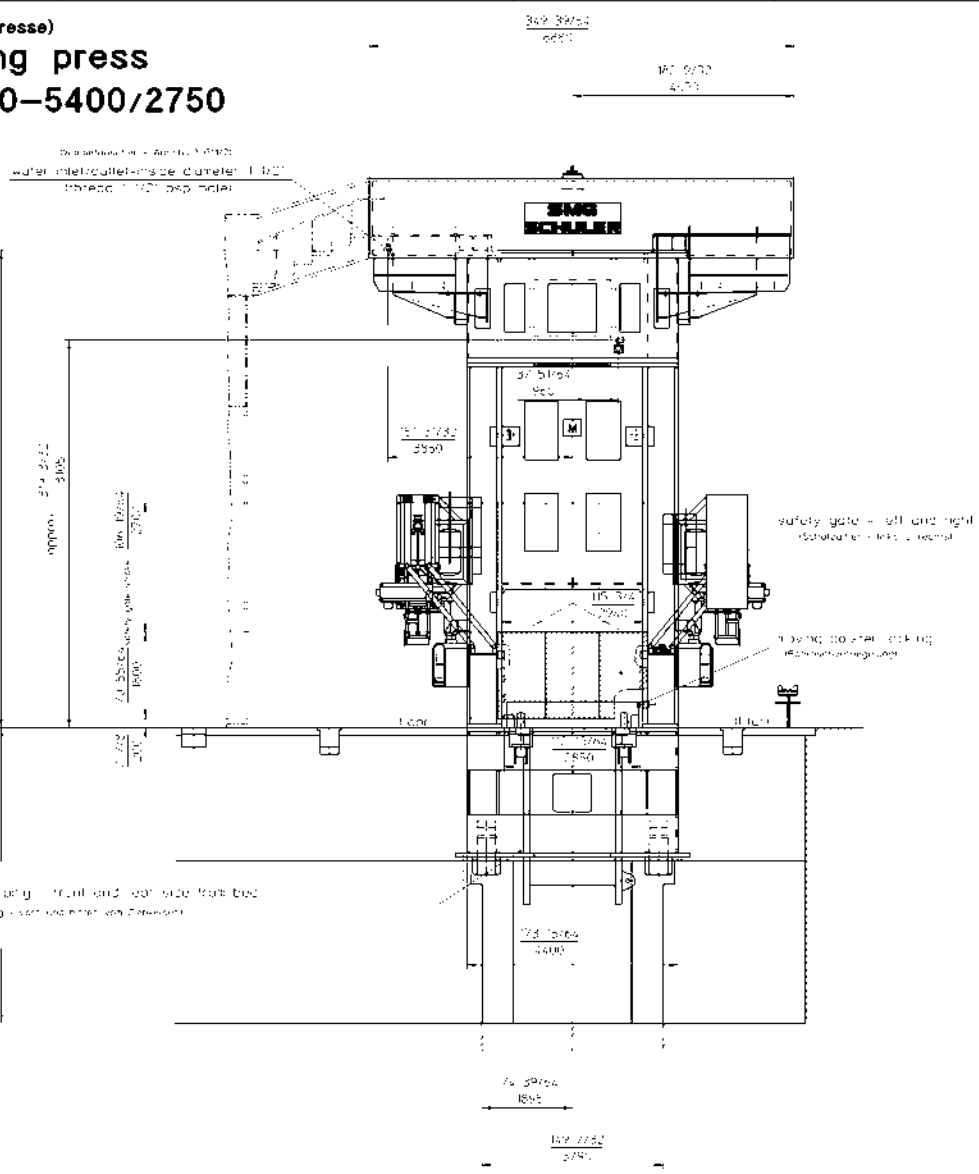
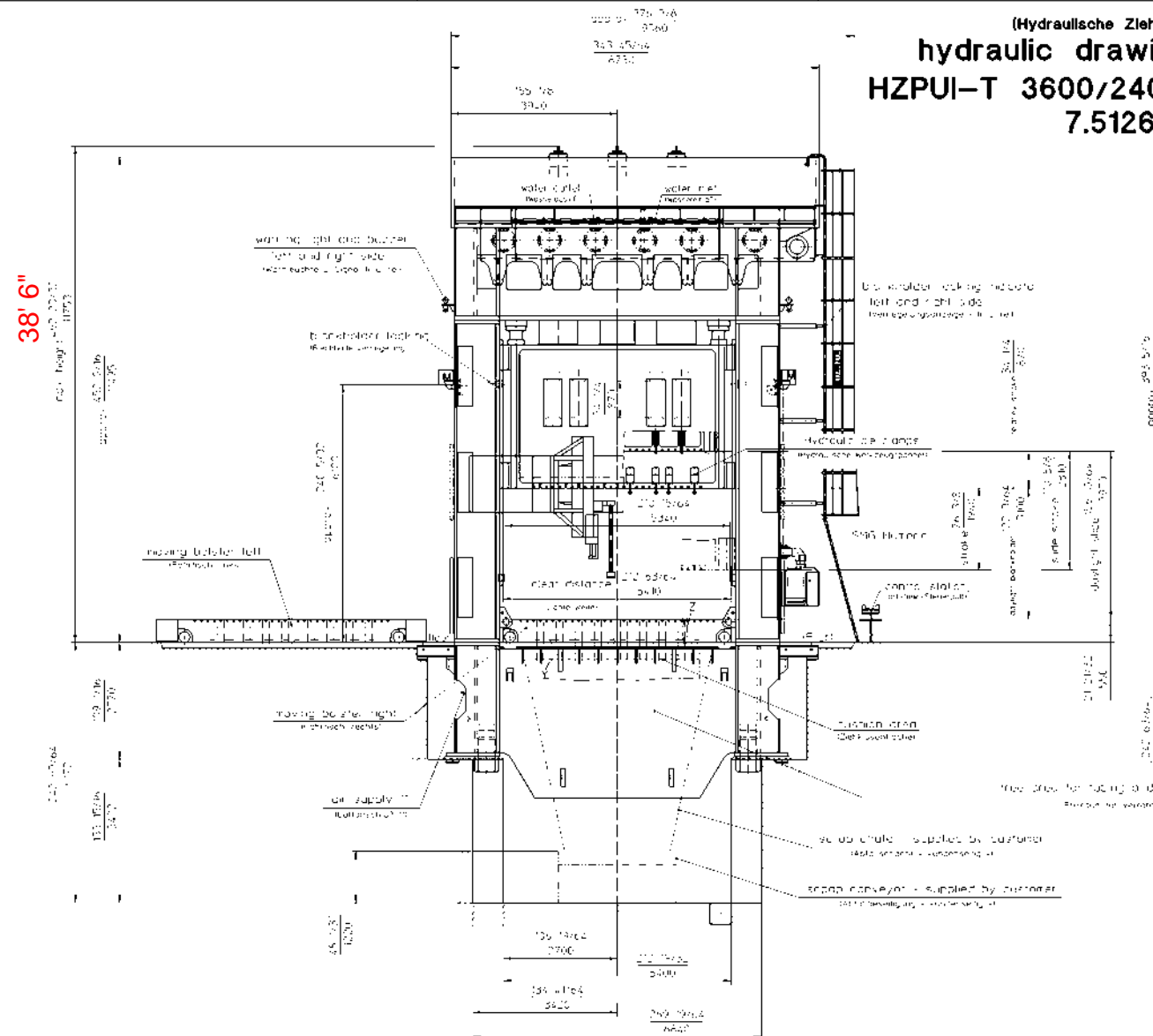
2 VIEW 2





(Hydraulische Ziehpresse)
hydraulic drawing press
HZPUI-T 3600/2400-5400/2750
7.5126

38' 6"



Technical Data of Press		7.5126
1	total press capacity	3600 t
2	max. table capacity	2400 t
3	max. backhaul capacity	1500 t
4	max. front haul capacity	330 t
5	max. sheet displacement capacity	450 t
6	max. sheet reeling capacity	90 t
7	max. sheet width	1100 mm
8	max. sheet length	7500 mm
9	max. sheet thickness	12 mm
10	max. sheet weight	120 kg
11	max. sheet area	17 m²
12	max. sheet volume	204 m³
13	max. sheet weight	45 t
14	max. sheet area	21,728 m²
15	max. sheet weight	181,13 t
16	max. sheet area	18,428 m²
17	max. sheet weight	27,961 t
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19	max. sheet weight	27,961 t
20	max. sheet weight	27,961 t
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99	max. sheet weight	27,961 t
100	max. sheet weight	27,961 t

Technische Daten Presse		7.5126
1	Beziehungsart	3600 t
2	Max. Tischkraft	2400 t
3	Max. Rücklaufkraft	1500 t
4	Max. Vorkraft	330 t
5	Max. Blattverschiebung	450 t
6	Max. Blattlänge	7500 mm
7	Max. Blattbreite	1100 mm
8	Max. Blattgewicht	120 kg
9	Max. Blattgewicht	120 kg
10	Max. Blattgewicht	120 kg
11	Max. Blattgewicht	120 kg
12	Max. Blattgewicht	120 kg
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27	Max. Blattgewicht	120 kg
28	Max. Blattgewicht	120 kg
29	Max. Blattgewicht	120 kg
30	Max. Blattgewicht	120 kg
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40	Max. Blattgewicht	120 kg
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91	Max. Blattgewicht	120 kg
92	Max. Blattgewicht	120 kg
93	Max. Blattgewicht	120 kg
94	Max. Blattgewicht	120 kg
95	Max. Blattgewicht	120 kg
96	Max. Blattgewicht	120 kg
97	Max. Blattgewicht	120 kg
98	Max. Blattgewicht	120 kg
99	Max. Blattgewicht	120 kg
100	Max. Blattgewicht	120 kg

hydraulic press

SMG	75-466 412
HYDR PRESSE HZPUI-T 3600/2400-5400/2750	
SMG	75-466 412
HYDR PRESSE HZPUI-T 3600/2400-5400/2750	