

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

August 7, 2023 7pm

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm, Rod Van Gelder opened with prayer 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, Graafschap Fire Chief Doug DenBleyker, Gary Luurtsema and Ryan Lubbers.

3. Fillmore Township Planning Commission Minutes - May 1, 2023.

Upon review of the May 1, 2023 minutes;

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to approve the minutes of May 1, 2023.

PASSED 5-0

4. Late Agenda Items.

- a. Ryan Lubbers owner of Xtreme Auto requested a date for a Site Plan Review for a proposed addition to his existing business, Xtreme Auto LLC 4185 Blue Star Hwy. Date for the hearing is September 11, 2023 at 7PM. Mr. Lubbers is to submit an engineered site plan at least one week prior to the above meeting date.

5. Solar Ordinance.

The discussion of May 1, 2023 Planning Commission meeting as to Ken Dettloff agreeing to prepare a 2nd draft of a proposed amendment to the Solar Ordinance; Solar Farms Section 16.35; A Motion was brought by David Brink and 2nd by Fred VanTubergen to present this draft at a Public Hearing on September 11, 2023. Ken Dettloff will prepare a Public Notice and text will be available at the Township Office for review.

PASSED 5-0.

6. Supervisor Update.

- a. Rabbit River approved Site Plan with construction to begin soon. This project is located just north of 143rd Ave. on M-40.
- b. The Elm & Oak Event Center having an approved Site Plan, but no construction has occurred. It is noted that if no construction occurs within 1 year, the owner must request an extension.
- c. Storm Water Ordinance with the A.C.D.C. was recently approved.
- d. There has been very little progress at West Michigan Towing on M-40. There are concerns about usage connected to the approved Special Use Permit.
- e. H.E.S. has not applied for a building permit for their approved Site Plan.

7. Land Use Map changes – Discussion.

Several parcel owners in various parts of the Township have requested consideration in changing the Land Use Plan as our 5-year review takes place. 3 of the parcels are requesting a change from A-1 to A-2 to allow for owner additional residential building sites. Another parcel owner is requesting consideration to change from R-1 to R-2 to allow additional building sites. No decisions were made. Planner Ken Dettloff will advise the Planning Commission on options for proceeding with possible use plans for these parcels as well as other future Land Use changes in the various zones.

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8. Adjournment.

There being no other matters presented to the Fillmore Township Planning Commission;
A Motion was brought by Fred VanTubergen and 2nd by Mike Dozeman to adjourn the meeting
at 8:40pm.

PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary
Fillmore Township Planning Commission.