

FILLMORE TOWNSHIP
ESTABLISHED 1849
ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION
August 1, 2022 7PM

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7pm, introduced the Planning Commission members and welcomed all those in attendance. Rod VanGelder opened with prayer asked everyone to stand and led in the Pledge of Allegiance.

2. Roll Call.

Members Present: Mike Dozeman, David Brink, Fred VanTubergan, Rod VanGelder and Chuck Schaap
Members Absent: None.

Public Attendance: Supervisor Ken DeWeerd, Fillmore Township Planner Ken Dettloff, Graafschap Fire Chief Doug DenBleyker and 18 individuals all listed on the attendance roster.

3. Late Agenda Items.

a. None.

4. Site Plan Review – Cobblestone Fields – Matt Wickstra

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to return to the table a Site Plan Review tabled from June 27, 2022 P.C. meeting.

PASSED 5-0

Chairman Mike Dozeman reminded everyone that the public hearing was completed on June 27, 2022, however the Planning Commission passed a motion to table a decision until more information was obtained to address the concerns expressed. Public participation would be available later in the meeting after the Planning Commission make their recommendation to the Township Board of Trustees.

Mr Dozeman stated that advice was sought from the Township Planner Ken Dettloff and Township Attorney Ron Bultje. Both offered similar responses to the concerns of traffic, drainage, construction mess, the name Cobblestone Fields and the existing natural tree line along the north border of the Site Plan.

Each Planning Commission member was given opportunity to state concerns, opinions and ask questions.

A revised Site Plan dated July 25, 2022, prepared by Holland Engineering was made available prior to the meeting by Matt Wickstra.

A Motion was made by Chuck Schaap and 2nd by Rod VanGelder to recommend approval of the Site Plan to the Board of Trustees with 6 additional conditions and clarifications.

- a. Property in question is zoned R-2 which allows for single and two family dwellings and also meeting the requirements of the Land Use Plan.
- b. All permits and approvals by Graafschap Fire Chief DenBleyker and Allegan County Drain Commissioner must be obtained prior to construction.
- c. All construction will begin with 12 months from the date of approval from the Township Board, barring any unforeseen circumstances, completion date to be 3 years.
- d. The Township Board shall be provided with a copy of the Condominium by-laws prior to the commencing of the development construction.
- e. Since it is likely that mud/dirt will be tracked by construction trucks and equipment from the construction site onto Blackstone and Greystone streets, the developer must make every attempt to keep this to a minimum regularly cleaning of the sediment from the roads.
- f. The existing natural landscaping along the north border running west to east shall be preserved in its natural state as much as possible by minimizing tree and soil removal, following the Landscaping standards set forth in the Fillmore Township Ordinance Section 16.32.

PASSED 5-0.

5. Supervisor Updates.

a. Supervisor Ken DeWeerd reported of 1 inquiry for a future Site Plan from Brian Malone on a Commercial Zoned property adjacent to D & L Truck and Maintenance on 141st Ave and Blue Star Hwy.

b. A Rezoning Request from Brian Bredeweg for Parcel 0306-033-025-00 and 0306-033-024-10. The request is to change these parcels from A-1 to Commercial. A hearing could possibly be scheduled for the November 2022 meeting. The Land Sue Plan is A-1 and this would need to be changed prior to any rezoning.

Two persons in attendance, neighboring property owners, Kim Greving and Beth Dubbink, shared their disappointment in the current use of the properties as random our-door storage

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including "junk" and tall weeds.

6. Fillmore Township Planning Commission Minutes - June 27, 2022.

Upon review of the June 27, 2022 minutes;

A Motion was brought by Chuck Schaap 2nd by Rod Van

Gelder to approve the minutes of June 27, 2022 with a correction in Article 4 of 16,000 sq. ft to 1,600 sq.

ft.

PASSED 5-0.

7. Adjourned.

There being no other business presented to the Board;

A Motion was brought by David Brink and 2nd by Chuck Schaap to adjourn at 8:30pm.

PASSED 5-0.

Respectfully Submitted,

David Brink, Secretary,
Fillmore Township Planning Commission