

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

June 2, 2025 7pm Quarterly Meeting

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 and Chuck Schaap.

Members Absent: Rod VanGelder – Absent with notice.

Public Attendance: GFD Chief Doug DenBleyker, Lori Castello of P.C.I. Also, attendance roster showing 5 other individuals

3. Agenda Review.

Chairman Dozeman gave time for a review of the agenda with no amendments expressed.

4. Fillmore Township Planning Commission May 5, 2025 quarterly meeting minutes.

A Motion was brought by Fred VanTubergen and 2nd by David Brink to approve the minutes of May 5, 2025 as presented.

PASSED 4-0.

5. Public Comment.

None.

6. New Business.

a. Public Hearing.

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

PASSED 4-0.

The purpose of the Public Hearing is to consider a Special Use Permit and corresponding Site Plan Review to construct and operate a contractors yard per Section 13.02K of the Fillmore Township Zoning Ordinance, Parcel #0306-017-014-37 and #0306-017-014-38, located on 143rd Ave., for a total of 7 acres. This request is being made by Aaron Kamphuis, Kamphuis Properties, also known as 143rd Ave. Properties. An engineered site plan was made available prior to this meeting and reviewed by Lori Castillo of P.C.I. Lori Castello stated that the Special Site permit for outdoor storage is not necessary since Mixed-Use Zoning already allows for outdoor storage at contractor yards.

For site plan review Aaron Kamphuis and Matt Potts were present to describe the site plan and usage. They stated that a 26,400 square foot structure would be constructed at the southern portion of the parcels, with outdoor storage behind, vehicle parking in front. The 8,000 square foot portion at east and west ends are designated for owners with 3 more available warehouse spaces available in the center section.

Public Comment – none.

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

PASSED 4-0.

The Planning Commission received a memorandum from Lori Castello AICP, Planning and Zoning Administrator for Fillmore Township dated May 30, 2025.

Upon review of the findings related to the Site Plan, further questions were asked.

1. What kind of material will be found in the outdoor storage?
2. Is the proposed drain plan approved by the Allegan County Drain Commission?
3. Is the landscape plan and signage in compliance with the Fillmore Township Zoning Ordinance?
4. Is the parking area designed adequate to protect pedestrians from overhead vehicle entrance overhead doors?

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A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend approval of the Site Plan to the Fillmore Township Board of Trustees with the following preconstruction changes;

1. Allegan County Drain Office approval.
2. Landscape plan and signage that meets or exceeds Fillmore Township Zoning Ordinance standards.
3. All requirements of the Graafschap Fire Department as stated in a letter dated May 15, 2025.
4. Parking areas adjacent to overhead entrance doors need to include pedestrian protection to pedestrian entrance doors.

PASSED 4-0.

b. Site Plan Review.

Oak & Elm Events Facility to be located at 5857 140th Ave. It is noted that a Site Plan was previously approved, however if expired after construction compliances primarily involving drainage and septic regulations.

Owner Cory Gritter and project manager was present and stated that the primary changes in the revised Site Plan are;

1. Increased size of stormwater retention.
2. The dumpster location changed.
3. Septic system changed to comply with the State of Michigan.

Lori Castello AICP, Fillmore Township Planning and Zoning Administrator provided a memorandum dated May 3, 2025 with findings as the revised site plan was reviewed.

Fillmore Township Planning Commission questions and comments;

1. Main entrance is off 140th Ave. Site plan also shows a drive off Blue Star Hwy. This creates an MDOT safety problem.
2. Site plan involves multiple parcels. Currently recorded separately. The site plan is based on a single property.
3. Drive shown as unpaved as in the original plan.

A Motion was brought by David Brink and 2nd by Fred VanTubergen to recommend approval of the Site Plan to the Fillmore Township Board of Trustees with the following 2 pre-construction changes;

1. Site plan is based on a single property and needs to be combined and recorded or have recorded reciprocal and maintenance agreements between the parcels.
2. The access drive out to Blue Star Hwy needs to be gated or roped off except to allow emergency vehicle access.

PASSED 4-0.

7. Old Business- none.

8. Fillmore Township Board of Trustees update – none.

9. Fillmore Township Planning Commission comment.

Lori Castello reported on the progress of the continuing work of updated the Fillmore Township Land Use plan map and narrative documents. 13 pages of information gathered from Fillmore Township Board minutes describing amendments to the Fillmore Township Zoning Ordinance since September 1, 2007. The plan is to meet July 7, 2025, to further discuss any and all necessary changes to complete the documents. Ms. Castello also plans to search the Fillmore Township Planning Commission minutes from 2007 to present with supporting documents to help verify information.

10. Next Meeting.

The next meeting of the Fillmore Township Planning Commission will be held on July 7, 2025 at 7pm. The agenda may include a Site Plan for Josh VanHowe for storage units west of Blue Star Hwy near 141st Ave. (West of D&L Truck and Trailer)

11. Adjournment.

There being no other business presented to the Planning Commission:

The Public Hearing was adjourned by consensus at 9:40PM.

Passed 4-0

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission

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