

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, October 3, 2022**  
**7:00 pm**  
**2870 Jacksmith Ave**

*Public may access the meeting via video conference software Zoom*  
<https://us02web.zoom.us/j/87044149458>

**Meeting ID:** 870 4414 9458  
**By Phone:** +1 301 715 8592

- 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 minutes from September 12, 2022**
- ARTICLE 5. Approve minutes from September 19, 2022**
- ARTICLE 6. Disclose any Conflict of Interest**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 8. Case #22-3735/Koenes Trust Properties  
Property Address: 5100 Patterson Ave and 5085 Kendrick Ct  
Requested Action: Site Plan Review for an approximately 16,800 sq ft addition  
that would connect two existing buildings.**
- ARTICLE 9. Review of Major Street Plan**
- ARTICLE 10. Old Business**
- ARTICLE 11. Any Other Business**
- ARTICLE 12. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 13. Adjournment**

**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**
  - d. Approve with conditions**
  - e. Recommendation to Township Board f. approve**

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday, September 12, 2022  
7:00 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.  
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Deering, and Korstange  
Members Excused: Rapin and Engel  
Members Absent: Rowland  
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 Rissi to approve the current agenda. Supported by Member Deering. Motion carried 6 to 0.**

**ARTICLE 4. Approve the Minutes from August 8, 2022**

**Motion was made by Member Deering to approve the August 8, 2022 meeting minutes as written. Supported by Member Korstange. Motion carried 6 to 0.**

**ARTICLE 5. Approve the minutes from August 15, 2022**

**Motion was made by Member Deering to approve the August 15, 2022 meeting minutes as written. Supported by Member Korstange. Motion carried 6 to 0.**

**ARTICLE 6. Disclose any conflicts of interest**

There weren't any members with a conflict of interest to disclose.

**ARTICLE 7. Acknowledge any visitors and those wishing to speak.**

There weren't any visitors that wished to speak.

**ARTICLE 8. Case #22-3725: Janet Lash**

**Property Address:** 9070 52<sup>nd</sup> Street SE

**Requested Action:** Accessory building exceeding 832sqft.

Zoning Administrator Smith-Jacoby presented the case and stated this has been a two-part approval. The Zoning Board of Appeals previously approved the setbacks and now they are looking to get the proposed 32X64sqft structure approved. The applicant noted that there will be a steel roof and extension on the lean-to size. Currently, this is listed as 24ft long with the potential extension being 40ft, increasing the total square footage

to 2,368sqft. The uses of the building will primarily be for extra storage and her volunteer dog training in the winter.

Similar accessory buildings have been approved in the area around Lash's property. Once the project is completed, the garage and shed will be removed to remain in compliance with the ordinance only allowing for one accessory building on parcels comprised of less than 3 acres.

Member Rissi previously mentioned that, when cases need approval from two committees, there are typically notes from the meeting included in the packet. His concern was approving something, such as the extended lean-to size, that would need to go back for further approval from the other committee. Zoning Administrator Smith-Jacoby clarified the concern and stated this extension is on the east side and the approved setback is on the west side.

Member Rissi wanted to see the septic systems and well placements shown on accessory building applications.

Member Moxley asked if the original lean-to was 8ftX24ft without the expansion. Zoning Administrator Smith-Jacoby stated that was correct and the new dimensions will be 8ftX40ft, which would be an increase of up to 320sqft.

Janet Lash (9070 52<sup>nd</sup> Street), the applicant, stated she has been saving up to build this for a long time. Last year her father moved in with her, creating a need for more storage than anticipated. She also mentioned that she needs a place to train dogs and practice in the winter.

Member Rissi asked Lash to point out where the septic system and well were located and they both were in ideal spots.

Member Deering asked when the two current buildings would be removed. Lash said one of the buildings will come down when construction starts and the other will be used for storage until construction is complete. Currently, there are no plans for an access drive, but if there was one it would go off of the existing driveway.

Member Korstange asked when the applicant anticipates removal of the second building since a time frame should be included in their decision. Lash suspects early spring will be a good time for removal since the weather will permit it.

**Motion was made by Member Rissi to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.**

No one wished to speak.

**Motion was made by Member Rissi to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.**

**Motion was made by Member Rissi to approve the accessory building as presented with the 8ftX40ft lean-to with conditions that the structure may not be used for a business or residence, must have lighting that meets township regulations, and the**

**current two accessory buildings are removed by June 1<sup>st</sup>, 2023 - coordination with staff is required if more time is needed. Supported by Member Korstange. Motion carried 6 to 0.**

**ARTICLE 9. Case #22-3732: Level 10 Builders**

**Property Address:** 6927 Oak Brook Street SE

**Requested Action:** Accessory building exceeding 832sqft

Zoning Administrator Smith-Jacoby presented the case and stated this property is just under 1 acre in the R2 district. The accessory building will be in their side yard with a lean-to of 26ftX32ft, a total of 1,144sqft, and the midpoint of the roof will be 13ft 8in. This plan does meet the required setbacks of 10ft with its 11ft setback from the western property line. The exterior will match the residential district sided with vinyl board and batten with a shingle roof. She noted that accessory buildings are not as common in this district, most likely because the homes are older and already have attached garages and smaller lot sizes.

Staff recommended approval of the accessory building as presented with conditions of lighting meeting township standards and the structure may not be used as a business or living quarters.

Trevor Monroe (6927 Oak Brook Street), the applicant, explained their house was built in 1967 and has a small two-car garage that's only able to fit one car with lawn equipment and storage. They have spent a few years saving up money and figuring out proper placement of the structure since the property has many trees. He noted this project would be done tastefully and match the house design, also including a broken cobblestone access drive. Monroe pointed out where the septic system and well are located and there were no perceived issues.

**Motion was made by Member Rissi to open public hearing. Supported by Member Korstange. Motion carried 6 to 0.**

No one wished to speak.

**Motion was made by Member Rissi to close public hearing. Supported by Member Deering. Motion carried 6 to 0.**

**Motion was made by Member Rissi to approve the accessory building with the conditions that lighting meets township regulations and the structure may not be used for a business or residence. Supported by Member Korstange. Motion carried 6 to 0.**

**ARTICLE 10. Case#22-3733: Kirk & Monica Wright**

**Property Address:** 7269 Thorncrest Drive SE

**Requested Action:** 6-foot fence in "front yard"

Zoning Administrator Smith-Jacoby presented the case and stated the applicants are requesting a Type-1 Special Use Permit to allow for a 6ft fence in their front yard. The

property is located at the intersection of 30<sup>th</sup> Street and Thorncrest Drive. Since their house is placed on a corner, the technicalities of what is considered their front yard are complicated. There is a pathway that runs along 30<sup>th</sup> Street, which is a busy road, and the applicants would like this fence approved for safety and privacy reasons. The placement of the fence will not interfere with visibility at the intersection and is in compliance with corner view ordinance standards.

Staff recommended approval for the 6ft tall fence in the front yard.

Member Korstange asked how far the fence will be from the pathway, and it was explained that it would be about 3ft away. Concerns were raised about snow buildup along the path and the use of the township's forceful snow blowers that could damage the fence, potentially making the Township liable. Member Rissi thought this was a good point, but believed a 3ft setback would be adequate.

Kirk Wright (7269 Thorncrest Dr), the applicant, explained his family would like to build the fence for safety concerns and privacy. He believed fencing the yard would allow them to utilize the space better. Wright also added there will be no trees removed in the process. Regarding the snow removal issue, he was not concerned with potential damage and agreed to a hold harmless agreement with Cascade Township.

**Motion was made by Member Rissi to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.**

Callen Metsaars (7292 30<sup>th</sup> St) is a neighbor of the Wrights and fully supports the fence. She explained that the applicants have young children and people drive very fast down the street and their windows make them very visible.

**Motion was made by Member Rissi to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.**

Member Moxley added he appreciates the setback on the east side of the property line and the setback from the woods on the west side.

Member Korstange is in full support of the privacy fence, especially being located on a busy street with kids.

**Motion was made by Member Rissi to approve the 6ft tall privacy fence as presented with the condition that the homeowner accepts responsibility for any damage caused by Cascade Township's regular snow removal operations on the bike path. Supported by Member Moxley. Motion carried 6 to 0.**

#### **ARTICLE 11. GVMC Airport Access Study**

Planning Director Hilbrands explained there is only one entrance to the airport, so adding a secondary access point has been discussed. Some conceptual options include access directly from the off-ramp of I-96 at 36<sup>th</sup> Street, while other conceptual plans include an off-ramp off M-6, onto 48<sup>th</sup> Street or 60<sup>th</sup> Street. Chair Noordyke stated that additional off-ramps from the expressway would not be his first option and was leaning

toward creating access from 36<sup>th</sup> Street. Members also agreed this would be the most logical solution for secondary access to the airport.

Planning Director Hilbrands noted that the future land use plan zones everything between the highway and the airport as industrial. Member Korstange asked when the land will be rezoned. Planning Director Hilbrands stated that the future land use map is a tool used for rezoning requests; if a resident has a plan and is willing to pay for utilities, the land could potentially be rezoned.

Chair Noordhoek asked for the master plan to be added to an upcoming meeting so recommendations can be made. Member Rissi suggested involving residents via public notice to gain feedback on rezoning before any amendments are made.

**ARTICLE 12. Old Business**

The road classification map will be discussed at the next meeting.

Member Deering requested an update on the culvert under Hall St that causes flooding on Ranger Hills. Planning Director Hilbrands looked through Cascade's records and found nothing about this issue. He will be contacting the Road Commission to see if they have any recollection of what was approved.

Member Moxley wanted an update on a property along Cascade Road. Zoning Administrator Smith-Jacoby said there has not been any forward momentum but she recently left a voicemail with the owner.

**ARTICLE 13. Any Other Business**

Member Korstange asked if there were any limits to semi-permanent storage containers at businesses. She believes them to be unsightly when placed in very visible locations. Planning Director Hilbrands said businesses have to apply for the temporary use of these storage containers. The containers are placed so that they don't block egress or ingress lanes. Member Rissi suggested that companies who have recurring requests may need to expand standard storage to limit the need for temporary storage.

Chair Noordyke sent a potential violation to Planning Director Hilbrands regarding Sturbridge Development's retaining pond failing to capture all of the run-off. This has caused issues for the neighbors.

**ARTICLE 14. Acknowledge visitors and those wishing to speak**

No one wished to speak.

**ARTICLE 15. Adjournment**

**Motion was made by Member Deering to adjourn the meeting. Supported by Member Moxley. Motion carried 6 to 0. The meeting was adjourned at 8:07 P.M.**

Respectfully submitted,

Diedre Deering, Secretary

DRAFT

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday, September 19, 2022  
7:00 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Vice Chair Moxley called the meeting to order at 7:00 P.M.  
Members Present: Noordhoek, Rowland, Rissi, Moxley, Deering, Rapin, Korstange, and Engel  
Members Absent: Noordyke (excused)  
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 Rissi to approve the current agenda. Supported by Member Rapin. Motion carried 8 to 0.**

**ARTICLE 4. Disclose any Conflicts of Interest**

There were no conflicts of interest disclosed.

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

There was no one that wished to speak.

**ARTICLE 6. Case #22-3732/John Postma**

**Property Address:** 5479 Ranger Hills Drive SE

**Requested Action:** Accessory building exceeding 832sqft.

Zoning Administrator Smith-Jacoby stated the applicants are requesting an amendment to a previously approved plan due to the location of the drain fields. The formerly approved setback was 50 feet. The setback is proposed to be reduced to 24 feet. This change still meets the setback requirements of the ordinance for the height of the building. In order to avoid cutting down trees or moving utilities, this was the best option for placing the accessory building.

Staff recommended approval of the accessory building as presented with the setback amendment.

Member Korstange asked if neighbors were re-noticed and the answer was yes. Zoning administrator Smith-Jacoby stated they had one neighbor reach out who didn't like the prospect of the accessory building.

Dustin Carpenter with D. Carpenter Homes spoke on behalf of the applicants and stated that both drain fields are still on the property. Upon starting construction, they dug into

one of the drain fields and realized they would have to adjust their plans. Carpenter stated that the orientation had to be shifted due to trees being in the way and the culvert that runs under Ranger Hills.

**Motion was made by Member Rissi to open public hearing. Supported by Member Deering. Motion carried 8 to 0.**

There was no one that wished to speak.

**Motion was made by Member Rissi to close public hearing. Supported by Member Rapin. Motion carried 8 to 0.**

**Motion was made by Member Rissi to approve the amended special use permit as requested with conditions that the building may not be used for a business or living space and any outdoor lighting meets Township standards. Supported by Member Korstange. Motion carried 8 to 0.**

**ARTICLE 7. Case #22-3738/GDK Construction**

**Property Address:** 5251 36<sup>th</sup> St

**Requested Action:** Site Plan Review for an amendment to an approved site plan for a 55,000sqft addition and parking lot renovations.

Planning Director Hilbrands presented the case and stated this plan was previously approved by the Planning Commission to construct a 55,000sqft addition to an existing building resulting in a total building size of just over 104,780sqft. Since approval, they have changed plans to remove an internal driveway adjacent to the parking lot as well as the underground detention basins. Due to the underground basin removal, the two that are above ground have been expanded and need further approval. The Township Engineer has reviewed and approved these revised plans. It was also noted that three trees were removed along 36<sup>th</sup> St but will be replaced.

Staff recommended approval with the same five conditions previously required at the July 18<sup>th</sup> meeting.

John Male with Exxel Engineering explained that eliminating the underground ponds and expanding the above-ground ponds will save a significant amount of money.

**Motion was made by Member Rapin to approve the amended Site Plan Review with the five conditions noted by Staff. Supported by Member Deering. Motion carried 8 to 0.**

**ARTICLE 8. Case #22-3739/Northpointe Bank**

**Property Address:** 5303 28<sup>th</sup> St Ct

**Requested Action:** Basic Plan Review for an amendment to the PUD Ordinance to accommodate an addition to the existing office building.

Planning Director Hilbrands presented the case and stated the applicant is requesting a basic Plan Review to allow for building additions totaling 6,438sqft, bringing the total size of the building to approximately 97,495sqft.

The site was rezoned as PUD in 1988, allowing for a multi-tenant retail center, but struggled to maintain tenets. In 1993 the PUD was amended to allow for additional office uses. The ordinance limits the building size to 90,000sqft, requiring an amendment to the PUD for the proposed addition to surpass that limit. The building will still meet the height and setback requirements.

During the preliminary phases of the project, the applicant will need to provide a full stormwater maintenance report for the Township Engineer to review. They will also need to indicate where new plantings will be since anything removed must be replaced, and provide a photometric plan for any outdoor lighting.

Ken Brandsen, the Project Manager with Progressive Architects and Engineers, represented Northpointe Bank. He explained that the basis for this project is to consolidate all of their headquarters' operations into this location. The building will be used as a corporate office with executives and administrative staff.

Vice Chair Moxley commented that, with his architectural background, this project looks great.

There was no additional information requested of the applicant beyond what was recommended in the staff report.

#### **ARTICLE 9. Review of Major Street Plan**

Planning Director Hilbrands explained there have been a few updates to the Major Street Plan starting in 2000 when some road classifications changed due to 48<sup>th</sup> Street being removed. As part of this, 60<sup>th</sup> Street was upgraded to a Collector Street between Thornapple River and Kraft Ave. The next amendment was in 2010, simply updating the map to include new streets. In 2016, there was a proposed plan update as part of a review of driveway spacing requirements, but nothing was changed.

Through research, Staff found that neighboring Townships vary in their approaches to road classification. Some rely on county classifications and some make their own street plans, linked to special uses. For instance, Caledonia Township uses State and Kent County Road classifications that don't link to their zoning ordinance, whereas Ada Township does include some definition in their zoning ordinance of street classification and references a Major Street Plan. Gaines Township has its own definitions in their zoning ordinance of arterial, collector, and local roads. Similar to Cascade Township, they tie in special use requirements such as certain uses requiring frontage on an arterial street and differing setback standards. Planning Director Hilbrands mentioned that the Michigan Planning Enabling Act allows for Planning Commissions and Townships to develop street plans.

Member Korstange stated that when the street plan and zoning ordinance need updating, it might be difficult to keep both up to date and referencing each other. She

said Ada Township and Caledonia Township's plans seem most logical because they don't have to deal with the documents potentially contradicting each other.

Member Rowland felt that the street plan dictates how the area should be zoned. He also mentioned that Ada and Caledonia don't have as many light industrial areas as Cascade.

Member Korstange brought up a previous issue where businesses on a certain street are able to drive their semi-trucks on it, yet there was a potential property owner unable to locate their business off that road due to the street classification. Planning Director Hilbrands clarified that warehouses are allowed on that road, but the property owner was looking to locate a trucking terminal there, which would potentially increase semi-truck traffic and required a special use permit.

Planning Director Hilbrands suggested the Township create their own classifications, allowing the Township leeway for future amendments, rather than using the county's where they would not be able to change anything. One advantage of being able to amend the street plan is that the Planning Commission would have a stronger case to deny proposed uses that don't fit into the Township's growth management plan.

Member Rissi suggested comparing Cascade's classification map to Kent County's to see the differences. Planning Director Hilbrands will compare the two plans and create a pros and cons list.

**ARTICLE 10. Old Business**

There was no old business to discuss.

**ARTICLE 11. Any Other Business**

The next meeting of the AC District Zoning Review Committee will be on September 22 at 7:30 A.M.

**ARTICLE 12. Acknowledge visitors and those wishing to speak.**

There was no one that wished to speak.

**ARTICLE 13. Adjournment**

**Motion was made by Member Rissi to adjourn the meeting. Supported by Member Rapin. Motion carried 8 to 0. The meeting was adjourned at 7:34 P.M.**

Respectfully submitted,

Diedre Deering, Secretary

**STAFF REPORT**

STAFF REPORT: Case #22-3735/Koenes Trust Properties  
REPORT DATE: September 14, 2022  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 19, 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:

Site Plan Review for a 16,846 sq ft addition that will connect two buildings.

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 52<sup>nd</sup> 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 site plan approval to construct a 16,846 sq ft addition which would connect two existing industrial buildings and will result in a final building size of approximately 64,406 sq ft. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. 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 the two parcels into one. As a result of connecting the buildings, a fire lane is required to extend the length of the building.
4. The applicant has received a variance to allow for the fire lane to extend into the required bufferyard width. The required bufferyard width is 20', but with the need for the fire lane the resultant bufferyard width is approximately 10' for the majority of the length of the fire lane. While a modification to the bufferyard width requires a variance, Section 20.07 of the zoning ordinance allows the Planning Commission to approve modifications to the planting requirements if a physical hardship exists or existing topography and vegetation are determined to provide equal or better landscape and buffering effect.
5. There is a regional stormwater detention basin immediately to the north of the proposed addition that does provide some natural screening. I would propose that to avoid the conflict of branches growing into the fire lane, and since there is already some natural screening, that the applicant provide only the required understory trees and shrubs (no canopy trees) along the property line immediately north of the proposed addition (a 75' long area), as well as the 151.21' section of property line that extends north. This would require 3 understory trees and 5 shrubs along the 75' long section, and 6 understory trees and 9 shrubs along the 151.21' section. The northern property line would require a total of 15 plantings, but because it has the narrowest bufferyard I would recommend that 15 evergreen shrubs be required instead of any trees so that they do not interfere with the fire lane.
6. If the Planning Commission agrees with these planting requirements, then a landscape bond in the amount of \$6,500 should be provided.
7. The Fire Department has reviewed and approved the plans. They have noted that the fire lane must remain clear of obstructions, such as cars and dumpsters, at all times.
8. The proposed addition as well as the existing buildings would meet the setback requirements of the zoning district, as well as the height requirements.
9. The zoning ordinance requires a parking minimum of 3 spaces/1,000 sq ft for an automobile repair and service use. Based on the square footage of the final building, this would require 194 spaces.
10. The site plan shows a total of 107 parking spaces on site. The property owner also owns another adjacent property, and the applicant has provided a narrative to describe how the various properties will meet the parking requirements. Along with the 107 parking spaces

on site, there are also 57 Parking spaces provided on adjacent properties as well as 93 parking bays within existing buildings. The applicant has also shown how 73 deferred parking spaces can be located on the adjacent property. If the existing and deferred parking spaces on adjacent properties are included, the total spaces would meet the minimum parking requirements. If there is a parking issue that arises in the future, I would recommend that the property owner be required to come back before the Planning Commission for review of the deferred parking area.

11. No new access to the property is being requested, so no review by the KCRC was needed.
12. The Township engineer has reviewed and approved the plan, and their comments are included in your packet. A stormwater maintenance agreement will need to be recorded.
13. The Gerald R Ford Airport staff has been made aware of the project
14. A photometric plan was submitted that meets Township requirements.

**Section 21.07: Criteria For Site Plan Approval:**

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

**STAFF RECOMMENDATION:**

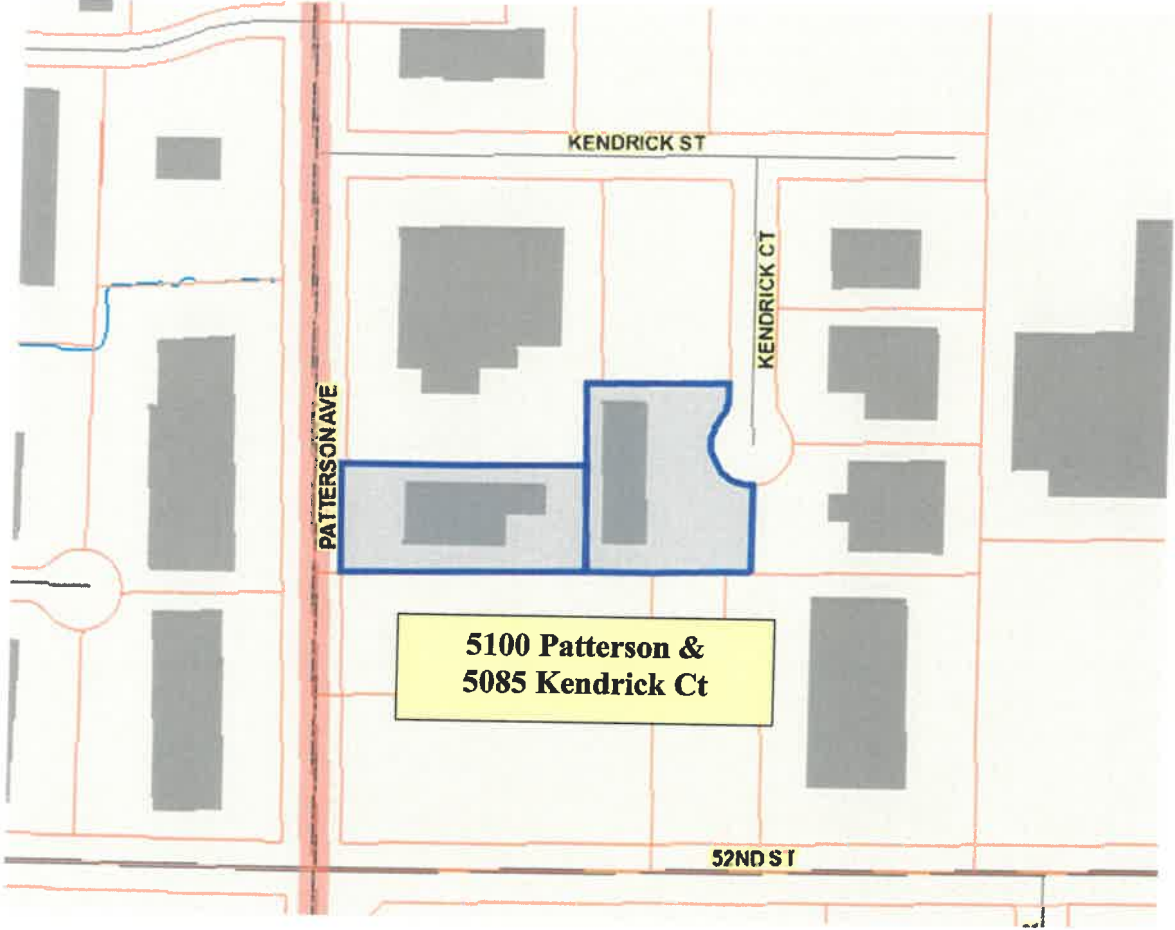
Staff is recommending Approval of the site plan for the 16,846 sq. ft. building addition with the following conditions.

1. The applicant complies with the Township Engineer letter dated 9/27/22, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. The two lots at 5100 Patterson Ave and 5085 Kendrick Ct are combined.
4. The building addition and connection of the two existing buildings meets all applicable building code standards.
5. A landscape plan that meets the conditions discussed at this meeting is provided.
6. Provide a landscape bond in an amount to be determined by the Planning Director, based on the plantings approved by the Planning Commission.

7. If there is a parking issue in the future the property owner must come back before the Planning Commission for a site plan review of the deferred parking area.

ATTACHMENTS:

Application  
Site plan  
Township Engineer letter  
Draft 9/13/22 ZBA Meeting Minutes



**5100 Patterson &  
5085 Kendrick Ct**



# 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 checked="" type="checkbox"/> | Site Plan Review *          | <input type="checkbox"/> | Sign Variance Subdivision       |
| <input type="checkbox"/>            | Special Use Permit          | <input type="checkbox"/> | Plat Review *                   |
| <input type="checkbox"/>            | Zoning Variance             | <input type="checkbox"/> | Other: _____ *                  |

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Expand existing building on 5100 Patterson and to construct a fire lane connecting the 5100 Patterson Ave. and 5085 Kendrick Ct. lots.

(\*\*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

---

---

---

---

**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

# 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 52<sup>nd</sup> 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 52<sup>nd</sup> 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 [mpkoeses@comcast.net](mailto:mpkoeses@comcast.net).

Respectfully,

Michael J. Koeses

## **Brian Hilbrands**

---

**From:** Don De Groot  
**Sent:** Tuesday, August 16, 2022 3:08 PM  
**To:** Brian Hilbrands; Berrevoets, Michael  
**Cc:** ; Kevin Vreugdenhil; Jeff Van Laar; Tyler Sprague  
**Subject:** RE: Koenes building expansion 221732  
**Attachments:** 2022-08-12\_221732\_Stormwater Package.pdf; 2022-8-16 deferred parking sketch.pdf

Brian,

Attached please find a copy of the stormwater management calculations.

Mike – please reach out to Jeff Van Laar with any questions you have on these.

Also, per our phone conversation yesterday, I will get you the ZBA application / fees by the end of the day for the requested variance to the landscape buffer.

We also discussed the parking requirements of 3 / 1000SF of building. Below are some comments that may help with showing how the parking proposed and deferred meets the parking ratio:

- The total SF of the 5100 Patterson building, the proposed addition, the Kendrick building, the 4985 52<sup>nd</sup> building and the entire 5130 Paterson building (even though Mike is only leasing part of this one) is approximately 103,600 SF.
- The parking required based on 3 spaces per 1000 SF would be 311 total spaces.
- The amount of bays inside the buildings (this includes the proposed addition) totals 93. I would suggest this should be counted toward the number of spaces required.
- Total existing outside spaces for the 4 buildings (after the addition is constructed) is 160 spaces.
- I have attached a sketch that shows the room available for 73 spaces on 4985 52<sup>nd</sup> St. site if needed.
- Based on the above the total amount of parking (existing and deferred) = 93+160+73 = 326 spaces.

Please let me know your thoughts on the above.

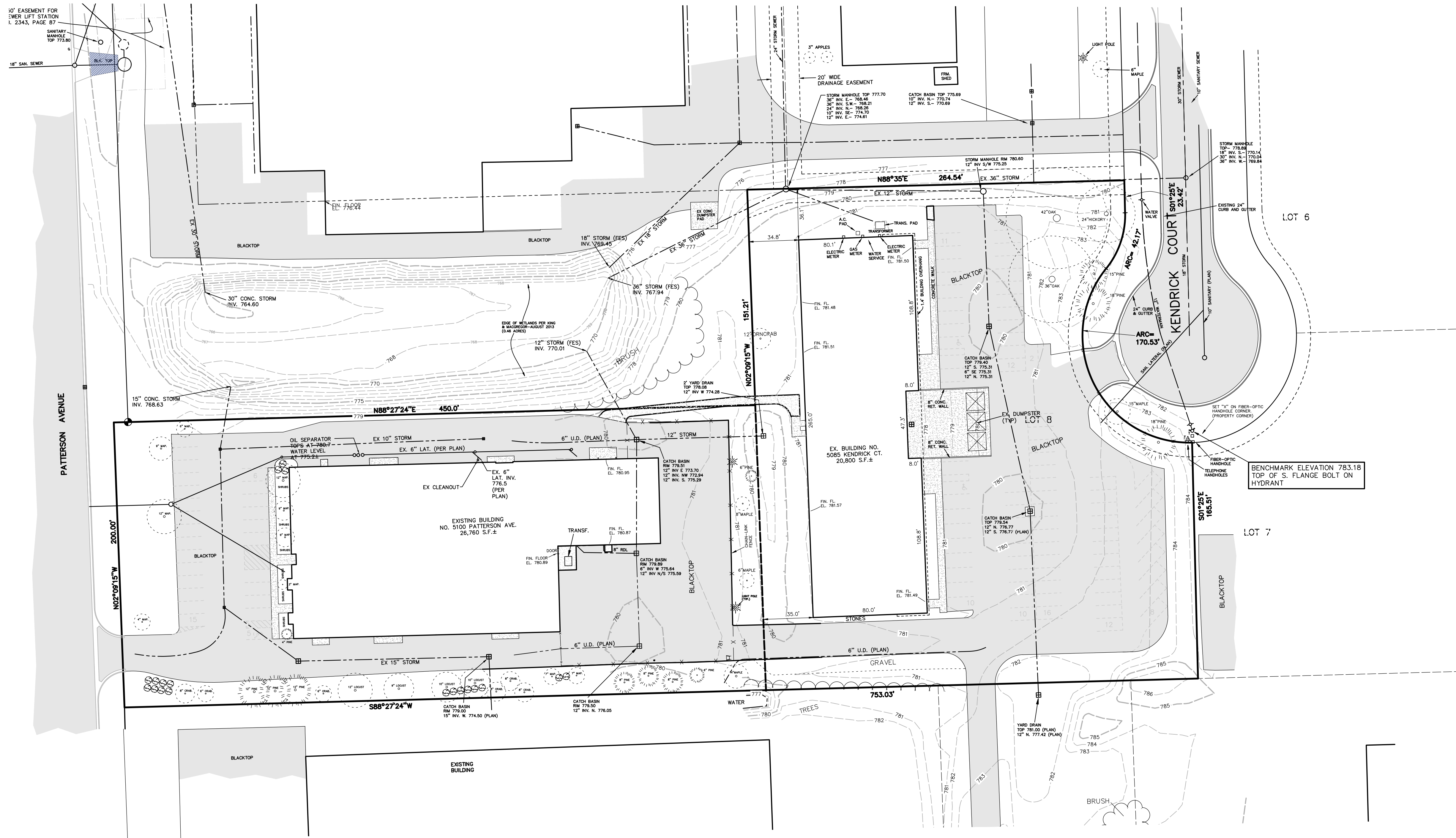
Thanks.

**Don**

Donald De Groot, P.E.  
*Engineering Department Manager*  
**exxel engineering inc.**



10' EASEMENT FOR  
EMER LIFT STATION  
I. 2343, PAGE 87



SCALE: 1" = 40'  
1' CONTOUR INTERVAL

**LEGEND**

- = IRON STAKE FOUND
- ⊕ = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = BOLLARD
- ⊙ = HYDRANT
- ⊙ = WATERMAIN VALVE
- ⊙ = CLEANOUT
- ⊙ = CATCH BASIN
- = MANHOLE
- ⊙ = HAND HOLE
- ⊙ = TELEPHONE BOX
- ⊙ = BURIED FIBER OPTIC MARKER
- ⊙ = BURIED GAS LINE MARKER

**2022 BUILDING ADDITION EXISTING CONDITIONS**  
**KOENES BODY SHOP**  
 FOR: MIKE KOENES  
 5100 PATTERSON AVE. SE  
 GRAND RAPIDS, MI 49512

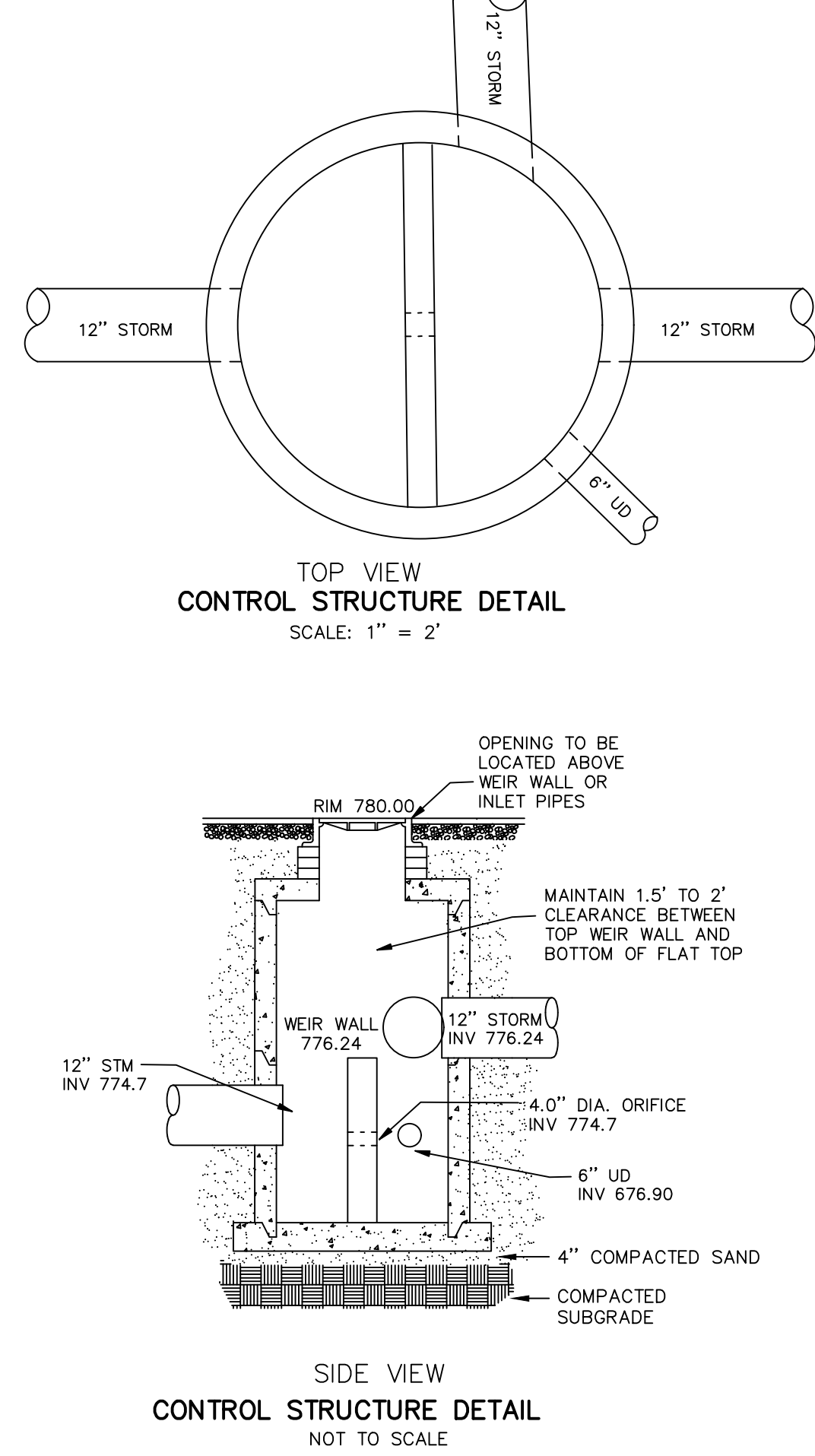
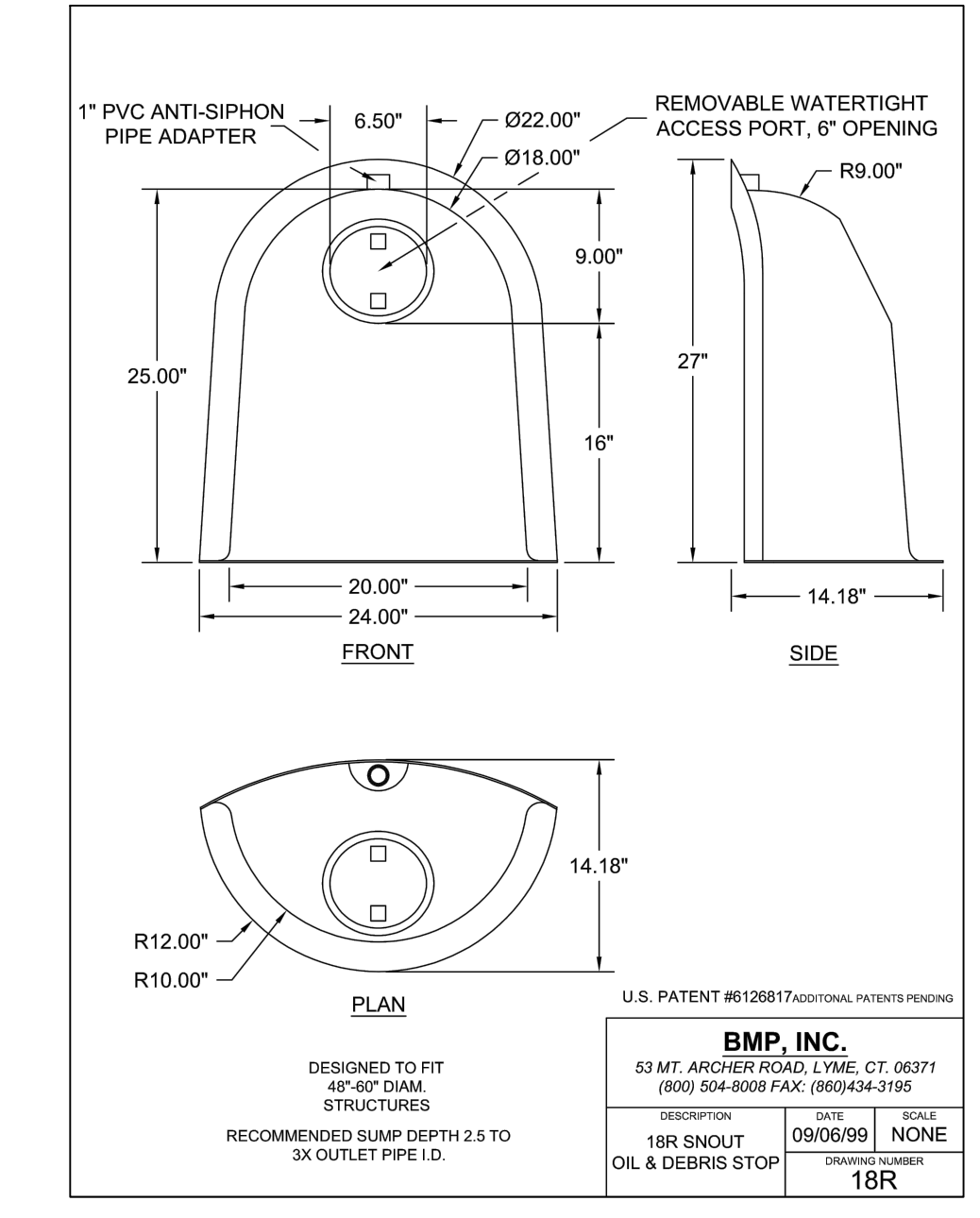
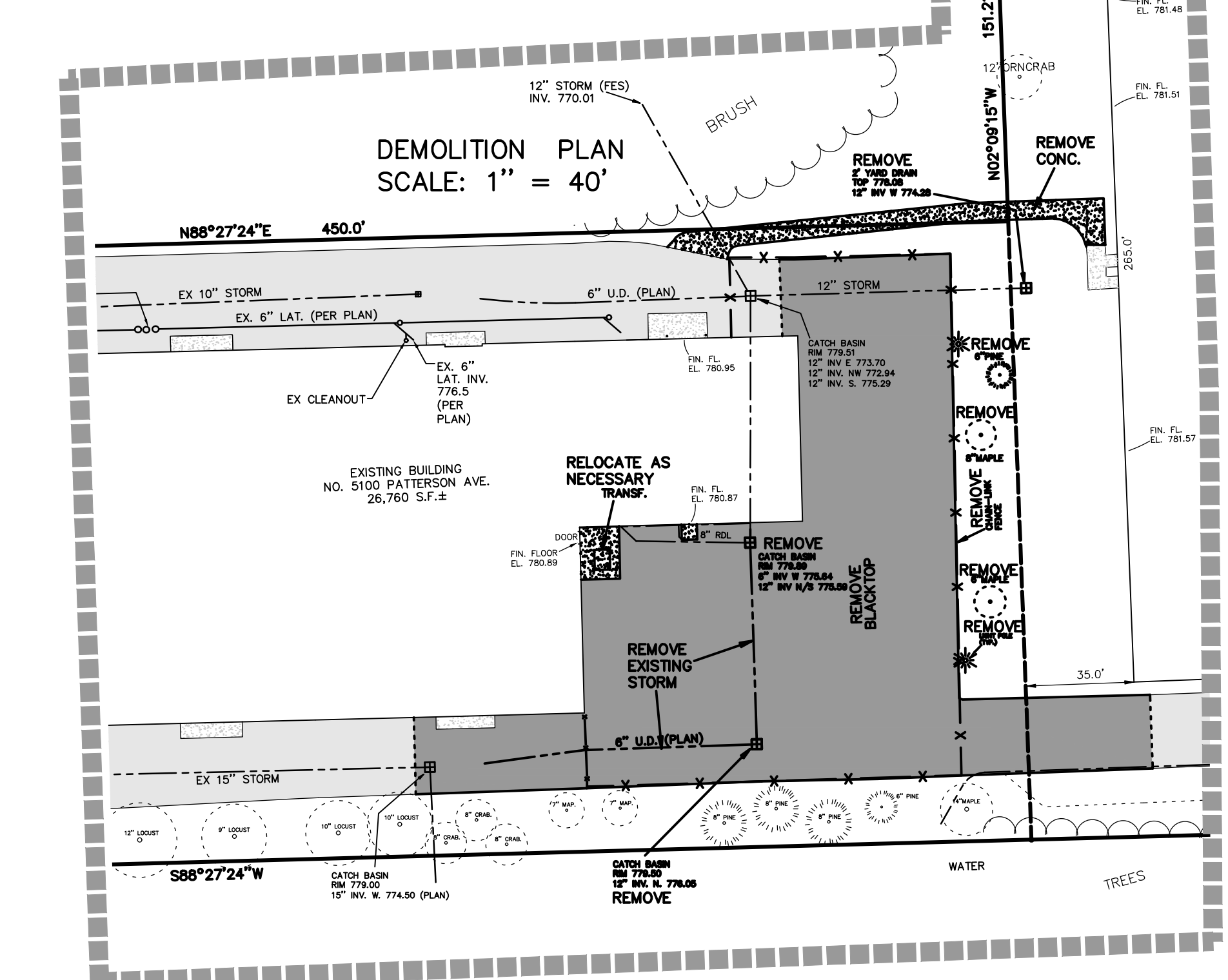
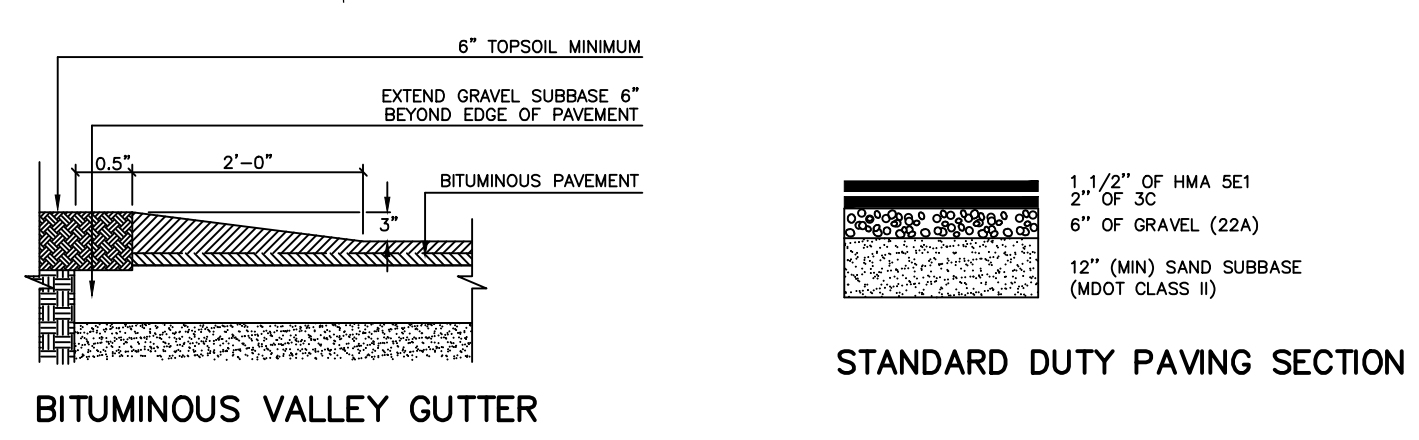
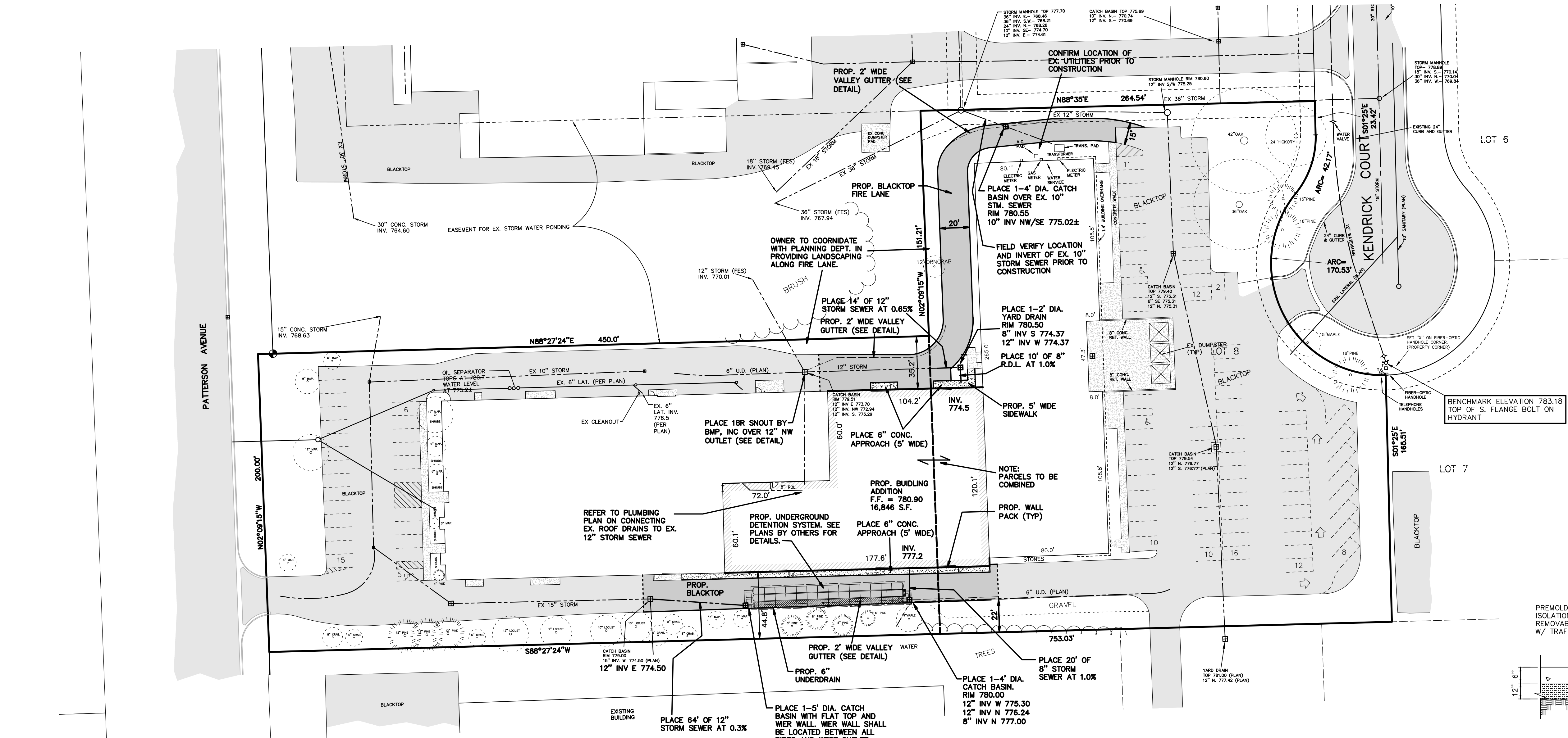
PART OF THE SW 1/4, SECTION 30, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

09/23/22	REV. PER STAFF COMMENTS	JSD	DRAWN BY: JDR	PROJ. ENG.: JSV	SHEET 1 of 3
09/09/22	REV. PER STAFF COMMENTS	JSD	APPROVED BY: DDG	PROJ. SURV.: VAD	
DATE	REVISION	BY	FILE NO.: 221732E	DATE: 08/12/2022	

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

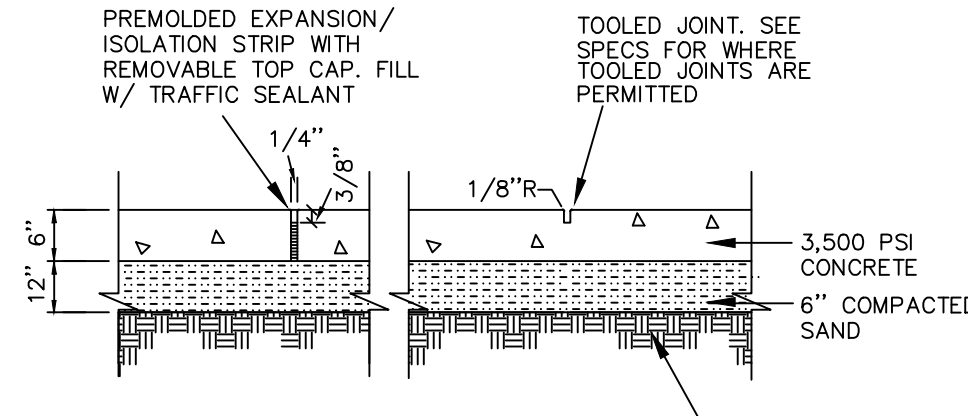
**GENERAL NOTES**

- 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 SLOPP 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 tight, 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.
- 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.



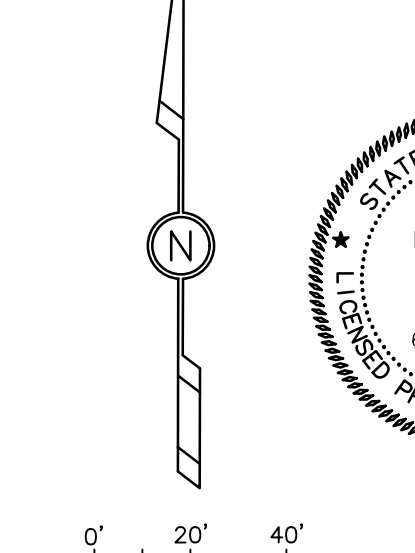
**GENERAL STORM SEWER NOTES**

- YARD DRAINS**
- ALL 2" DIA. YARD DRAINS (YD) SHALL HAVE 3" DEEP SUMPS. USE EJ #6121 GRATE ONLY.
  - ALL 2" & 4" DIA. YARD DRAINS (YD) SHALL HAVE 3" DEEP SUMPS. USE EJ #1048 CASTING WITH TYPE M1 GRATE.
- CATCH BASINS**
- ALL 4" DIA. CATCH BASINS (CB) WITHIN PARKING LOT AREAS SHALL HAVE 3" SUMPS AND USE EJ #5105 CASTING.
  - ALL 4" DIA. CATCH BASINS (CB) WITHIN STREET VALLEY GUTTER LABELED "DBL" SHALL HAVE 3" 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 3" 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 3" SUMPS AND USE EJ #7065 CASTING WITH TYPE M1 GRATE.
  - ALL 4" DIA. CATCH BASINS (CB) WITHIN 2" CONC. HEAD CURB SHALL HAVE 3" SUMPS AND USE EJ #7045 CASTING WITH TYPE M1 GRATE.
  - ALL 4" DIA. CATCH BASINS (CB) WITHIN MDOT B2 CURB SHALL HAVE 3" 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 (SLOPP), (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)
  - ALL STORM LABELED "STORM SEWER U.D." SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLOPP), 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" (SLOPP) PIPE SHALL HAVE A SILT TIGHT COUPLER.
  - ALL 12" - 30" (SLOPP) 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.

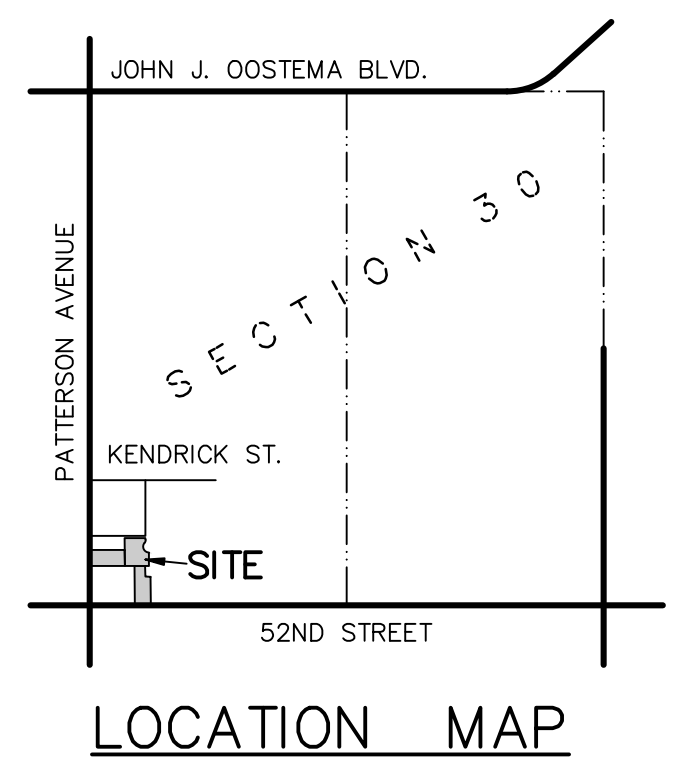
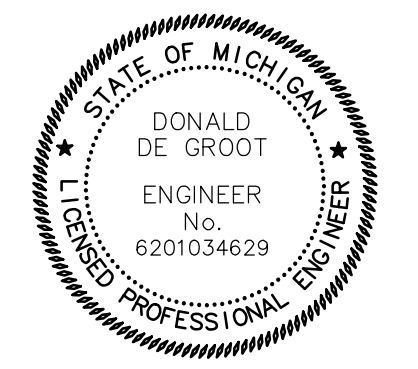
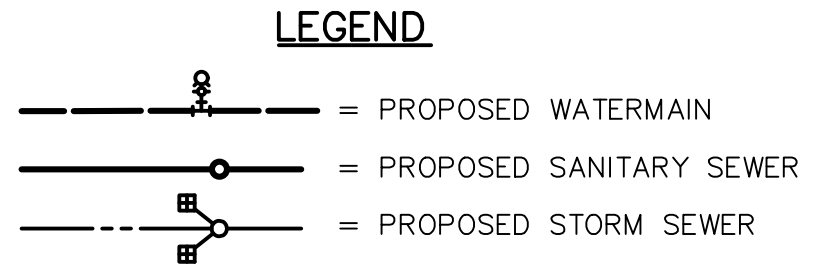


NOTES:  
LOCATE CONTROL JOINTS AND EXPANSION JOINTS AS PER LAYOUT PLANS BY OTHERS

**6" CONCRETE DETAIL**



1' CONTOUR INTERVAL  
SCALE: 1" = 40'



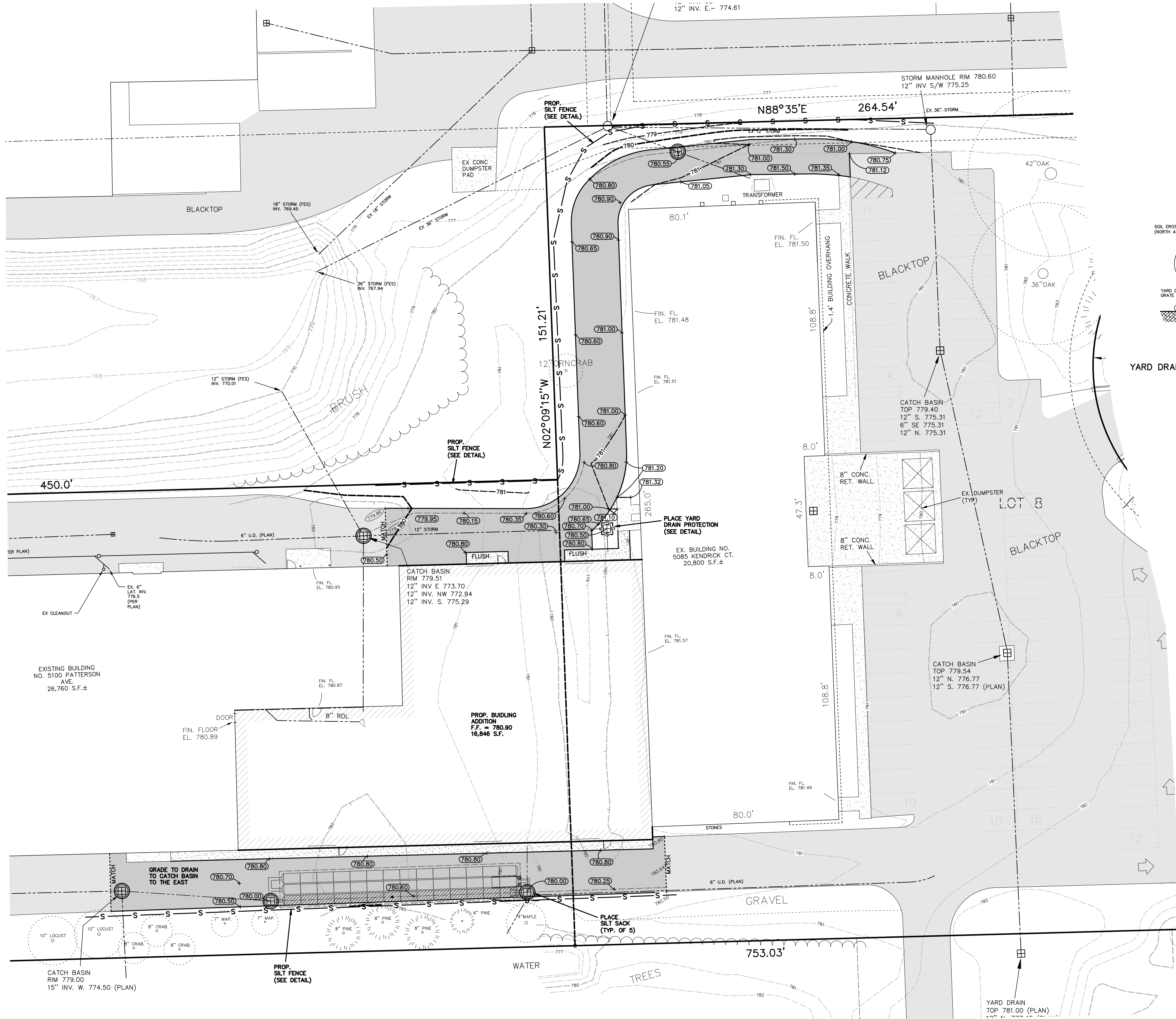
**2022 BUILDING ADDITION SITE LAYOUT AND UTILITY PLAN**

**KOENES BODY SHOP**  
FOR: MIKE KOENES  
5100 PATTERSON AVE. SE  
GRAND RAPIDS, MI 49512

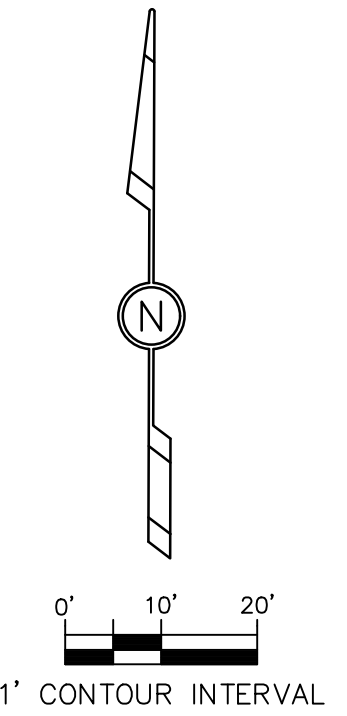
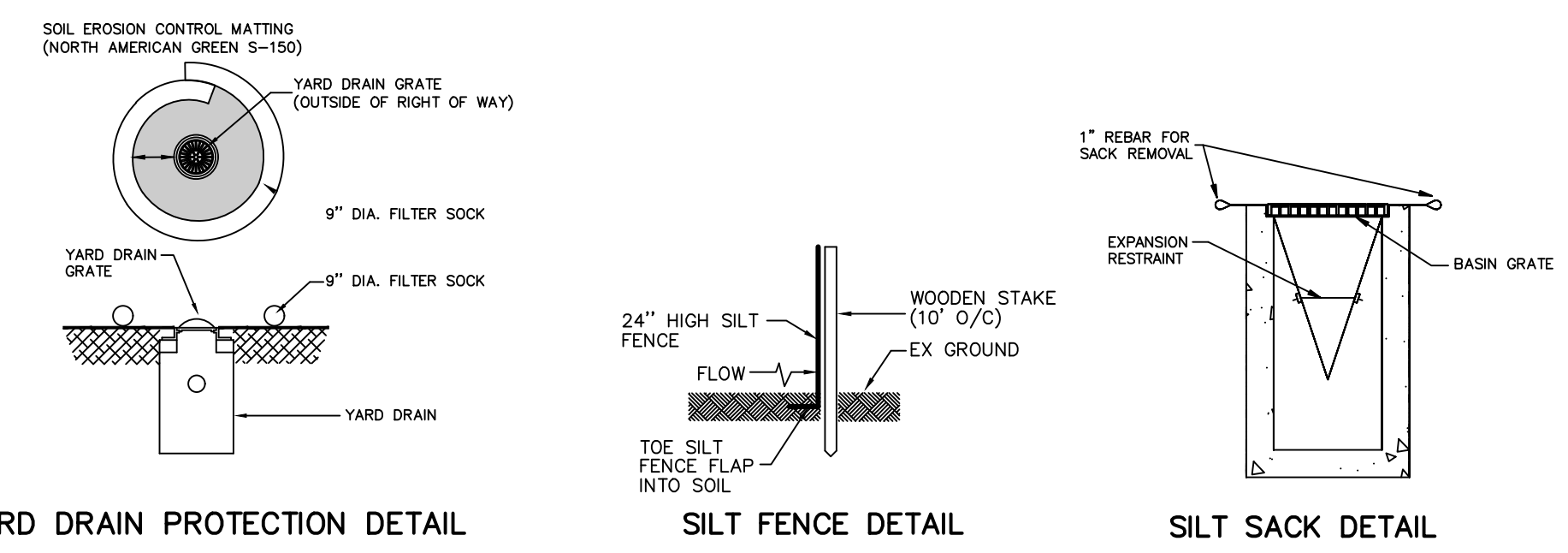
PART OF THE SW 1/4, SECTION 30, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

09/23/22	REV. PER STAFF COMMENTS	JSD	DRAWN BY: JDR	PROJ. ENG.: JSV	SHEET 2 of 3
09/09/22	REV. PER STAFF COMMENTS	JSD	APPROVED BY: DDG	PROJ. SURV.: VAD	
	REVISION	BY	FILE NO.:	DATE:	



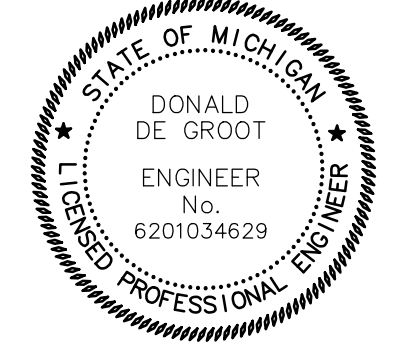


- SOIL EROSION CONTROL NOTES**
1. Total area of earth change = 0.9 acres.
  2. All soil erosion control measures are to be in place prior to the start of grading.
  3. Inspect and maintain all temporary soil erosion controls after each significant rainfall event until the site has been permanently stabilized.
  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.



**811**  
Know what's below.  
Call before you dig.

- LEGEND**
- xxx--- = PROPOSED CONTOUR
  - --- = EXISTING CONTOUR
  - +xxx+ = PROPOSED SPOT ELEVATION
  - +---+ = EXISTING SPOT ELEVATION
  - +---+ = EXISTING SPOT ELEVATION INTERPOLATE
  - S-S- = SILT FENCE
  - = SILT SACK
  - ⊗ = YARD DRAIN PROTECTION



**2022 BUILDING ADDITION 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

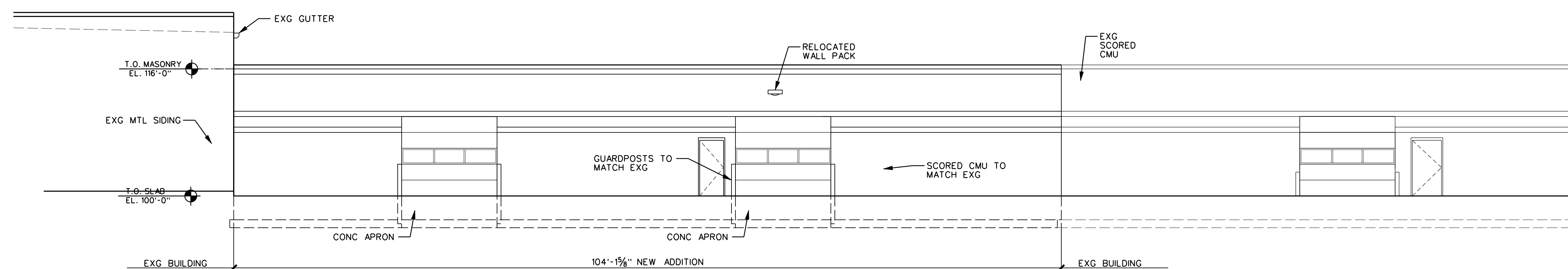
09/23/22	REV. PER STAFF COMMENTS	JSD	DRAWN BY: JDR	PROJ. ENG.: JSV	SHEET 3 of 3
09/09/22	REV. PER STAFF COMMENTS	JSD	APPROVED BY: DDG	PROJ. SURV.: VAD	
	DATE	REVISION	BY	FILE NO.: 221732E	DATE: 08/12/2022



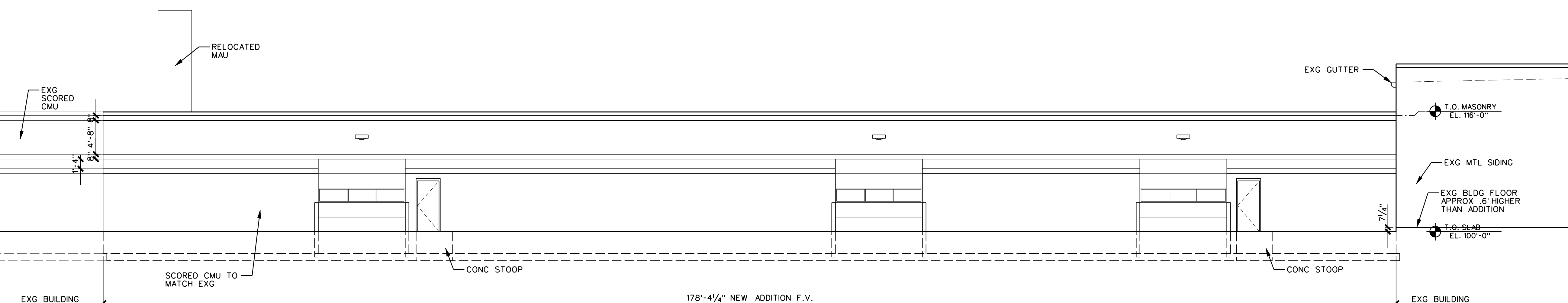
Architecture ■ Engineering ■ Planning  
 PO Box 561  
 Belmont, MI 49306  
 Telephone: 616.454.1398  
 www.thedesignforum.com



616.698.5000  
 4380 BROCKTON DR. SE, SUITE 1  
 GRAND RAPIDS, MICHIGAN 49512  
 FIRSTCOMPANIES.COM



**2 NORTH ELEVATION**  
 A3.1 SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
 A3.1 SCALE: 1/8" = 1'-0"

**Koenes Auto Expansion**

*Kentwood, Michigan*

Do not scale drawings  
 Use Indicated dimensions  
 In Charge **MJB**  
 Checked **MJB**  
 Date **7/12/22** Issued for **REVIEW**

Project Number  
**2022-01-12**  
 Sheet  
**A3.1**

C:\Users\MikeBalisia\The Design Forum Inc\Clients - Files\First Companies\2022-01-12 Koenes Auto Expansion\design\architectural\sheet\A3.1 Exterior Elevations.dgn  
 MikeBalisia  
 3:40:48 PM  
 7/25/2022



Architecture ■ Engineering ■ Planning  
PO Box 561  
Belmont, MI 49306  
Telephone: 616.454.1398  
www.thedesignforum.com



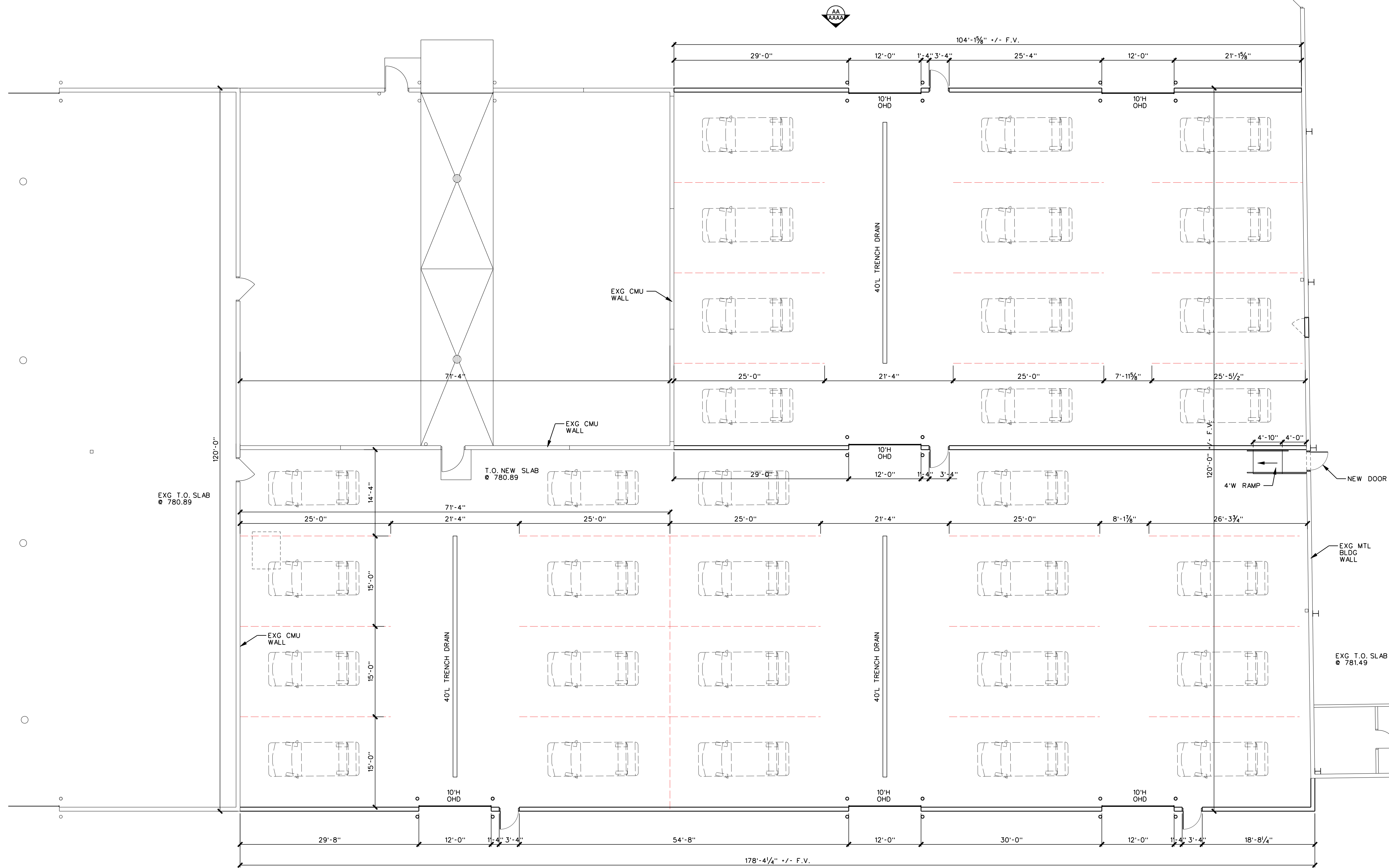
616.698.5000  
4380 BROCKTON DR. SE, SUITE 1  
GRAND RAPIDS, MICHIGAN 49512  
FIRSTCOMPANIES.COM

# Koenes Auto Expansion

Kentwood, Michigan

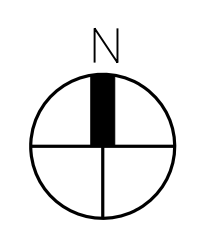
Do not scale drawings  
Use indicated dimensions  
In Charge **MJB**  
Checked **MJB**  
Date **7/12/22** Issued for **REVIEW**

Project Number  
**2022-01-12**  
Sheet  
**A1.1**



FLOOR PLAN

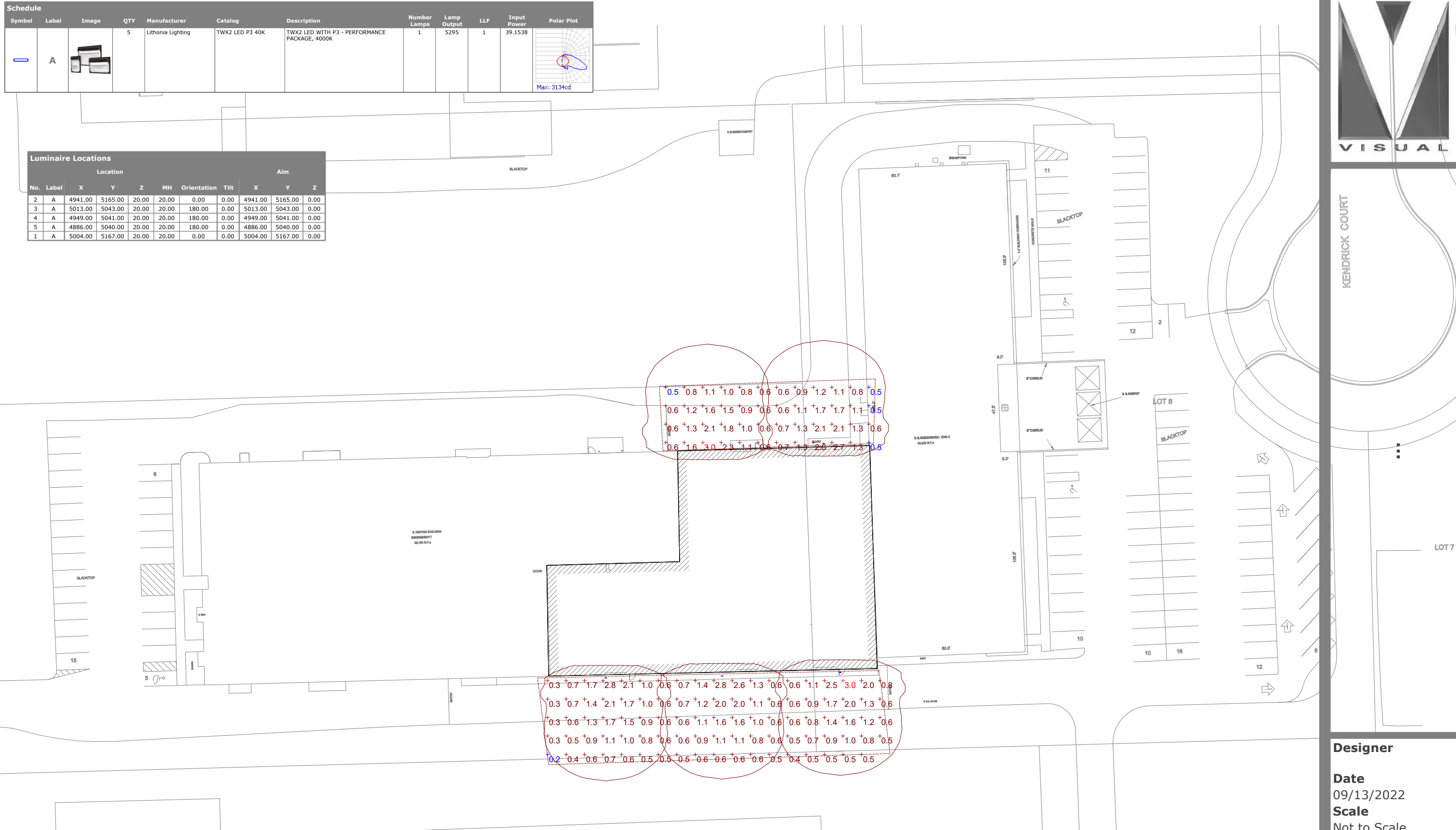
SCALE: 1/8" = 1'-0"



C:\Users\MikeBallista\The Design Forum Inc\Clients - Files\First Companies\2022-01-12 Koenes Auto Expansion\design\architectural\sheet\A1.1 Floor Plan.dgn  
MikeBallista  
3:01:50 PM  
7/26/2022

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		5	Lithonia Lighting	TWX2 LED P3 40K	TWX2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	5295	1	39.1538	

Luminaire Locations										
Location							Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	A	4941.00	5165.00	20.00	20.00	0.00	0.00	4941.00	5165.00	0.00
3	A	5013.00	5043.00	20.00	20.00	180.00	0.00	5013.00	5043.00	0.00
4	A	4949.00	5041.00	20.00	20.00	180.00	0.00	4949.00	5041.00	0.00
5	A	4886.00	5040.00	20.00	20.00	180.00	0.00	4886.00	5040.00	0.00
1	A	5004.00	5167.00	20.00	20.00	0.00	0.00	5004.00	5167.00	0.00



0.5 0.8 1.1 1.0 0.8 0.6 0.6 0.9 1.2 1.1 0.8 0.5  
 0.6 1.2 1.6 1.5 0.9 0.6 0.6 1.1 1.7 1.7 1.1 0.5  
 0.6 1.3 2.1 1.8 1.0 0.6 0.7 1.3 2.1 2.1 1.3 0.6  
 0.6 1.6 3.0 2.8 1.1 0.6 0.7 1.4 2.5 2.7 1.3 0.5

0.3 0.7 1.7 2.8 2.1 1.0 0.6 0.7 1.4 2.8 2.6 1.3 0.6 0.6 1.1 2.5 3.0 2.0 0.8  
 0.3 0.7 1.4 2.1 1.7 1.0 0.6 0.7 1.2 2.0 2.0 1.1 0.6 0.6 0.9 1.7 2.0 1.3 0.6  
 0.3 0.6 1.3 1.7 1.5 0.9 0.6 0.6 1.1 1.6 1.6 1.0 0.6 0.6 0.8 1.4 1.6 1.2 0.6  
 0.3 0.5 0.9 1.1 1.0 0.8 0.6 0.6 0.9 1.1 1.1 0.8 0.6 0.5 0.7 0.9 1.0 0.8 0.5  
 0.2 0.4 0.6 0.7 0.6 0.5 0.5 0.5 0.6 0.6 0.6 0.6 0.5 0.4 0.5 0.5 0.5 0.5

**Plan View**  
 Scale - 1" = 50ft



KENDRICK COURT

**Designer**  
**Date** 09/13/2022  
**Scale** Not to Scale  
**Drawing No.**  
**Summary**

September 27, 2022  
Project No. 170168

Brian Hilbrands  
Interim Planning Director  
Cascade Charter Township  
2865 Thornhills Avenue SE  
Grand Rapids, MI 49546

### **Koebes Building Expansion – 5100 Patterson Avenue Site Plan Review**

Dear Brian:

We have reviewed the Site Plan for the Koebes Building Expansion, prepared by Exxel Engineering, Inc. The applicant is proposing that the parcels at 5100 Patterson Avenue and 5085 Kendrick Court be combined, as well as the construction of a proposed building addition and new fire lane.

We received the initial Site Plan for review on August 16, 2022. We reviewed Site Plan and provided several rounds of comments to the engineer, culminating in a final Site Plan and calculations dated September 23, 2022.

### **Stormwater and Drainage**

The proposed project is being reviewed under the updated 2022 Stormwater Ordinance, and the criteria in the Stormwater Standards Manual, revised March 03, 2019.

The project Site is in Flood Control Zone 2. The proposed project is a redevelopment and shall comply with the current standards for the redeveloped portion of the Site.

The overall layout of the Site includes one existing building on each parcel to be combined; a regional stormwater basin is located to the northwest of the existing buildings. The proposed project is the construction of a new addition which will join the two buildings. In addition, a fire lane will be constructed which connects the north drive of the 5100 Patterson Avenue property to the large parking area along Kendrick Court.

The project Site is within the contributing area for a regional stormwater basin to the northwest of the Site, which serves the surrounding industrial park. The stormwater basin was designed for 70% imperviousness for the industrial developed land which surrounds it. Since the proposed project does not cause the contributing area to exceed this 70% design value, the existing basin was deemed sufficient to meet the flood control requirement.

The proposed stormwater controls include catch basins and an underground extended detention system to the south of the proposed addition. The existing regional detention basin also serves the Site.

### **Flood Control**

Flood control is provided by the existing regional detention basin which serves the 33.8 acres of the surrounding industrial park. The existing basin was designed and approved for 70% design imperviousness of the industrial park contributing area. The proposed project will create 0.3 acres of additional impervious surface. This will increase the basin's impervious surface ratio from 68.9% to 69.7%, which is still below the design imperviousness of 70%.

## **Channel Protection**

The underlying soils of this Site are not conducive to infiltration; therefore, the Site utilizes the extended detention alternate approach to channel protection.

Extended detention is provided through the use of underground storage chambers with a 4-inch low flow orifice. A 4-inch orifice was used, as this is the minimum allowable orifice diameter in Cascade Township, to allow for long-term performance and maintenance.

The proposed underground storage system will capture and treat the channel protection volume from a combination of existing and redeveloped areas. The underground system includes a pre-treatment row and a bypass for storm volumes in excess of the channel protection volume.

## **Water Quality and Channel Protection**

Water quality for the south tributary area will be provided through a treatment train of catch basin sumps, the underground extended detention system (with a pre-treatment row), and the existing dry detention basin.

The applicant provided the completed Lower Grand River Organization of Watersheds spreadsheet that calculates the volume required to satisfy these requirements.

## **Drainage Plan**

The applicant has submitted plans, calculations, and additional documentation as required in SWO Section 2.03, Drainage Plan. Please note that a maintenance agreement and a long-term maintenance plan are required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include, at a minimum, the cleaning of pre-treatment areas, cleaning of catch basins sumps, and sediment and debris removal from the outlet structures.

## **Utilities and General Comments**

### **Sanitary Sewer and Water Services**

The Site Plan does not indicate any change or modifications to the sanitary sewer laterals or water services that currently service the building. It is possible there may be internal plumbing changes or improvements that would require building department review and approval.

### **Driveways and Sidewalks**

The Site Plan indicates there will be modifications to the asphalt paving and concrete approaches to accommodate the new building connection. Additionally, there is a 15' to 20' wide fire lane being shown on the north side of the building to connect the two parking and door access areas. The fire lane has some fairly tight radiuses on the curves to keep the fire lane on the property. The Fire Department should provide input on whether the fire lane meets their needs and requirements for access.

## **Soil Erosion and Sedimentation Control**

**Soil Erosion and Sedimentation Control (SESC) falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin.**

SESC measures are provided on the plan drawings. The applicant has included silt fence along the edge of the property where earth disturbance is expected to occur. KCRC may require additional SESC measures beyond what is shown on the drawings.

The disturbed area of the Site does not exceed five acres.

## Summary

The proposed stormwater management design meets the Township SWO requirements for the Site location. Therefore, from an engineering point of view, we recommend approval.

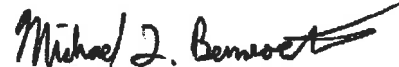
If you have any questions or require additional information, please contact me at 616.464.3927 or [mberrevoets@fishbeck.com](mailto:mberrevoets@fishbeck.com).

Sincerely,



**Anthony Heath, PE**  
Civil Engineer

By email



**Michael L. Berrevoets, PE**  
Vice President/Senior Civil Engineer

**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 Groat (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 relocating the fire lane.

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

No one wished to speak.

**Motion was made by Member Pupilava 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 Pupilava 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 Pupilava. Motion carried 5 to 0. The meeting was adjourned at 5:40 P.M.**

Respectfully submitted,

Ralph Moxley, Secretary

MEMORANDUM

To: Cascade Charter Township Planning Commission  
From: Brian Hilbrands, Planning Director  
Subject: Review of Major Street Plan  
Meeting Date: October 3, 2022

At the previous Planning Commission staff were asked to provide Kent County Road Commission maps to compare to the Township’s Major Street Plan. Included in your packet are the KCRC road map and the KCRC truck route map. The KCRC distinguishes roads with two major classifications, which are primary and local. I thought it would also be helpful to include the truck route map which includes all season roads.

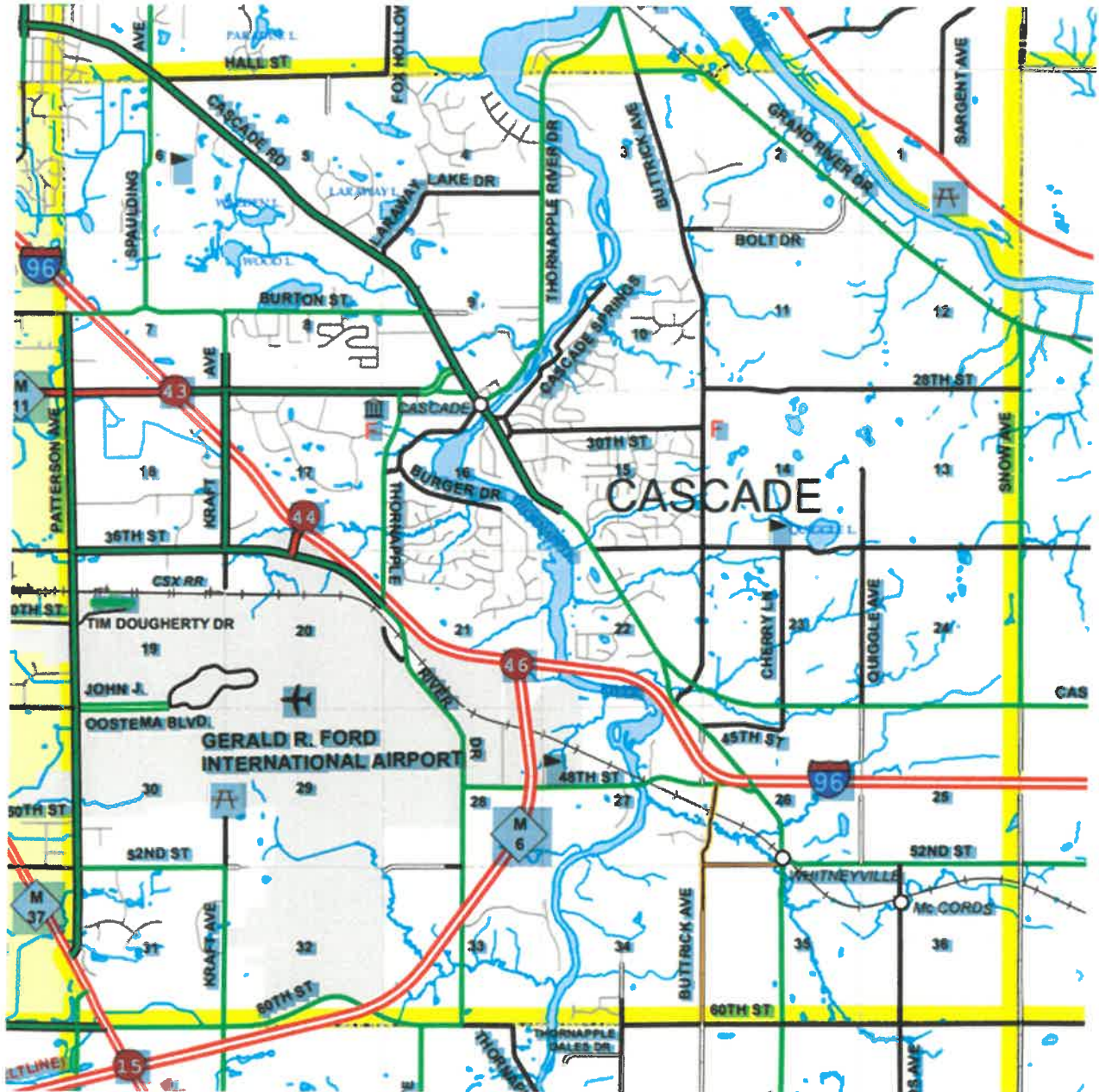
When comparing the KCRC road map to our Major Street Plan, there are a few differences. In the industrial and commercial areas, the plans generally align, with the exception that the stretch of Kraft Avenue southwest of the airport is shown to be a primary road on the KCRC road map. However, there are a number of residential roads, especially east of the river, that the Major Street Plan identifies as a Collector Street, but the KCRC road map identifies as a local road. This is the case for 30<sup>th</sup> Street, 36<sup>th</sup> Street, and Buttrick Avenue.

At the previous meeting staff were also asked to look into the pros and cons of using a KCRC map for street classifications, or using a Township map. Here is a comparison table:

	Pro	Con
Use of a KCRC Map	Would align with the KCRC use and plan for the street.	The Township loses the ability to change street classifications.
	The map does not need to be updated or maintained by the Township.	The KCRC map does not show private streets.
Use of Township Map	The Township has the ability to amend the map when needed.	The map will need to be periodically reviewed and possibly updated.
	Provides the Township with clear authority to prevent certain land uses if they do not access an arterial or collector street.	Potentially can prevent certain land uses from being located in an area where they are otherwise permitted.
No Map used for Zoning Regulations.	Proposed land uses will be viewed on a case-by-case basis, which allows for more flexibility.	If the Township believes a use will introduce too much traffic, or is not appropriate for an area or street even



# KCRC Road Map



## INTERSTATE, STATE, & U.S. ROUTES

- FREEWAY
- FREEWAY RAMP
- STATE ROUTE

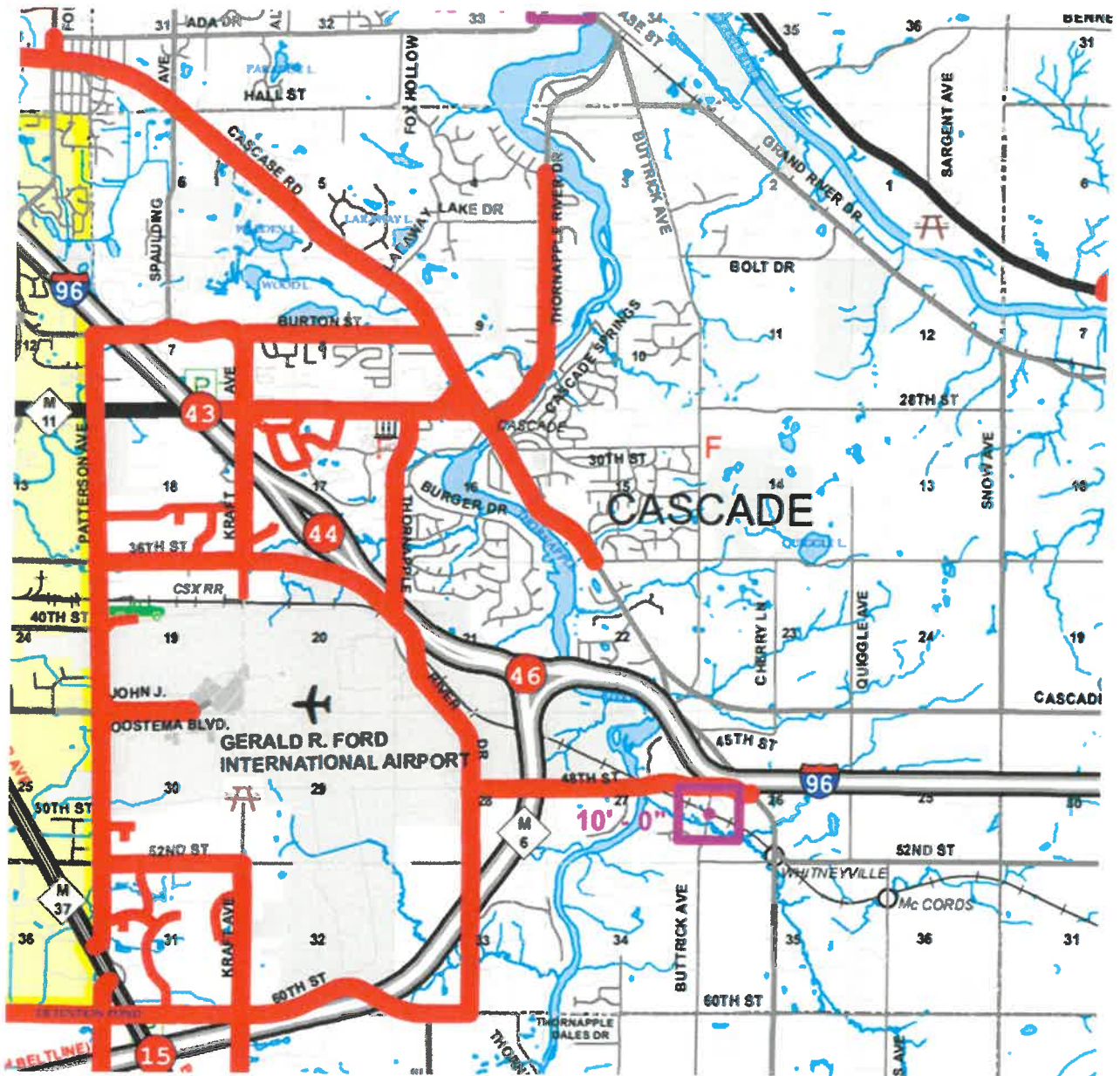
## COUNTY PRIMARY ROADS

- INTERCOUNTY ROUTE
- MULTI-LANE DIVIDED
- MULTI-LANE (4 OR MORE)
- 2/3 UNDIVIDED LANES
- GRAVEL

## COUNTY LOCAL ROADS

- SECONDARY - PAVED
- SECONDARY - GRAVEL
- RESIDENTIAL/COMMERCIAL DRIVE
- NATURAL BEAUTY - PAVED
- NATURAL BEAUTY - GRAVEL
- IMPASSABLE

# KCRC Truck Route Map

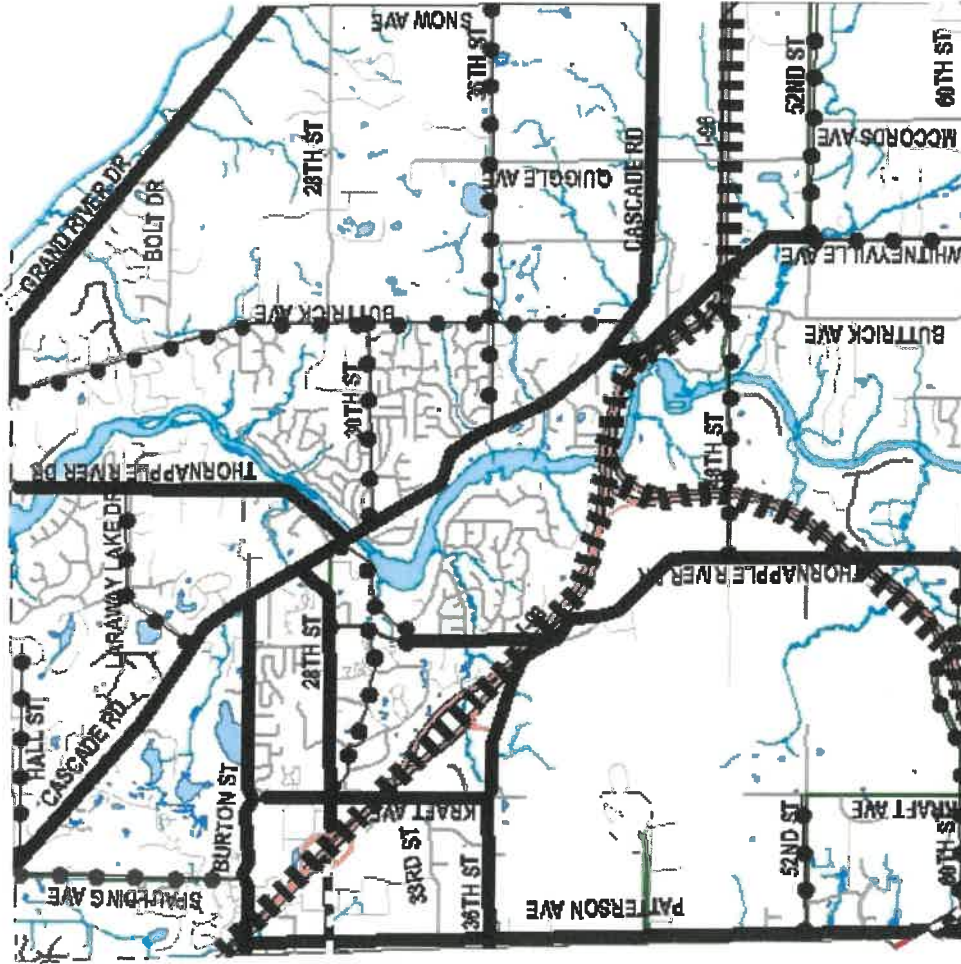


## COUNTY ROADS

- ▬ All Season - Primary
- ▬ All Season - Local
- ▬ Restricted

## Appendix A Major Street Plan

-  Interstate Highway
-  State Road/Highway
-  Arterial Road
-  Collector Road



Map amended by Ordinance #5 of 2010  
March 10, 2010