

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

March 2, 2021 7PM

**1. Call to Order.**

Chairman Mike Dozeman called the meeting to order at 7pm and opened with prayer. He introduced the Planning Commission members and welcomed those in attendance and led in the Pledge of Allegiance.

**2. Roll Call.**

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

Members Absent: None.

Public Attendance: Fillmore Township Supervisor Ken DeWeerd, Graafschap Fire Chief Doug DenBleyker, and 6 residents as listed on the attendance roster.

**3. Late Agenda Item.**

None.

**4. Public Hearing for proposed rezonings.**

a. H.E.S. (Holland Equipment Sales) – Aric Geurink

b. T.B. Services – Les Brink and Tim Brink.

Chairman Mike Dozeman read the Public Notice as it was published in the Holland Sentinel. The proposed rezonings are located on Blue Star Hwy. north of 142<sup>nd</sup> Ave. both currently zoned A-2, Land Use Plan is Mixed Commercial. Proposed rezoning is Mixed Use Commercial. Parcel # 0306-017-004-01 and 0306-017-001-00.

A Motion was brought by Mike Dozeman and 2<sup>nd</sup> by Rod VanGelder to open the Public Hearing. Aric Geurink of H.E.S. stated that the parcel would be used entirely to expand outdoor parking of equipment for their family-owned construction equipment sales and service business.

Supervisor DeWeerdt stated that the rezoning was necessary to comply with current usage.

Parcel size is approximately 10 acres.

A Motion was brought by Chuck Schaap and 2<sup>nd</sup> by Rod VanGelder recommending the requested as presented.

PASSED 5-0.

Tim Brink of T.B. Services stated that the parcel they are requesting rezoning to Mixed Use Commercial would be used to screen topsoil, including stockpiles of various grades. He also stated that the parcel would be used to park associated equipment.

Supervisor DeWeerdt stated that the parcel has not yet been split. The rezoning would only be for the 230 x 1331 ft. parcel A-1. The owners are also aware of the requirement of a Special Use Permit for intended operation.

Concerns were voiced regarding traffic safety on/off Blue Star Hwy. Supervisor DeWeerdt stated that the Macatawa Area Coordinating Council (M.A.C.C.) have recommended a 3-lane road construction in the near future. He also recommended that the owners request a driveway permit for a wider access from the Allegan County Road Commission.

A Motion was brought by Rod VanGelder and 2<sup>nd</sup> by Fred VanTubergan to recommend the request as presented.

PASSED 5-0.

**5. Fillmore Township Planning Commission Minutes February 1, 2021.**

Upon review of the February 1, 2021 minutes;

A Motion was brought by Fred VanTubergan and supported by Rod VanGelder to approve these minutes as presented.

PASSED 5-0.

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**6. Fillmore Township Planning Commission Special Meeting.**

April 5, 2021 7pm was set to consider;

- a. A Special Use Permit request by Les and Tim Brink for Parcel 0306-017-004-01.
- b. A Special Use Permit request by Jeff Genzink for Parcel 0306-017-001-00.

**7. Short Term Rentals.**

After considering a possibility of some type of regulation pertaining to Short Term Rentals i.e., AIRBNB & VRBO at a previous meeting. Supervisor DeWeerd requested Ken Dettloff to forward information and options that may be helpful. Mr. Dettloff replied with a memo dated 2/16/2021.

Upon review of his memo and verbal inquiries by Planning Commission members of nearby Townships, the consensus was that Fillmore Township has little to gain by allowing Short Term Rentals, but to totally disallow them in all zones may not be legal. Discussion will continue at upcoming meetings.

**8. Supervisor Updates.**

- a. Ken DeWeerd reported that Dykgraff Excavating purchased a parcel adjacent to their parcel on M-40 which was recently rezoned and approved for a Special Use Permit as a concrete crushing operation. The recently purchased portion of Parcel #0306-015-007-01 from Jack Love is properly zoned and a boundary adjustment will enlarge the Dykgraff property, Parcel #0306-015-013-01 immediately west and include the Special Use Designation. It is noted that the added property has no road frontage.

**9. Landscaping Guidelines**

Chuck Schaap volunteered to submit landscaping guidelines which he feels would be helpful in the Site Plan approvals. He cited situations where the landscaping was part of the Site Plan but was not specific enough and the result can be disappointing. Consensus was for Mr. Schaap to submit guidelines for proper aesthetic landscaping for our review and discussion.

**10. Meeting Adjourned.**

There being no other business presented to the Planning Commission;

A Motion was brought by David Brink and 2<sup>nd</sup> by Fred VanTubergan to adjourn the meeting at 8:35pm.  
PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary  
Fillmore Township Planning Commission

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