

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION QUARTERLY MEETING

November 18, 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, Fillmore Township Trustee Bob Yonker and Josiah Genzink.

3. Late Agenda Items.

a. Information to share regarding potential future professional consulting – Mike Dozeman.

4. Site Plan Review – Josiah Genzink.

Josiah Genzink requested a Site Plan approval to construct 3 structures at 4116 58th St. on a 2.75 parcel. An engineered site plan was provided in advance of this meeting for each member.

Mr. Genzink stated that a 60x116x16 structure with an additional 22x40 office area is proposed for immediate construction with 2 additional smaller structures proposed for the future.

The proposed use is for storage and maintenance of equipment used in his family business of landscape management, shoreline restoration, seawall construction, snow removal and wholesale nursery stock production.

Graafschap Fire Chief Doug DenBleyker submitted a letter dated November 15, 2024 stating that upon review 3 items need to be added in the Site Plan;

- a. Per Fillmore Township Ordinance a Knox Box for each structure.
- b. Fire extinguishers as required and emergency lighting.
- c. Address numbers prominently displayed facing the road/drive, as well as a signpost on 58th St. (Blue Star Hwy) identifying the private drive to the structure(s).

Planning Commission questions and comments;

- a. Parking lot, overhead door accesses, sidewalks not showing hard surfacing.
- b. The landscaping plan is not detailed; this needs to comply with the Fillmore Township Zoning Ordinance.
- c. Signs and exterior lighting are not showing.
- d. Timeline of proposed occupancy and future construction of structure 2 & 3.
- e. The Planning Commission agreed that the overall plan will lead to an asset to the commercial zone and entire area.

A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend approval of the site plan by the Township Board with the following contingencies added to the Site Plan;

- a. Parking and overhead door access areas must be hard surfaced by June 15, 2025.
- b. The landscaping plan must comply with the Zoning Ordinance.
- c. Items addressed by the Fire Department letter dated November 15, 2024 must be followed.

PASSED 5-0.

5. Late Agenda Item.

Chairman Mike Dozeman followed up on a discussion from October 28, 2024 meeting regarding the future professional involvement in our planning and zoning.

The consensus is to schedule a meeting in early January for all Township Board and Planning Commission members to be informed by personnel from P.C.I. (Professional Code Inspectors) as to what services they could offer to Fillmore Township and at what cost.

Mike Dozeman will follow up and schedule a time that works for the majority of all involved.

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6. Supervisor Update.

Supervisor Yonker reported on several meetings with individuals and representatives interested in Zoning Ordinance requirements, details and potential site plans and building permits.

7. Adjourn.

There being no other business brought before the Fillmore Township Planning Commission;

A Motion was brought by Chuck Schaap and 2nd by David Brink to adjourn at 8:30pm.

PASSED 5-0.

Respectfully submitted,

David Brink, Secretary

Fillmore Township Planning Commission