

**BOARD OF CODE APPEALS  
REGULAR MEETING  
June 9, 2016**

**SUBJECT: The minutes of the Board of Code Appeals meeting of June 9, 2016.**

The meeting was called to order by Chairman Johnson at 6:01 pm

MEMBERS PRESENT: Douglas Harvey, Laurel Johnson, Terry Measel,  
Thaddeus Stanek, Thomas Szatkowski  
  
Michael Viazanko, Building Official  
Michael Bauss, Fire Marshall  
Frank Bayer, Plan Review Coordinator

RECORDING SECRETARY: Dana Vietto

**APPROVAL OF AGENDA**

Motion by Stanek, supported by Measel, to approve the agenda as presented.

Yes: All                      Absent: None                      Motion carried.

**CONSIDERATIONS**

**PG16-0045 Ed Cutlip - 6690 Sterling Dr. North**

Requesting Board approval for a variance from: 1) Table 503-height and area limitations; 2) Section 507.1-Unlimited area building without 60 feet of open space around perimeter and, 3) Section 108-temporary structures limited to 180 days.

Ed Cutlip, Business Owner, was present. Mr. Cutlip stated that he has two buildings for production in Sterling Heights. They do not own either of the buildings but have long term lease agreements. They want to cross the property lines to allow them to get their product from one building to another during the winter and rain. They have raw steel going from one building to the other. It would benefit them to keep it covered. The biggest concern is that they don't own the building so they can't do a permanent structure. If the situation changes for either of the addresses they could take it down and vacate it and continue on. They have gone through the Zoning Board of Appeals in January. They were able to compel them to give them relief to cross the property lines. Mr. Cutlip stated that they have a fire connection point they need to move to the back and would provide signage to direct fire traffic for both addresses. The doors are not fire rated. There is a mid-point egress door. They will have to relocate the fire hydrant connection point. Mr. Bauss stated that they will need signs at the decision points.

Motion by Measel, supported by Stanek, **to approve** PG16-0045 (Ed Cutlip - 6690 Sterling Dr North), requesting a variance from: 1) Table 503-height and area limitations; 2) Section 507.1-Unlimited area building without 60 feet of open space around perimeter and, 3) Section 108-temporary structures limited to 180 days. With the condition that two fire rated doors be installed at each side of structure with fusible link.

Yes: All                      Absent: None                      Motion: Carried

**PG16-0046 Ed Cutlip - 6640 Sterling Dr. South**

Requesting Board approval for a variance from 1) Table 503-height and area limitations, 2) Section 706.1, fire walls-separating a structure into different buildings, and, 3) Section 108-temporary structures limited to 180 days.

Ed Cutlip, Business Owner, was present. Mr. Cutlip stated that the structure would be very similar to the previous one with the exception that they own the buildings. They would like to try to do the same thing as the other building. This does have a water main issue. There is an easement down the center of it. Mr. Cutlip stated the fire department connections are both on the south side of the building which they can get to approaching west. The one side of the building does not have a connection. Mr. Viazanko stated that the connection of two buildings to become one and the fabric does meet the flame spread rating. In the event of a fire the fabric will burn off and not spread. Rating the doors and walls will be the Boards decision. This is a structure and needs an easement encroachment approval from the engineering department if this is approved tonight.

They need to find a better way to identify the buildings. Mr. Cutlip stated that he wants this structure to be a permanent temporary structure.

Motion by Stanek, supported by Harvey, **to approve** PG16-0046 (Ed Cutlip - 6640 Sterling Dr South), requesting a variance from: 1) Table 503-height and area limitations, 2) Section 706.1, fire walls-separating a structure into different buildings, and, 3) Section 108-temporary structures limited to 180 days. With the conditions that an additional fire connection be added to the east side of the building so the fire department has access to it. A separate address for the back building is needed. The canopy structure could be installed based on the approval of the engineering department for the easement encroachment. This will have a five year extension.

Yes: All

Absent: None

Motion: Carried

**PG16-0047** Bill Froling, Jr. - 3605 15 Mile Road - Requesting Board approval for a variance to keep speed bumps recently installed in the parking lot of the shopping center.

Motion by Stanek, supported by Measel, to **deny** PG16-0047 (Bill Froling, Jr. - 3605 15 Mile Road). The applicant has 90 days to remove the speed bumps.

Yes: All

Absent: None

Motion: Carried

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

None

#### **PARTICIPATION**

None

#### **APPROVAL OF MINUTES**

Motion by Stanek, supported by Szatkowski, to approve the minutes of May 12, 2016.

Yes: All

Absent: None

Motion carried.

#### **ADJOURNMENT**

Motion by Stanek, supported by Harvey, to adjourn.

Yes: All

Absent: None

Motion carried.

Meeting adjourned at 7:52 pm.

Respectfully submitted,

Laurel Johnson  
Chairman