

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

March 20, 2023 7pm

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm, introduced the Planning Commission members, welcomed Township Supervisor Ken DeWeerd and Township Planner Ken Dettloff. Fred VanTubergen opened with prayer and asked everyone to stand and led in the Pledge of Allegiance.

2. Roll Call.

Members Present: Mike Dozeman, David Brink, Chuck Schaap and Fred VanTubergen and Rod VanGelder.

Public Attendance: Supervisor Ken DeWeerd, Fillmore Township Planner Ken Dettloff and 8 other persons per roster.

3. Fillmore Township Planning Commission Minutes - February 6, 2023 quarterly meeting.

Upon review of the February 6, 2023 minutes;

A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap to approve the minutes of the February 6, 2023 meeting.

PASSED 5-0

4. Late Agenda Items.

a. Discussion on a letter received from Steven Peterson, Holland City Planning Commission.

5. Public Hearing – Rezoning request.

Chairman Mike Dozeman read the public notice as was published in the Holland Sentinel pertaining to a Rezoning Request.

A Motion was made by David Brink and 2nd by Fred VanTubergen to open the Public Hearing. PASSED 5-0.

Hearing #1 is to consider a request of D & L Services and Mark Geurink of 4120 58th St., Parcel # 0306-019-007-00 to rezone this parcel from R-1 to C-2. This proposed usage complies with the Land Use Plan.

David Geurink was present representing the requestee. Mr. Geurink stated that if the rezoning is approved the plan is to continue with a Site Plan preparation for construction of 2 storage buildings each 40' x 140'.

No one spoke in opposition to the request.

A Motion was brought by David Brink and 2nd by Chuck Schaap to close the Public Hearing. PASSED 5-0.

A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend approval of this request to the Fillmore Township Board of Trustees.

PASSED 5-0.

6. Special Use Permit.

Chairman Mike Dozeman read the public notice as was published in the Holland Sentinel pertaining to a Special Use Permit request by Timothy Fare, owner of West Michigan Towing. The parcel in consideration is located on M-40 (formerly Hi-Way Auto Sales) Parcel # 0306-014-016-40.

Mr. Fare stated that he is considering purchasing the property zoned C-2 which was operating as a automobile sales business. He is requesting a Special Use Permit to use this property to expand his business West Michigan Towing into Allegan County. (His current location is in Holland Township.)

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The business would include a fenced in area for short-term storage of damaged and impounded vehicles. Office hours will be 8am – 4pm, with on-call dispatch 24/7. The fenced area is planned for the east back half of the 1.5 acre site. Mr. Fare provided an aerial photograph along with fence bids from Fence Consultants of West Michigan.

No one spoke in opposition to the request.

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

PASSED 5-0.

Questions and comments from the Planning Commission;

- a. Concern about location of fencing in relation to property lines and exiting structure.
- b. Concern for run-off of potential fluid leakage from damaged vehicle and proper disposal of same.
- c. Concern for completion date of fence as planned.

A Motion was made by Chuck Schaap and 2nd by Rod VanGelder to recommend approval of the Special Use Permit per Section 12.03P upon submittal of a detailed drawing of the site showing the location of new fencing and survey of property lines and location of structure. Fencing to be completed by June 1, 2023. If unable to meet completion date due to supply/contractor constraints then a deadline of September 1, 2023 is allowed. Said drawing needs to be delivered to the Township Office and will then be forwarded to Ken Dettloff, Planner for approval.

PASSED 5-0

7. Solar Ordinance – Draft discussion.

Fillmore Township Planner Ken Dettloff was present and submitted information and an opinion as requested by the Planning Commission at a previous meeting. Mr. Dettloff's memo included implications of permitting "Solar Farms", such as impact on existing agriculture, impact on surrounding areas, restoration and associated costs in the event of future decomposition and removal, impact of Wildlife, impact of run-off water and financial impact to the greater area. Following the Memo of Mr. Dettloff submitted a rough draft of an amendment to the Fillmore Township Zoning Ordinance 16.35 Solar Farms intended to apply to A-1 zone only.

The Memo and draft were made available to the Planning Commission prior to the meeting.

Comments and questions of the Planning Commission;

- a. Can the Township Board and/or the Planning Commission completely disallow Solar Farms without potential legal consequences, such as stating that Solar Farms are a commercial usage.
- b. Is the proposed ordinance so restrictive so as to make installation virtually impossible?
- c. Concern for cost of future decomposition and removal – who pays? Current owner of land? Current owner of equipment (if land is leased)? Are performance bonds receivable in the event of bankruptcy or foreclosure?
- d. In article 2.0 how is non-tillable defined? Examples: abandoned blueberry farms, wetlands, steep slopes, wooded parcels, parcels where topsoil was stripped off in previous years.

By common consent the discussion was tabled to allow time for continued consideration.

8. Land Use Map Changes & Late Agenda Items.

Ken Dettloff also included by way of a Memo some ideas to consider as the Planning Commission begins the 5-year review of the Master Plan.

- a. Given its proximity to Holland City and the recent 425 agreement, along with an atmosphere of cooperation and dialog on the part of Holland City as expressed by a recent visit and letter from Mr. Steve Peterson, Ken suggested we build on that and exchange ideas.
- b. Possibly conduct some sort of citizen involvement opportunities for input and opinions.

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c. Identity long term goals and commitments for area wide benefit.
Mr. Dettloff will consult Allegan County GIS to produce current maps showing current land use plans and also current zoning districts. Mr. Dettloff stated that his service to Fillmore Township has spanned over 30 years and as he nears retirement has a desire to promote excellence in a forthcoming plan.

12. Adjourned.

There being no other matters presented to the Fillmore Township Planning Commission, the meeting was adjourned by common consent at 9pm.

Respectfully Submitted,

David Brink, Secretary
Fillmore Township Planning Commission.