

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

October 2, 2023 7pm

**1. Call to Order.**

Chairman Mike Dozeman called the meeting to order at 7pm, David Brink opened with prayer and led in the Pledge of Allegiance.

**2. Roll Call.**

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

Public Attendance: Supervisor Ken DeWeerd, Township Planner Ken Dettloff, Graafschap Fire Chief Doug DenBleyker and public attendance roster of 6 persons.

Members Absent: None.

**3. Late Agenda Items.**

a. Glass Images inquiring into necessity of Site Plan for renovation.

**4. Fillmore Township Planning Commission Minutes – September 11, 2023.**

Upon review of the September 11, 2023 minutes;

A Motion was brought by David Brink and 2<sup>nd</sup> by Fred VanTubergen to approve the minutes of September 11, 2023 as presented.

PASSED 5-0

**5. Public Hearing - Rezoning.**

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

A Public Notice was read by Mike Dozeman as it appeared in the Holland Sentinel.

A request by the Russcher Family; PHF Holdings. Parcel #0306-011-019-02 to rezone from current A-1 Agriculture to A-2 Agriculture.

It was noted that the Land Use Plan for that Parcel is A-2.

The family was represented by Phil & Pam Russcher and Peter & Christine Folkert.

No one spoke in opposition.

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

A Motion was brought by Rod VanGelder and 2<sup>nd</sup> by Chuck Schaap to recommend approval of the requested change.

PASSED 5-0.

**6. Site Plan Approval.**

Jeff Brinks of Venture Engineering presented a Site Plan for Ben Plaggemars owner of Glass Enterprise Auto Glass.

Detailed Site Plans were made available to all the Planning Commission members in advance of this meeting.

The Plan shows a proposed structure planned at 4274 Blue Star Hwy for a new facility of 7,200 square feet for Glass Enterprise Auto Glass.

Mr. Plaggemars stated that access off Blue Star Hwy will be shared with adjacent business owner north of the proposed site. Access will be paved for both businesses. Construction is planned for late 2023.

Questions and comments voiced by the Planning Commission;

a. Landscape plan needs to comply with recently adopted standards per Fillmore Township Zoning Ordinance.

b. Letter from Graafschap Fire Department dated 9.28.2023 read for advisement and compliance.

c. A well-done Site Plan, an asset to the Township.

A Motion was brought by Chuck Schaap and 2<sup>nd</sup> by Fred VanTubergen to recommend approval of the Site Plan to the Fillmore Township Board of Trustees with the following contingencies.

a. Landscape plan needs to comply with recently adopted standards per Fillmore Township Zoning Ordinance.

b. Sign must meet Fillmore Township Zoning Ordinance standards.

c. Access drive must be complete by July 1, 2024.

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- d. Graafschap Fire Department comments and suggestions as set forth in the letter dated 9.28.2023 shall be accepted.

PASSED 4-0 with Chairman Mike Dozeman abstaining.

**7. Late Agenda Items.**

Glass Enterprises located at 4142 Blue Star Hwy owned by Mark Windemuller plans a renovation of the existing structure. Supervisor DeWeerdts is asking if a Site Plan approval is needed since it is not changing the building size or use. Township Planner Ken Dettloff and the Fillmore Township Planning Commission both deemed it is not required.

**8. Land Use Plan Changes/Review and Continued Discussion .**

- a. Township Planner Ken Dettloff distributed a current Fillmore Township Land Use Map showing adjacent Land Use in Holland City plan along the boundary. This was received for information and further study.
- b. At least 4 parcel owners in the A-1 agricultural zone were noted. Owners of each have requested A-2 Land Use. In all cases to allow smaller splits.
- c. Township Planner Ken Dettloff has agreed to use the November 6, 2023 scheduled meeting to create a first draft of a Public Notice to be used in advance of a Public Hearing of a proposed Land Use Plan change, possibly at the February 2024 meeting. The notice will contain narrative of reasonable considerations in determining any map changes.

**9. Adjournment.**

There being no other matters presented to the Fillmore Township Planning Commission;

A Motion was brought by David Brink and 2<sup>nd</sup> by Fred VanTubergan to adjourn the meeting at 8:30pm.

PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary

Fillmore Township Planning Commission.