

FILLMORE TOWNSHIP
ESTABLISHED 1849
ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION
October 19, 2009 7pm.

1. Call to Order

Jerome Bush called the meeting of the Fillmore Township Planning Commission to order. Daniel Seymour led in prayer.

2. Members present: Jerome Bush, Fred Van Tubergen, Daniel Seymour, and Chuck Schaap. Dave Brink was absent with excuse.

Public Attendance: There were 12 Fillmore Township Residents in attendance along with Ken DeWeerdt, Township Clerk, Keith Potter, Township Supervisor, and Ken Dettloff A.K.P., P.C.P.

3. Stoney Creek Stables—Special Use Permit

Tom and Kelli Rozema requested a Special Use Permit for the Stoney Creek Stable property. They propose turning the property into a family campground involving horses with a special emphasis on catering to individuals with handicap. The property is currently Zoned A2. The proposed use of this property will require an amendment to the Zoning Ordinance to include campgrounds. The Rozema's were encouraged to seek the changes to the Zoning Ordinance as well as follow thru on the Special Use Request. A Special Use Permit will be needed to board horses in the meantime.

4. Master Plan Discussion

Jerome Bush gave a brief description of the current Land Use Plan and the various Districts within the boundary of Fillmore Township. Fillmore Township was originally 36 sections (6 miles x 6 miles), but is currently 28 sections. The loss of 8 sections comes in part from the annexation of Township land to the City of Holland.

Following Jerome's introduction, those in attendance had the following questions for the Planning Committee;

- A. Are vineyards ok to grow in the A2 District? Answer: It is OK to produce the wine in A2 but could not market it.
- B. What is the current plan for the proposed Township Park? Answer: Jerome described the possible uses and the proposed layout of the Park.
- C. What is the status of Wind Farms in Fillmore Township? Answer: Talks are still in progress with those who have at least 40 acres and an interest in Wind Energy. The Zoning Ordinance has been changed to accommodate wind energy systems in all zones.

Can anyone put a wind turbine on any property? Answer: yes, with a Special Use Permit. The Ordinance was read for clarification.

- D. How will the 2 battery plants affect housing in the Township? Answer: There are some areas in the Township with available property for housing.
- E. Can the Land Use Plan be changed within 5 years? Answer: Yes, but the process is laborious to accomplish.

Has the current Land Use Plan served the Township well for the last 5 years? Answer: Yes, as there has not been much demand for changes due in large part to the economy.

- F. What is the future plans for the Water System? Answer: the plans are to service all property which is mostly residential which borders the City of Holland.
 - G. What is the cost of a mile of water line? Answer: Approximately \$250,000.00 per mile.
 - H. Comment: The Plan looks good as present.
5. Approval of the August 17, 2009 Minutes. The August 17, 2009 Minutes were approved 4-0.

6. Correspondence from the County of Allegan Planning Commission was received for information, listing seven items the ACPC will consider for all future rezoning requests received from the townships.

Also a report was received from the ACPC approving the two text Amendments: Section 15.1 Article J regarding changes to the effective date of the farmstead provision from October 5, 2005 to August 8, 1991; and changes to the allowable minimum frontage of the split-off from 330 feet to 200 feet.

In addition, Section 16.34 On-site and Utility Grid Energy Systems regarding wherein a Special Use Permit will be required for all on-site wind energy systems in all zoning districts with special discretionary dispensation for private systems in the A-1 and A-2 Districts.

- 7. The next meeting of the Planning Commission is Nov 16 @ 7:00pm
- 8. The discussion tonight will be looked at and discussed at the next Planning Commission meeting and any changes deemed prudent based on tonight's input from those in attendance will be considered. The discussion tonight indicates that the citizens of Fillmore Township are satisfied with Land Use Plan as currently in use.
- 9. Adjourn.

The Fillmore Township Planning Commission adjourned at 8:45p.m.

Respectfully Submitted,
Chuck Schaap
Fillmore Township Planning Commission