

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

May 5, 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 Rod VanGelder.

Members Absent: Chuck Schaap – Absent with notice.

Public Attendance: GFD Chief Doug DenBleyker, Lori Castello PCI Zoning Administrator. 9 individuals signed the attendance roster.

3. Fillmore Township Planning Commission Minutes –April 7, 2025

Upon review of the April 7, 2025, minutes;

A motion wavs brought by David Brink and 2nd by Fred VanTubergen to approve the minutes as presented.

PASSED 4-0.

4. New Business.

Adoption of Agenda.

Lori Castello recommended postponement of item 5.a2 (Public Hearing to consider Special Use Permit request and corresponding site plan of Aaron Kamphuis). Postponement is necessary since the zoning request needs to be acted on prior by the Township Board.

A Motion was brought by Rod VanGelder and 2nd by Fred VanTubergen to postpone the Special Use Permit request.

PASSED 4-0.

Remaining agenda to proceed.

5. Public Hearing #1.

Chairman Dozeman read the Public Notice as it was published in the Holland Sentinel. The rezoning of 3 parcels located on 143rd Ave. for a total on 7 acres being requested by Aaron Kamphuis.

Parcels are as follows - 0306-017-014-37; 0306-017-014-38 and 0306-017-014-39.

The rezoning requested from the current C-2 to MIC (Mixed Use Industrial/Commercial)

A Motion was brought by David Brink and 2nd by Rod VanGelder to open the public hearing.

PASSED 4-0.

Aaron Kamphuis and Matt Potts are the potential owners of parcels, they stated they need the MIC zoning to allow some outdoor storage in addition to construction of a building to house the masonry concrete operations.

No one spoke in opposition.

A Motion was brought by Fred VanTubergen and 2nd by Rod VanGelder to close the public hearing.

PASSED 4-0.

Planning Commission discussion;

a. Would MIC constitute a spot zone? **NO.**

b. Is the existing infrastructure supporting the parcel adequate to support the proposed rezoning? **YES.**

c. Would the proposed rezoning fit the character of the surrounding area, both existing and planned? **YES.**

A Motion was brought by David Brink and 2nd by Fred VanTubergen to recommend to the Township Board approval of the zoning change as requested.

PASSED 4-0.

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6. Public Hearing #2.

Chairman Dozeman read the Public Notice as it was published in the Holland Sentinel.

Requestor Jeff Genzink was present requesting to change the current C-1 zoning to MIC (Mixed Use Industrial/Commercial) for parcel #0306-029-003-41 located at 5717 138th Ave., approximately 10 acres.

A Motion was brought by Rod VanGelder and 2nd by Fred VanTubergen to open the public hearing.

PASSED 4-0.

Jeff Genzink stated that he is interested in the parcel to relocate his structural steel welding business. The current C-1 zoning will not allow this industrial use. He stated that the local impact will be much quieter than the previous trucking operation.

Several attendees stated that they know Mr. Genzink and feel he'd run the operation in such a way that would fit the surrounding area very well.

Current property owner Rabbit River Transport, Eric Hassevoort stated that they operated their transport business from the location totally 75 trucks entering and leaving weekly, compared to Mr. Genzink's estimated of 10 trucks per week.

A Motion was brought by Rod VanGelder and 2nd by Fred VanTubergen to close the public hearing.

PASSED 4-0.

Planning Commission discussion;

- a. Chairman Dozeman explained the history of how this parcel which is surrounded by A-1 usage came to be C-1 zoning.
- b. Lori Castello of PCI offered written opinion and finding related to the proposed zoning change.
 1. Would a rezoning of this parcel constitute spot zoning? **YES.**
 2. Is the existing infrastructure supporting this parcel adequate to support the proposed rezoning? **NO.**
 3. What is the character of the surrounding area, both existing and planned? Agriculture on all sides.
 4. How would each of the uses permitted by right and special use within the proposed zoning district impact surrounding areas? Negatively

A Motion was brought by Fred VanTubergen and 2nd by Rod VanGelder to recommend that the Township Board deny the requested zoning change based on the above four factors.

PASSED 4-0.

7. Discussion RE zoning map, master plan and future land use map.

As PCI works on completing the above for placement on the Township website, Lori Castello is asking for a timeline with a meeting soon to finalize the work as a necessary step so that we have a legally binding starting point moving forward.

June 2, 2025 at 7pm is the choice by consent.

At this meeting;

- a. A site plan review for Aaron Kamphuis.
- b. A review of an existing site plan for Cory Gritter which has not been completed and is now past the due date.

8. Adjournment.

There being no other business presented to the Planning Commission:

The Public Hearing was adjourned by consensus at 8:30pm.

Passed 4-0

Respectfully Submitted

David Brink, Secretary
Fillmore Township Planning Commission