

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

November 16, 2020 7PM

1. Call to Order.

Chairman Mike Dozeman called the meeting to order, David Brink opened with prayer and led in the Pledge of Allegiance.

2. Roll Call.

Members Present: Mike Dozeman, Fred VanTubergen, Chuck Schaap, David Brink and Rod VanGelder.

Members Absent: None.

Public Attendance: Fillmore Township Supervisor Ken DeWeerdt, Graafschap Fire Chief Doug DenBleyker, Chris Genzink representing Village Self Storage and Roger Jack Barr representing Nederveld Associates.

3. Late Agenda Items.

None.

4. Public Hearing.

A Motion was brought by Mike Dozeman and 2nd by Dave Brink to open the Public Hearing for a Site Plan proposed for Conditional Zoning of a commercial storage complex expansion of Village Self Storage 4637 60th St., Parcel # 0306-006-010-10.

The Planning Commission members were given the Site Plan in advance as well as a letter dated 10/29/2020 from Graafschap Fire Department Chief DenBleyker.

Owner Chris Genzink presented an engineered Site Plan prepared by Nederveld and presented by Roger Jack Barr.

The site plan shows an access drive off 146th Ave. with a total of eight storage units spread over the approximate 11.2 acres, east of the existing storage complex.

Mr. Genzink stated the buildings would be constructed in phases with drives and utilities installed first.

Comments and questions from the Planning Commission:

- a. Drainage and storm water retention with impact on neighboring properties.
- b. Outdoor lighting with impact on neighboring properties.
- c. Vehicle headlights on the access drive with impact to neighbors north of the site.
- d. 146th Ave. construction entrance.
- e. Use of buildings if other than storage.
- f. Perimeter fencing and earth berms.
- g. Construction end date.

A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap to recommend approval of the Site Plan as presented with the following conditions;

- a. 5-6 foot staggered rows of evergreens planted on berm at north end of site to block headlights of vehicle on the access drive, and block area of outdoor storage during early phases of construction.
- b. Install Knox Box and Knox Gate Key switch per letter dated 10/29/2020 from Graafschap Fire Chief Doug DenBleyker.

PASSED 5-0.

5. Supervisor Updates.

- a. Supervisor DeWeerdt requested that the Planning Commission work on possible Zoning Ordinance Amendments regarding residential rentals, especially short-term rentals by Special Use Permit.
- b. Looking ahead to 2021, are there any changes necessary or desirable to our Land Use Plan?

6. Fillmore Township Planning Commission Minutes September 21, 2020.

Upon review of the September 21, 2020 minutes;

A Motion was brought by Fred VanTubergen and 2nd by Rod VanGelder to accept the minutes as presented.

PASSED 5-0.

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7. 2021 Meeting Dates.

Quarterly meeting dates for 2021 are as follows;

February 1, May 3, August 2 and November 1. All meetings to begin at 7pm.

8. Adjourn.

There being no other business presented to the Planning Commission;

A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap to adjourn the meeting at 8:25pm.

PASSED 5-0.

Respectfully Submitted;

David Brink, Secretary

Fillmore Township Planning Commission