

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

August 5, 2024 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, David Brink, Chuck Schaap and Rod VanGelder.

Members Absent: None.

Public Attendance: GFD Chief Doug DenBleyker, Fillmore Township Supervisor John Yonker, Township Planner Ken Dettloff. Also 3 as listed on the attendance roll to participate in the business listed on the agenda.

3. Fillmore Township Planning Commission Minutes – June 10, 2024.

Upon review of the June 10, 2024 minutes;

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

Passed 5-0

4. Late Agenda Items.

None.

5. PA 233 Memo from Ken Dettloff dated August 4, 2024.

Recently the Township Board approved an amendment to the Zoning Ordinance regarding Solar Farms. Since then, P.A. 233 was passed by the State of Michigan (An amendment to Section 13 of the Clean and Renewable Energy and Energy Waste Reduction Act).

In the Memo, Mr. Dettloff compared the regulations of P.A. 233 to the regulations of the Township Zoning Ordinance in regard to Wind and Solar installations, noting that our Ordinance has nothing regarding Energy Storage.

A recommendation from Mr. Dettloff is that the Planning Commission recommends the Fillmore Township Zoning Ordinance states Solar, Wind and Energy Storage Facilities effective November 29, 2024 need to comply with the standards set forth in P.A. 233. MR. Dettloff further stated that the standards set forth in PA 233 are much more restrictive especially on regards to environmental issues and requirements for site restoration.

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to recommend to the Fillmore Township Board of Trustees amend the Zoning Ordinance to require compliance of any Wind, Solar or Energy Storage facilities to the requirements set forth in Michigan P.A. 233 of November 29, 2024.

PASSED 5-0

The Fillmore Township Planning Commission will set a date for a public hearing to consider the amendment.

6. Land Use Plan Resolution.

Following review of the Fillmore Township Master Land Use Plan and amending certain parts thereof over the past year a Resolution was unanimously passed today August 5, 2024.

This Resolution become effective on today's date August 5, 2024 and is part of a current map of all the Township land and its respective Land Use Plan.

A current zoning map is also being prepared by Township Planner Ken Dettloff but to be posted online and in print.

7. Application Form Updates.

Ken Dettloff has updated Rezoning Request and Rezoning Change request forms and long with checklist for these forms. This will be of great help to applicants, preparers and Township Supervisor in completing the process efficiently and thoroughly.

Drafts were available for the Planning Commission.

Drafts will be available for the approval of the Fillmore Township Board of Trustees.

8. Supervisor Update.

Township Supervisor John Yonker state his first months have been going well.

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9. Public Participation.

- a. Township residents Ken and Esther Lemmen were present. They reside near the Jim DeWitt property which is being considered for residential development. No applications have been received to date regarding this property.

10. Holland Township Correspondence.

A letter dated July 24, 2024 was received from Holland Township regarding an adjacent parcel to Fillmore Township at Ottogan Rd. and 104th Ave which is being considered for a residential land use change. Consensus was no comments are necessary from Fillmore Township.

11. Next Meeting.

The next meeting of the Fillmore Township Planning Commission will be held October 28, 2024 at 7pm.

12. Adjournment.

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

A Motion was brought by David Brink and 2nd by Fred VanTubergen to adjourned at 8:05.

Passed 5-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission