

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

February 5, 2024 7pm Quarterly Meeting

1. Call to Order.

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

2. Roll Call.

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

Members Absent: Rod VanGelder – Absent with notice.

Public Attendance: GFD Chief Doug DenBleyker, Deputy Supervisor & Fillmore Township Cemetery Sexton John Yonker and Ken Dettloff Fillmore Township Planner. Also, attendance roster listing 10 Township residents.

3. Fillmore Township Planning Commission Minutes – December 4, 2023.

Upon review of the December 4, 2023 minutes:

A motion was brought by Fred VanTubergen and 2nd by Chuck Schaap to approve the minutes as presented.

Passed 4-0

4. Late Agenda Items.

None.

5. Received for Information.

- a. Chairman Mike Dozeman presented an excerpt from a news article/opinion recently published in the Township Focus concerning recent legislation passed in Michigan allowing The Michigan Public Service Commission to approve siting of Wind, Solar and Energy storage facilities, thereby eliminating local control in the city of these utilities – scale development.

6. Public Hearing.

A Motion was brought by Fred VanTubergen and 2nd by Chuck Schaap to open the Public Hearing.
PASSED 4-0.

Chairman Mike Dozeman read the Public Notice that was recently published in the Holland Sentinel. The purpose of the Public Hearing is to receive public comments regarding proposed changes to the Fillmore Township Land Use Plan. The proposed changes follow from a required review by the Fillmore Township Planning Commission at least every 5 years.

Chairman Dozeman explained the process of the 5-year review, which requires the approval of the Fillmore Township Board of Trustees and allows adjacent township and cities to review the proposed changes and comment. The changes if approved are for the Land Use Plan map, no changes to any zoning are made until requests are considered.

Ken Dettloff, Fillmore Township Planner introduced himself and his part for over 30 years leading Fillmore Township in planning and zoning matters.

The current Land Use Plan Map is displayed by colors representing each zone. Mr. Dettloff explained that agriculture and rural living continue to define Fillmore Township. But proximity to Holland City, population growth and transition to farmland ownership over time may influence land use in the future.

At present the Planning Commission has considered several areas that could allow for increased residential homesites while retaining the township rural and agricultural character. The current Land Use Plan for higher density residential development will continue as it presently is.

A complete narrative which includes data from the 2020 Census, demographics and development implications was made available. The Planning Commission identified 4 areas within the Township that are proposed for change in the Land Use Plan.

1. Section 21, 141st Ave., parcel # 0306-021-011-00 owned by Gary Luurtsema. Change from A-1 to A-2. Owner was present. The entire parcel is wooded, not farmable since topsoil was removed in approximately 1950s or 1960s. No one spoke in opposition. A-2 would allow to split parcel for homesites.

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2. Section 11, parcel #0306-011-002-00, 0306-011-003-00, and 0306-011-001-10 owned by Boeve Trust. Change from A-1 to A-2. Owners were present. A-2 would allow 10 acres split for rural estates. No one spoke in opposition.
3. Section 14, 52nd St., parcel # 0306-014-002-00. Owner, Gary DeJonge was present. A change from R-1 to R-2. Currently this is blueberry fields, past usefulness, light soil and is wet. Water and sewer are available from Logan Court extension. R-2 desired for duplex units. No one spoke in opposition.

A Motion was brought by David Brink and 2nd by Fred VanTubergen to recommend approval of these 3 Land Use Plan amendments by the Fillmore Township Board of Trustees as requested.

PASSED 4-0.

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

PASSED 4-0.

7. Pending Request.

The remaining parcels for consideration in this proposed Land Use Plan change from A-1 to A-2 will be taken up at the May quarterly meeting or prior if needed.

The parcels are in Section 12 – 48th St., Jack Lampen Estate, Anne Eding representative.

A written request for a change in Land Use Plan from A-1 to A-2 was received from Doug & Tracy Bolman for 2 parcels located immediately north of the Lampen parcel.

8. Adjournment.

There being no other business presented to the Planning Commission:

The Public Hearing was adjourned by consensus at 8:00.

Passed 4-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission