

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

February 7, 2022 7PM

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm, this being the 173rd year of Fillmore Township. Mr. Dozeman introduced the Planning Commission members and welcomed all those in attendance.

David Brink 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.

Members Absent: Rod VanGelder was absent with notice.

Public Attendance: Supervisor Ken DeWeerdt, Trustee Bob Yonker, Township Planner Ken Dettloff and 6 others listed on the attendance roster.

3. Late Agenda Items.

a. Chuck Schaap proposed a draft of landscaping and screening requirements.

4. Land Use Change /Rezoning.

a. A Motion was brought by Mike Dozeman and 2nd by David Brink to open the Public Hearing to consider the request of Bob Piers to change the Land Use Plan of Parcel 0306-018-025-00 from the current A-2 to Mixed Use Industrial/Commercial. The parcel is bisected by I-196. The north portion is already zoned Mixed Use/Commercial. Kerri Bosma, daughter of Bob Piers was present.

No one spoke or corresponded in opposition to the proposed changes.

A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend to the Fillmore Township Board of Trustees the Land Use Plan be changed from A-2 to Mixed Use Industrial/Commercial.

PASSED 4-0.

b. The Public Hearing continued to consider the request of Bob Piers to change the zoning of the same parcel from A-2 to Mixed Use Industrial/Commercial.

No one spoke or corresponded in opposition to the proposed changes.

A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend to the Fillmore Township Board of Trustees the Land Use Plan be changed from A-2 to Mixed Use Industrial/Commercial.

PASSED 4-0.

5. Site Plan Revision Request.

Chris Genzink requesting Village Self Storage was present to request a revision of the Site Plan previously approved and is currently under construction. Mr. Genzink explained that since the approval of the Site Plan, it has become obvious that smaller storage units were in higher demand. His proposed site changes include an increase in units and is very similar (540 sq.ft. less) total "foot print" the drives and drainage plan remain the same.

Following discussion by the Planning Commission which included questions about drainage impact and the lack of a revised site plans with an engineer's stamp.

A Motion was brought by Fred VanTubergan and 2nd by David Brink to approve the changes as stated contingent of the Allegan County Drain Commission approval.

PASSED 4-0.

6. Site Plan Revision.

Renew Therapeutic Riding Center represented by Liz Knmendahl requested approval of several changes to their Site Plan as construction continues. Detailed prints were provided overlaid on the original plan. The 3 changes include the addition of a hay storage barn, the conversion of an existing building to horse barn and enlarging the original learning center including additional parking. The construction to continue as donated funds materialize.

A Motion was brought by Chuck Schaap and 2nd by Fred VanTubergan to approve the proposed changes.

PASSED 4-0.

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7. Public Participation.

Matt Wickstra appeared to submit a drawing of 4 proposed home sites on parcel 0306-006-008-20, 4.98 acres, with a private drive extended from CobbleStone residential units adjacent immediately north of said parcel. These drawings were received for information.

Comments from the Planning Commission and Supervisor were that the plan as it fits the current zoning, and that a Site Plan approval may be requested.

8. Public Hearing – Special Use Permit.

Chairman Dozeman read the Public Notice as it recently appeared in the Holland Sentinel.

A Motion was brought by David Brink and 2nd by Chuck Schaap to open the Public Hearing.

Brandon VerWolf owner of Summit Sales Group was present.

The Special Use Permit request is to use structures at 4265 and 4269 M-40 Unit 100 which is zoned Commercial to add Light Manufacturing and Assembly as described in the Fillmore Township Ordinance Chapter 12, Section 12.03Q.

Mr. VerWolf stated that his company Summit Sales Group employs 5 individuals and sells cardboard compactors which currently are outsourced for assembly. Recently the assembly company closed making it necessary to complete the assembly prior to sale and delivery. It will require the work of three employees including some welding.

Public Comments:

Mr. Kalman owner of Kalman Pools located in the same Business Condominium structure, stated that he has spoken to Brandon VerWolf about the proposed usage and is not opposed to it.

Supervisor DeWeerdts asked if the Condominium Association would allow the usage – the answer being yes.

Supervisor DeWeerdts stated that Graafschap Fire Chief, Doug DenBleyker not able to attend provided a recommendation in writing pertaining to the proposed usage.

Mr. VerWolf state there would be no outdoor storage.

A Motion was brought by David Brink and 2nd by Chuck Schaap to close the Public Hearing.

A Motion was brought by Fred VanTubergen and 2nd by David Brink to approve the Special Use Permit request and forward this request to the Fillmore Township Board of Trustees for their approval including the requirements of the Graafschap Fire Department.

PASSED 4-0.

9. Fillmore Township Planning Commission Minutes – November 1, 2021.

Upon review of the minutes of the November 1, 2021 meeting;

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

PASSED 4-0.

10. Fillmore Township Planning Commission meeting date.

A tentative date of April 4, 2022 has been set to allow for a proposed Zoning Change Public Hearing and any other tentative items of business.

11. Supervisor Updates.

a. Property on 143rd Ave. west of M-40, current owner being Arthur Love. The interested buyer submitted a proposed division of the parcel into 8 lots. Proposed usages may require rezoning.

12. Late Agenda Item – Chuck Schaap.

Planning Commission member Chuck Schaap presented a draft of Landscape and Screening Standards.

Mr. Schaap stated that as Site Plans are reviewed and approved the landscaping is at times left vague and, in some cases, left undone as occupancy is requested and approved during the winter months. The proposal draft would be incorporated in the Ordinance.

The Planning Commission reviewed the draft and by consensus asked Ken Dettloff to study it and advise, including the idea of a performance guarantee, not only for landscaping but could also include hard surface area and other seasonally affected portions of a Site Plan.

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13. 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 8:40pm.
PASSED 4-0.

Respectfully Submitted,

David Brink, Secretary,
Fillmore Township Planning Commission