

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION QUARTERLY MEETING

October 28, 2024 7pm

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, Chuck Schaap and Rod VanGelder.

Members Absent: None.

Public Attendance: GFD Chief Doug DenBleyker, Fillmore Township Supervisor John Yonker, Township Planner Ken Dettloff and Mr. Wedeven representing Wedeven Construction and Sonseeker Pools.

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

Upon review of the August 5, 2024 minutes;

A motion was brought by David Brink and 2nd by Rod VanGelder to approve the minutes as presented.

Passed 5-0

4. Late Agenda Items.

a. Solar Energy siting.

5. Public Hearing.

Chairman Dozeman read the Public Notice as it recently appeared in the Holland Sentinel.

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

PASSED 5-0.

The purpose of the Public Hearing is to consider Amendments to several paragraphs of Section 16 of the Fillmore Township Zoning Ordinance.

Township Planner Ken Dettloff reviewed the 3-page verbiage of the 3 proposed amendments to the Zoning Ordinance that he recently completed and distributed to the members of the Planning Commission for study.

a. The amendment for Section 16.34 is for Utility Grid Wind Energy Systems smaller than 100 kilowatts. (Those larger than 100 kilowatts as of November 2024 will be regulated by the State of Michigan, specifically by the Michigan Public Service Commission.)

Section 16.34 subsection 13 is a definition of how the total height is determined of the wind turbines.

Section 16.34 subsection 14 is a deletion of current language “Wind Energy System” and replace with “Wind Energy Facility” followed by detailed definition of such facilities.

Section 16.34 subsection 9 amended to explain the decommissioning process and how it is to be financed in the event of that facility no longer is producing.

b. The Amendments for Section 16.26 are regarding wireless communication facilities. 16.26 subsection C. The amendment changes the current limit of 3 antennae to a minimum of 3 antennae, (encouraging co-locating rather than new facilities since antennae now are smaller, lighter in weight and less visible).

16.26 subsection D now states the maximum height of structure to be 150 feet.

16.26 subsection F states the least visually disruptive lighting requirements.

c. The Amendments for Section 16.35 are for Solar Energy Facilities smaller than 50 megawatts. (Those larger than 50 megawatts as of November 2024 will be regulated by the Michigan Public Service Commission of the State of Michigan.)

16.35 Solar Energy Facilities.

Subsection 1 is a definition of a Solar Energy Facility.

Subsection J describes the decommissioning plan and financing thereof in the event of the facility no longer producing.

Public comment: None, no one was present to participate.

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

PASSED 5-0.

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A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap recommending the Fillmore Township Zoning Ordinance with all the verbiage presented by Planner Ken Detloff will be incorporated into the Zoning Ordinance. (Complete text attached).

PASSED 5-0.

6. Site Plan Review.

Sonseekers Pools to be located at 141st Ave & Blue Star Hwy, owner Brian Malone requested a Site Plan Review for a 100' x 100' storage building with an attached 36' x 42' office area. The site is located on a parcel recently purchased from Mark Geurink, having access to Blue Star Hwy. and 141st Ave. by means of a private road not yet named. The engineering site plan was reviewed by Mr. Wedeven of Wedeven Construction, Owner. Mr. Malone was not present.

It is noted that the Site Plan did not include:

- a. Landscape Plan.
- b. Outside lighting placement.
- c. Placement of sign(s).
- d. Parking lot hard surface.
- e. Oil separator.
- f. Fire Department Compliance, with listed items in a letter dated October 24, 2024.

Following a discussion of the above items as well as drainage and a completion date;

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to approve the Site Plan as presented with the following contingencies;

- a. Compliance with all 3 items listed in the letter dated October 24, 2024 from the Graafschap Fire Department.
- b. A Landscape plan per Fillmore Township Zoning Ordinance.
- c. Outdoor lighting and a signage plan per Fillmore Township Zoning Ordinance.
- d. Oil Separator system.
- e. Parking lot hard surfacing being completed prior to occupancy.

PASSED 5-0.

7. 2025 Professional Plans.

Mr. Ken Dettloff has indicated that after finishing the recent maps and Zoning Ordinance amendments associated with the 5-year Plan Review has indicated he'll be retiring. Mr. Dettloff has also indicated he would be available as long as needed.

Chairman Dozeman reported on his research and dialog with person(s) serving Zeeland Township, knowing their Planning Commission uses various services provided by P.C.I. (Professional Code Inspectors) based in Jenison, MI. Consensus of the Planning Commission is to invite a P.C.I representative to the January 2025 meeting. The meeting could include the Township Board of Trustees since decisions regarding services would be made by the Fillmore Township Board of Trustees.

8. Supervisor Update.

Supervisor Yonker reports there continues to be requests for information and ongoing routine administration duties. He appreciates the advice of Planner Ken Dettloff and others with long-term experience.

9. 2025 Quarterly meeting dates.

2025 meeting dates for the Planning Commission will be as follows;

February 3, May 5, August 4 and November 3, 2025. These meetings all starting at 7pm.

10. 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 8:35pm.

PASSED 5-0.

Respectfully submitted,

David Brink, Secretary

Fillmore Township Planning Commission

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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.

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