

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

May 6, 2024 7pm

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7 pm, introduced the Planning Commission. David Brink 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 Ken DeWeerd, Deputy Supervisor John Yonker and Ken Dettloff Fillmore Township Planner. Also, attendance roster listing 6 Township residents.

3. Fillmore Township Planning Commission Minutes – February 5, 2024.

Upon review of the February 5, 2024 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. Public Hearing.

The Public Hearing of the February 5, 2024 was continued. Due to incomplete information the hearing was adjourned at that meeting.

Chairman Dozeman reviewed the proposed Land Use Changes from A-1 Agricultural to A-2 Agricultural. Said parcels involved are all adjacent to each other along 48th St., north of 144th Ave. Each parcel to be considered separately.

- a. Parcel #0306-012-013-00 owned by Corey Eding 21.16 acres, mostly wooded having a home and outbuildings.

A Motion was brought by Rod Van Gelder and 2nd by Chuck Schaap to recommend the requested change of Land Use Plan from A-1 to A-2.

Reasons given;

1. No one spoke in opposition.
2. The parcel is not suitable for farming. It is mostly wooded and contains wetlands.

PASSED 5-0.

- b. Parcel # 0306-012-012-00, the estate of Jack Lampen represented by Anne Eding, a total of 51 acres. Mostly tillable, farmland is used as cropland currently. Requesting a change from A-1 to A-2 to allow for 10-acre divisions for potential homesites.

A discussion regarding adequate road frontage which would be needed for creating 10-acre divisions does not seem probable. Current usage is farmland that is adjacent to all side to other farmland.

A Motion was brought by Rod VanGelder and 2nd by Fred Van Tubergen to recommend that the request be denied due to not meeting the A-2 criteria per Fillmore Township Zoning Ordinance.

PASSED 5-0.

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- c. Parcel # 0306-012-011-20 & 0306-012-011-10 owned by Doug and Tracy Bolman. The parcels are 18.4 acres and 18.7 acres respectively. The Bolman home is on Parcel 0306-012-011-10. Both parcels are part of the original Bolman farm, all are currently rented for cropland. The request to change from A-1 to A-2 is to potential divide for additional homesites.

Discussion regarding splits and boundary adjustments to create homesites in future seem difficult with minimal road frontage. Using the current boundaries of each parcel may accomplish the goal. Current usage is farmland that is adjacent on all sides to other farmland.

A Motion was brought by Fred Van Tubergen and 2nd by Rod VanGelder to recommend that the request be denied since it doesn't meet the criteria for A-2 per the Fillmore Township Zoning Ordinance.

PASSED 5-0.

6. Supervisor Updates.

- a. Renew Riding Arena has notified the Supervisor of new building information. No Site Plan Review is needed.
- b. A preliminary Site Plan was presented by Josh VanHowe for a storage building (Coral Gables Yachts). This is to be placed on C-2 zoned property currently owned by Mark Geurink at Blue Star Hwy & 141st Ave. Mr. VanHowe was advised to submit more detailed plans including Allegan County Health Department approved system, Allegan County Drain Commission approved runoff system and Graafschap Fire Department requirements. This could be added to the August quarterly meeting agenda.
- c. A concept review of the Jim DeWitt property on 52nd St., Matt Wikstra presented a preliminary plan for high density residential development that include various housing options. Consensus is to ask Planner Ken Dettloff to research the plan and provide advice for Fillmore Township and the developer.
- d. Blue Star Cabins, owned by Mr. Klomparens, has developed storage units on Blue Star Hwy just south of Transport Dr. in phases per his approved Site Plan. The final phase was to remove the 8 cabins currently rented for housing. Mr. Klomparens is now proposing to remodel each cabin to continue renting them. He is asking the Supervisor if the Site Plan needs revision. Planner Dettloff advised there were no revisions needed, but a building permit will be needed for each unit and must keep the same square footage footprint.
- e. Cory Gritter Event Center is still being planned. EGLE permits have become a lengthy process. The site of this Event Center is south of Blue Star Hwy. and 140th Ave.

7. 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 9:00.

Passed 5-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission