

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

December 4, 2023 7pm

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7 pm, introduced the Planning Commission. Rod VanGelder opened with prayer and led in the Pledge of Allegiance.

2. Roll Call.

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

Members Absent: None

Public Attendance: Supervisor Ken DeWeerd, GFD Chief Doug DenBleyker and Jeff Genzink of Diversified Welding and Fabrication.

3. Fillmore Township Planning Commission Minutes – November 6, 2023

Upon review of the November 6, 2023 minutes:

A motion was brought by David Brink and 2nd by Fred VanTubergen to approve the minutes as presented. Passed 5-0

4. Late Agenda Items.

a. Supervisor Update.

5. Site Plan Review.

Jeff Genzink owner of Diversified Welding and Fabrication was present. The Planning Commission received a copy of an Engineered Site Plan on advance of this meeting. The plan shows an addition to the existing structure extending 48 feet east. The planned use is for unheated storage. Large doors on the east end and a service entry door on the south side.

A letter dated November 30, 2023 from GFD Fire Chief Doug DenBleyker to the Planning Commission and Jeff Genzink with 3 conditions that need to be met;

a. Building address numbers need to be visible towards Blue Star Hwy.

b. Fuel storage tanks need to be in compliance with the State of Michigan requirement.

c. The wall separating the existing structure and the proposed addition requires a rated door. To be confirmed by P.C.I. upon their review.

It was noted by the Planning Commission that a landscape plan in the Site Plan of the existing structure was not completed.

A Motion was brought by Chuck Schaap and 2nd by Fred VanTubergen to recommend approval of the Site Plan as presented with the following conditions/contingencies;

a. Landscape plan to be completed per Fillmore Township Landscape Ordinance standards.

b. Compliance with all 3 conditions stated in the November 30, 2023 letter from the Graafschap Fire Department.

PASSED 5-0.

6. Supervisor Update/Late Agenda Item.

Ken DeWeerd stated that a realtor inquired about commercial property in the Township as to its allowed usage should it be posted for sale.

7. L.G. Chem Update

Following the November 6, 2023 meeting the representatives of L.G. Chem stated that they will no longer be pursuing the development of the property currently owned by Rivers Edge LLC east of 52nd St.

8. Preliminary Site Plan Reviews.

Chairman Mike Dozeman raised the question of the necessity of Preliminary Site Plan Reviews. Consensus is that in many cases it is not a requirement per the Ordinance but may be beneficial to the requestee to save some costs by not having to revise plans following the formal Site Plan approval process.

9. 2024 Fillmore Township Planning Commission meeting dates.

Quarterly meetings: February 5, 2024; May 6, 2024; August 5, 2024 and October 28, 2024. All meetings to begin at 7pm.

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10. February 5, 2023 Public Hearing,

It was noted that Ken Dettloff, Fillmore Township Planner is preparing a narrative and Public Notice for the Public Hearing at the February 5, 2024 meeting.

The Public Hearing will be to consider amendments to the Fillmore Township Land Use Plan. The Planning Commission is requesting receipt of the Notice well in advance for their review.

11. Adjournment.

There being no other business presented to the Planning Commission:

A Motion was brought by David Brink and 2nd by Rod VanGelder to adjourn the meeting at 8:30.

Passed 5-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission