

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

November 7, 2022 7PM – Quarterly Meeting

**1. Call to Order.**

Chairman Mike Dozeman called the meeting to order at 7pm, introduced the Planning Commission. Chuck Schaap 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, Trustee Bob Yonker, Fillmore Township Planner Ken Dettloff, GFD Chief Doug DenBleyker and 11 names as listed on the attendance roster.

**3. Late Agenda Items.**

a. Supervisor Updates.

**4. Fillmore Township Planning Commission Minutes – August 1, 2022.**

Upon review of the August 1, 2022 minutes;

A Motion was brought by Chuck Schaap and 2<sup>nd</sup> by Rod VanGelder to approve the minutes as presented.  
PASSED 5-0.

**5. Supervisor Updates.**

a. Cobblestone Fields project (Site Plan approved August 1, 2022) is in the process, now under the management of Bosgraph Builders.

b. Several possible rezoning requests and site plan inquiries for early 2023.

**6. Public Hearing – Brian Bredeweg.**

Chairman Dozeman read a copy of the Public Notice as was published in the Holland Sentinel.

The request is by Brian Bredeweg, owner of Parcel # 0306-033-025-00 & 0306-033-024-10, located on the north side of 136<sup>th</sup> Ave. west of the railroad tracks. Currently A-1 Ag Zone. Mr. Bredeweg is requesting C-2 Commercial.

A Motion was brought by Mike Dozeman and 2<sup>nd</sup> by Chuck Schaap to open the Public Hearing.

PASSED 5-0.

Mr. Bredeweg stated that when he purchased the property, he was under the impression that it was zoned C-2. He is operating his building material brokerage business at the properties as well as across the road in Manlius Township.

Public Comments;

a. Kim Greving stated that the current use of this property including trash and weeds devalues neighboring parcels.

b. Gary Balder isn't opposed top commercial usage if it's small scale.

Planning Commission Comments;

Prior usage was conforming use of A-1 zone, crop protection and fertilizer sale and service. Current usage is non-conforming use of A-1 zone.

The current Land Use Plan is A-1. C-2 would create a spot zone.

A Motion was brought by Mike Dozeman and 2<sup>nd</sup> by Chuck Schaap to close the Public Hearing.

PASSED 5-0.

A Motion was brought by Fred VanTubergan and 2<sup>nd</sup> by Rod VanGelder to recommend the Fillmore Township Board of Trustees deny this request based on the reasons that the Land Use Plan is A-1 and a C-2 usage would create a spot zone.

PASSED 5-0.

**7. Site Plan Review – Holland Equipment Sales.**

Aric Geurink co-owner of Holland Equipment Sales was present with Mike Obbink, Integrity Construction Services.

A copy of the engineered Site Plan was made available to the Planning Commission members in advance of the meeting.

Mr. Geurink stated that the plan shows a 100' x 168' ft structure to be used mainly as a shop, it also includes a wash bay, lube bay and office space.

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The drainage/retention plan includes capacities for all existing surfaces, the 2 existing structures, the proposed 100' x 168' new structure, and a possible future 12,000 sq. ft. structure.

Graafschap Fire Chief has reviewed the proposed Site Plan and submitted in writing dated November 7, 2022, the requirements for a Knox Box, Fire Extinguisher placements, Exit Signage and Emergency and Egress lighting.

Planning Commission comments/questions;

A well-done Site Plan. It is quite sparse on landscaping facing 142<sup>nd</sup> Ave.

A Motion was brought by Chuck Schaap and 2<sup>nd</sup> by Fred VanTubergan to approve the Site Plan with the requirements from the Graafschap Fire Chief.

PASSED 5-0.

**8. Sketch Plan Review – Rabbit River Trucking.**

Chairman Dozeman stated that this not a final site plan, but a preliminary sketch of the owner's intention for a final site plan to be presented in early 2023.

Rabbit River owners Jeremy and Joel Hassevoort along with Kyle Visker a consulting engineer were present to explain the layout of the plan.

The location is on M-40/143<sup>rd</sup> Ave. The entrance will be off M-40 at Destiny Dr. The site sketch shows a 55,375 sq. ft. structure planned to house offices, salesroom, shop, parts, and other truck transportation related enterprises.

Outside the area shows an impound lot and a separate truck/trailer parking.

Planning Commission comments/questions;

Consider placement of the impound lot farther away from and residences.

Since entrance/exit will be off M-40 consider contacting MDOT about acceleration, deceleration lanes.

Good Use of property, if planned and constructed properly, can be an asset to the Township and surrounding area.

Date set of January 9, 2023, for a Site Plan Review, with an optional date of February 6, 2023, being the quarterly meeting.

**9. Solar Ordinance.**

The Township has received multiple inquiries concerning Solar Farms. Several companies are interested in areas of Fillmore Township near power lines. Currently Fillmore Township Zoning Ordinance has nothing to date. Ken Dettloff was asked to prepare Ordinance Amendment wording for review by the Planning Commission.

**10. Public Participation.**

a. Owners of Rabbit River Transportation have a potential buyer for their commercial property on 138<sup>th</sup> Ave. The excavating company may include concrete crushing and would possibly require a mixed-use zoning.

b. Phil and Eldon Brink, owners of Parcel 0306-036-003-10, located at 3778 138<sup>th</sup> Ave., formerly a hog buying/loadout facility using A-1 zone as a conforming use serving Agriculture. Current owners would like to use the parcel for Utility Trailer Sales. Some but not all are for Agricultural Use. Would this be a conforming use?

Ken Dettloff recommended that the question e referred to the Fillmore Township Board of Appeals.

**11. Land Use Map Changes – 5yr. review.**

For discussion at future meetings, which if any areas of the Township could/should be proposed for a change in the Land Use Plan.

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**12. 2023 Meetings.**

January 9, 2023, February 6, 2023, May 1, 2023, August 7, 2023 and November 6, 2023. The last 4 meetings being the quarterly meetings.

**13. Adjourn.**

There being no other business present to the Planning Commission;

A Motion was brought by David Brink and 2<sup>nd</sup> by Fred VanTubergan to adjourn the meeting at 8:45pm.

PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary,  
Fillmore Township Planning Commission