

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

June 10, 2024 7pm

1. Call to Order.

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

2. Roll Call.

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

Members Absent: None.

Public Attendance: GFD Chief Doug DenBleyker, Fillmore Township Deputy Supervisor John Yonker, Township Trustee Bob Yonker, Township Planner Ken Dettloff. Also 4 as listed on the attendance roll to participate in the business listed on the agenda.

Noticeably absent was Township Supervisor Ken DeWeerd who recently passed away. It was noted that Mr. DeWeerd served this Township on the Planning Commission, Supervisor and Clerk as well as our community and country faithfully.

3. Fillmore Township Planning Commission Minutes – May 6, 2024.

Upon review of the May 6, 2024 minutes;

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

Passed 5-0

4. Late Agenda Items.

- a. Discussion of the possibility of a workshop meeting with John Yonker to ensure continuity as he assumes the role of Township Supervisor.

5. Site Plan Review.

Graafschap CRC, represented by Tim Anema and Jeff Brinks from Venture Engineering presented an engineered site plan which was made available to all members in advance of the meeting of the Planning Commission.

The Site Plan shows a 12,400 square foot addition along the west side of the existing structure, along with changes to the drives and parking areas.

Questions and Comments by the Planning Commission;

- a. Clarification concerning landscape.
- b. Clarifications as to accessing proposed structure to existing.
- c. Acknowledgement of recommendation letter dated June 10, 2024, from the Graafschap Fire Department, including requirements of a Knox Box and proper extinguishers.
- d. Acknowledgement of a well thought out plan for the Church as it positively impacts the surrounding community

Tim Anema stated that work is in progress to improve the fire suppression system capacity for the new and existing structures.

A Motion was brought by Chuck Schaap and 2nd by David Brink to recommend approval by the Fillmore Township Board of this Site Plan as presented, including the recommendations and requirements of the Fire Department.

PASSED 5-0.

6. Late Agenda Item.

- a. Transition of Supervisor.

It was by consensus it would be in the best interest of all to schedule a workshop to review requirements and procedures as John Yonker continues the term of Supervisor.

Ken Dettloff, Planner agreed to advise and be available as needed to ensure a smooth transition.

A workshop will be held on June 24, 2024 at 7pm. Notice will be posted 18 hours prior to this workshop.

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7. Planned Unit Development.

Matt Wickstra and Jim DeWitt were present to continue discussion of a concept P.U.D. for property development to residential on 52nd St.

A memo dated May 26, 2024 from Planner Ken Dettloff was reviewed. The memo states pros and cons as pertaining to the use of a P.U.D. versus regular residential development

Chapter 21 of the Fillmore Township Zoning Ordinance shows the requirements of P.U.D.s

Matt Wickstra and Jim DeWitt stated that they will continue to consult with Ken Dettloff as plans progress.

8. Truck Route Designations.

Township residents have been noting intensive truck traffic on 52nd St. through the Township. Being that 52nd St. is not a designated all-season road, should our Ordinance state truck routes?

Currently no enforce enforcement exists to limit this excessive use.

Deputy Supervisor John Yonker will obtain a map of Allegan County Road designations from the Road Commission office. Discussion on Ordinance amendments ca continue at our August 5, 2024 meeting. Ken Dettloff stated that the Township Board action is required to adopt enforceable routes, but the Township Board may ask the Planning Commission to recommend a proposed amendment.

9. Public Participation.

a. It is noted that the comment period for adjacent Township/City on our 5-year Land Use review and proposed changes will be complete by the August 5, 2024 meeting.

b. Future role of P.C.I. in final inspections for building permit/occupancy permits. At times details are missed or overlooked.

10. Adjournment.

There being no other business presented to the Fillmore Township Planning Commission:

A Motion was brought by Fred VanTubergen and 2nd by David Brink to adjourned at 9:00.

Passed 5-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission