

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

June 27, 2022 7PM

1. **Call to Order.**

Chairman Mike Dozeman called the meeting to order at 7pm, introduced the Planning Commission members as well as Fillmore Township Planner Ken Dettloff and Fillmore Township Supervisor Ken DeWeerd.

Fred VanTubergan opened with prayer and led in the Pledge of Allegiance.

2. **Roll Call.**

Members Present: Mike Dozeman, Chuck Schaap, David Brink and Fred VanTubergan.

Members Absent: Rod VanGelder with notice.

Public Attendance: Public roster included 35 individuals.

3. **Late Agenda Items.**

a. None.

4. **Public Hearing.**

Chairman Mike Dozeman opened the Public Hearing to review a Site Plan submitted by Matt Wickstra and prepared by Holland Engineering. The Site Plan is for 9 residential owner-occupied condominium units. Site includes 5 acres, Parcel 0306-006-008-20. The engineered Site Plan was made available to all members in advance.

Access to the site is via of Greystone Rd., Matt Wickstra stated that each unit will be approximately 1,600 sq. ft. valued at approximately \$550,000.00 per unit. The parcel is zoned R-2 and meets the density requirements as well as setback requirements. **Correction of square foot from 16,000 to 1,600 per P.C. meeting on August 1, 2022.**

Mr. Wickstra also stated that an existing tree line and wooded area along the north property line bordering the houses along Blackstone Street and the side yard of the house on the east side of Greystone Rd. would be retained.

Chairman Mike Dozeman read an email received by Ryan DeVries, representing Cobblestone Condominiums, also a letter from Graafschap Fire Department expressing approval of the site plan for Fire protection.

Public comments and questions were heard in order of seating arrangement.

Chairman Mike Dozeman allowed Nicki Arendshorst, representing the City of Holland to speak first. She stated that Greystone Rd. is a public road maintained by the City of Holland and the access into the proposed condominium site has been approved. Also the City of Holland B.P.W. will be providing utilities. Dwayne Dreyer, representing Central Wesleyan Church and seller of the 5 acre parcel, stated that it is the desire of the seller to be able to provide home sites developed responsibly.

Sixteen people in attendance came up to express comments and ask questions. The main concerns were;

- a. Preserving the existing tree line along the north side of the site.
- b. Drainage of storm water.
- c. Increased traffic on public roads.
- d. Construction mud, dust, noise and safety.

Public Hearing was closed.

The Planning Commission members' comments and questions were mainly how to address the concerns expressed.

- a. Is the existing tree line maintenance properly addressed by Township Ordinance and Condominium By-laws?
- b. Is the drainage properly addressed by the Allegan County Drain Commission and the City of Holland?
- c. Will the nine proposed units adversely impact traffic?
- d. Will construction mud, noise, dust and safety be an issue that needs to be specifically addressed?

A Motion was brought by Mike Dozeman and 2<sup>nd</sup> by David Brink to table the Site Plan approval until more information can be sorted out.

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PASSED 4-0.

Preliminary plans will be to complete the process at the Planning Commission meeting on August 1, 2022.

5. **Fillmore Township Planning Commission Minutes –May 2, 2022.**

Upon review of the May 2, 2022 minutes;

A Motion was brought by Fred VanTubergen and 2nd by Chuck Schaap to approve the minutes as presented.

PASSED 4-0.

6. **Supervisor Updates.**

Supervisor Ken DeWeerdts brought several recent inquiries to the attention of the Planning Commission concerning land usages and zoning. More information will be made available at the August 1, 2022 Planning Commission meeting.

7. **Adjourned.**

There being no other business brought to the Fillmore Township Planning Commission;

A Motion was brought by David Brink 2<sup>nd</sup> by Fred VanTubergen to adjourn the meeting at 9:00pm.

PASSED 4-0.

The next scheduled meeting is August 1, 2022 at 7pm.

Respectfully Submitted,

David Brink, Secretary,  
Fillmore Township Planning Commission