

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

May 2, 2022 7PM

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm, introduced the Planning Commission members and welcomed all those in attendance. He then opened with prayer asked everyone to stand and led in the Pledge of Allegiance.

2. Roll Call.

Members Present: Mike Dozeman, David Brink, Fred VanTubergan, Rod VanGelder and Chuck Schaap
Members Absent: None.

Public Attendance: Supervisor Ken DeWeerd, Fillmore Township Planner Ken Dettloff, Graafschap Fire Chief Doug DenBleyker and 12 individuals all listed on the attendance roster.

3. Late Agenda Items.

a. Steve McNeal was present with questions and comments concerning parcels and usages in Section 17 on 143rd Ave.

b. Supervisor DeWeerd updated potential upcoming requests for Site Plan approvals.

4. Public Hearing – Special Use Permit.

Chairman Mike Dozeman read the Public Notice of a Public Hearing to consider a Special Use Permit which was requested by Lakeshore Customs in the Commercial-2 District located at 4263 Destiny Court Unit 1, part of parcel 0306-015-007-002 that being Loves Business Park Condominium.

Mason Kuipers owner stated that the Special Use Permit is requested to operate their business of Lakeshore Customs and related restoration and maintenance. The building will be for office and storage. Outdoor storage will be limited to 3 equipment trailers.

Questions and Comments from the Planning Commission were concerning the completion of the site by the developer and the location of outdoor storage.

No one in the audience spoke for or against the usage requested.

A Motion was brought by David Brink and 2nd by Fred VanTubergen to recommend that the Fillmore Township Board grant the request.

PASSED 5-0.

5. Public Hearing – Rezoning.

Chairman Mike Dozeman read the Public Notice to open a Public Hearing to consider the request of Matt Wickstra to rezone Parcel 0306-006-008-20 from the current R-1 to R-2. This change would conform to the current land use plan.

Matt Wickstra, representing Cobblestone Field LLC stated that his plan is to develop the property as single family condominiums. He presented a preliminary Site Plan showing 6 structures arranged around a drive extending from the Cobblestone Development immediately north in the City of Holland. 3 of the structures are duplexes, for a total of 9 units, owner occupied.

Questions and comments from the Fillmore Township Planning Commission related to the private drive extension and Condominium By-laws for its maintenance. These and other concerns would be part of a Site Plan approval.

Mr. Wickstra requested a Site Plan hearing when the final Site Plan is prepared, late June or early July.

A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap to recommend the Fillmore Township Board approval of the Zoning change from R-1 to R-2 as requested.

PASSED 5-0.

6. Site Plan – Steve McNeal.

Chairman Mike Dozeman invited Steve McNeal of McNeal Properties LLC to review the engineered Site Plan prepared by Nederveld . Steve Witte of Nederveld was also present. A copy of the Site Plan was made available to the Fillmore Township Planning Commission in advance.

Parcel # 03006-017-014-30 and #0306-017-014-32 shows 3 structures to be erected in 3 phases. Access for Phase I, Building A is off 143rd Ave., showing a 50' x 140; structure to be used as storage, office and maintenance to support their packaged goods expediting service. Phase II, Building B shows a 60' x 146' storage structure. Phase III, Building C shows a 65' x 225' storage structure.

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Questions and comments from the Fillmore Township Planning Commission were concerning the length of time to completion. The Site Plan would be good for 12 months. If any changes are made for Phase II and III, then a revised Site Plan would need to be considered prior to continuing.

Mr. McNeal stated that the existing house will remain occupied by renter as Building A is erected. Occupancy of Building A may be granted only if the Site Plan is properly completed surrounding the structure and including the access and drive from 143rd Ave.

Mr. McNeal stated that the remaining portion of the site will remain as farm field until Phase II and III are started.

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

PASSED 5-0.

7. Late Agenda Item.

a. Steve McNeal brought questions and comments concerning his property on 143rd Ave. surround the Les Lanser owned WJQ radio tower. Mr. McNeal stated that he would like the Fillmore Township Planning Commission to consider changing the Land Use Plan to A-2 from the current Commercial. He stated that corrects usages surrounding the property are A-2.

8. Supervisor Updates.

a. Fillmore Township Supervisor Ken DeWeerd reported an interest by Cory Gritter of an Event Center on his commercial zoned property on Blue Star Hwy (former Jerome Bush property).

9. Landscape Standard Draft.

Fillmore Township Planner Ken Dettloff presented a Draft to consider amending the Fillmore Township Ordinance Section 16.32. The Draft is more specific as to what is required at Site Plan approvals. Also maintenance standards in the event of failures to replace dead vegetation.

Questions and concerns from the Fillmore Township Planning Commission are the enforcement procedures of the Draft. Whether to levy a performance bond or a violation lien on the property in the event of non-compliance.

Ken Dettloff will consider both options in the next Draft. A Public Hearing could be scheduled for the August quarterly meeting.

10. Fillmore Township Planning Commission Minutes – April 4, 2022.

Upon review of the minutes of the April 4, 2022 meeting;

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

PASSED 5-0.

11. Adjourned.

There being no other business presented to the Board;

A Motion was brought by Rod VanGelder and 2nd by Fred VanTubergen to adjourn at 8:45pm.

PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary,
Fillmore Township Planning Commission