

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

April 4, 2022 7PM

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm. Mr. Dozeman introduced the Planning Commission members and welcomed all those in attendance.

Chuck Schaap opened with prayer and led in the Pledge of Allegiance before the U.S.A. flag.

2. Roll Call.

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

Public Attendance: Supervisor Ken DeWeerd, Trustee Bob Yonker, Township Planner Ken Dettloff and 3 others listed on the attendance roster.

3. Late Agenda Items.

a. None

4. Public Hearing 4G LLC.

A Motion was brought by Mike Dozeman and 2nd by David Brink to open the Public Hearing to consider the request for rezoning of parcel 0306-017-001-00, from the current A-2 to C-2 Commercial by owners 4G LLC. Mike Dozeman read the notice as was published in the Holland Sentinel.

This parcel is located immediately east of Holland Equipment Sales, NE corner of 58th St. and 142nd Ave. Andrew Geurink was present representing 4G LLC, stating that the rezoning is requested to expand their current heavy equipment sales and service business. The A-2 usage was for blueberry production. No one spoke in opposition. The Land Use Plan is Commercial.

A Motion was brought by Chuck Schaap and 2nd by Fred VanTubergan to recommend approval to the Fillmore Township Board of Trustees to change the said Parcel from A-2 to C-2.

PASSED 5-0.

5. Public Hearing Amendment Fillmore Township Zoning Ordinance.

A Motion was brought by Mike Dozeman and 2nd by David Brink to open the Public Hearing to consider a proposed amendment to the Fillmore Township Zoning Ordinance Chapter 12, Section 12.03, Uses permitted by a Special Use Permit (C-2 Zoning). The amendment would add R. Sales, repair and storage of trucks and trucking related equipment when deemed consistent with the character of the adjacent and immediate area.

Mike Dozeman read the notice as was published in the Holland Sentinel.

Public Comments: None.

Planning Commission comments/concerns:

a. Is the wording subjective? Should it be more specific especially with the word storage; long term/short term?

Township Planner Ken Dettloff stated that if such ordinance is approved then when a permit is requested the Planning Commission may need to decide what is reasonable in regard to adjacent and the immediate area, and perhaps add certain contingencies or restrictions. Other potential challenges can be addressed in the Site Plan review process.

A Motion was brought by Rod VanGelder and 2nd by Fred VanTubergan to recommend that the Fillmore Township Board of Trustees adopt the Ordinance amendment as stated.

PASSED 5-0.

6. Fillmore Township Planning Commission Minutes – February 7, 2022.

Upon review of the minutes of the February 7, 2022 meeting;

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

PASSED 5-0.

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7. Graafschap Fire Department – Chief Doug DenBleyker.

Doug DenBleyker was present for the purpose of sharing information.

Recently in a response to a medical emergency of a rental property in Fillmore Township, it became obvious that a basement was occupied by an additional family, creating a hazard in case of fire due to no legal exits to the outside. Chief DenBleyker stated that there are other similar homes in the Township, and should inspections of rental property be required?

8. Supervisor Updates & Inquiries.

a. Inquires of rezoning from R-1 to R-2 to allow duplexes.

Ken Dettloff responded the was “not workable” in most cases.

b. Does a Climate Controlled Data Center storage unit with no employees or customers require a Special Use Permit in the C-2 Zoning?

Ken Dettloff responded – Not necessary.

c. Steve McNeal.

A draft of a Site Plan without drainage and with 3 proposed structures to be erected in phases. Does the entire Site Plan need to be approved prior to the 1st Phase?

Ken Dettloff responded – Yes, drainage and retention need to be a part of it.

d. Two inquires concerning potential land-use and zoning changes. Both appeared to the Planning Commission to be out of the usage adjacent, but owners have the right to pursue.

9. May 2, 2022 Quarterly Meeting.

Preliminary Agenda:

a. Site Plan – Steve McNeal Blue Star/143rd Ave.

b. Landscape Standards – Proposed amendment to the Ordinance – Public Hearing.

10. Adjourned.

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

A Motion was brought by David Brink and 2nd by Fred VanTubergan to adjourn the meeting at 8:30pm.
PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary,
Fillmore Township Planning Commission