



**City of Allegan
Planning Commission Meeting
Monday, August 17, 2020
Allegan City Hall Council Chambers
231 Trowbridge Street Allegan MI 49010**

MINUTES

1) Call to Order

Chairman Wilkening called the meeting to order at 6:00 pm.

2) Attendance

Present: Roger Bird, Mayor Traci Perrigo, Tanya Westover, and Alex Wilkening

Absent: Jason Watts, Julie Emmons, Thomas Morton

Others Present: Joel Dye, City Manager, Lori Castello, PCI, Zoning Administrator via Zoom meeting link

Motion by Westover, supported by Bird, to excuse the absences of Julie Emmons, Jason Watts, Thomas Morton. **Motion Carried 4-0.**

3) Approval of the Minutes of August 17, 2020 Meeting

Motion by Bird, supported by Mayor Perrigo, to approve the corrected minutes, noting Jason Watts absences, from the July 20, 2020 Planning Commission Meeting. **Motion Carried 4-0.**

4) Public Comment

Let the record show no public comment was received

5) Discussion

5A.1 – Tabled Item from the July 20, 2020 Planning Commission Meeting for a Zoning Text Amendment to allow for Planned Unit Development Zoning Districts to be on any size of property.

Mayor Perrigo offered a motion with support from Westover to allow for Zoning Text Amendments, for Planned Unit Development Zoning Districts to be located on any size property. **Motion Passed 4-0**

5A.2 - Tabled Item from the July 20, 2020 Planning Commission, to rezone 302 Cutler Street from the R-2 Residential Zoning District to the Planned Unit Development District to allow for a Bed and Breakfast, Event Center and Fixed Food Establishment.

Bird offered a motion with support from Westover to table agenda item 5A.2.

Motion Passed 4-0

5A.3 – Application and Public Hearing for a Special Use Permit to expand existing light manufacturing capacity at 125 & 127 Locust Street.

Bird offered a motion with support from Westover to approve and accept the application and public hearing for the Special Use Permit to expand existing light manufacturing capacity at 125 and 127 Locust Street. **Motion Passed 4-0.**

Findings of Fact-Light Assembly in C-1 and C-2 Special Use will be attached to the meeting minutes.

6) Staff/Commission Comments

None

7) Adjournment

Westover offered a motion with support from Wilkening to adjourn the meeting at 6:28 p.m.

**Respectfully submitted by
Christopher Tapper, City Clerk**

CITY OF ALLEGAN PLANNING COMMISSION
FINDINGS OF FACT- LIGHT ASSEMBLY IN C-1 AND C-2 SPECIAL USE

Section 1707.33- Light Assembly: *Light Assembly uses are allowed in the C-1 and C-2 Zoning Districts as Special Land Uses, subject to the provisions of Chapter 1801 as well as the following:*

A. *General Use Standards:*

1. *The use shall occur in an existing building.*

The proposed use Complies Does Not Comply.

Reasons: **Building has been there for several years.**

2. *The total enclosed area of the use shall not exceed fifty (50) percent of the gross floor area of the building in which the activity takes place.*

The proposed use Complies Does Not Comply.

Reasons: **total space is approximately 27% of gross floor area**

3. *If occurring within a street level floor area, the light assembly use must occur at least twenty five (25) feet from all public rights of way, or it shall be demonstrated that the use shall not be an intrusion to the pedestrian/shopping continuity of a commercial area and will not create a negative impact on adjacent residential uses.*

The proposed use Complies Does Not Comply.

Reasons: **Applicant has demonstrated with manufacturers specifications that there is not excessive noise- it would be more of an attraction.**

4. *All activities, including storage, shall be conducted entirely within the interior of the building. No outside storage is permitted.*

The proposed use Complies Does Not Comply.

Reasons: **No outdoor activity or storage has been proposed nor approved.**

5. *The light assembly and associated accessory uses shall not produce any noise, vibrations, odors or heat that are detectable beyond the property line.*

The proposed use Complies Does Not Comply.

Reasons: **Applicant has demonstrated through manufacturer's specifications that noise or vibrations will not create any detectable nuisance.**

6. *The intent of these standards is to maintain the character of the district and assure visual connectedness and public safety for those within and outside the business.*

The proposed use Complies Does Not Comply.

Reasons: **The proposed use will enhance pedestrian interest and support commercial businesses in the district.**

B. *Plan Review Standards: The applicant shall concurrently submit a site plan for light assembly use which shall comply with the standards of Chapter 1800.*

The proposed use Complies Does Not Comply.

Reasons: **No permanent changes will be made to the structure that would trigger site plan review; an interior plan has been presented.**

C. *Additional Standards for C-1 Zoning District: Site plans for a light assembly use located in the C-1 Commercial District shall comply with the following requirements:*

1. *The exterior design of the building shall be compatible with the character of the Neighborhood Commercial District in which it is located, as perceived from the adjacent public sidewalks and streets.*

The proposed use Complies Does Not Comply.

Reasons: **Location exists within the historic district; no structural changes or exterior facade changes will be made.**

2. *Traditional storefront design, window area, display windows and the building character shall be compatible with neighboring commercial storefronts with no blank*

facades along the sidewalk exceeding twenty five (25) feet in length. The interior design shall not negate the traditional exterior storefront appearance.

The proposed use x Complies Does Not Comply.

Reasons: **Will open up current storage area to pedestrian view.**

3. *The intent of these standards is to maintain the character of the district, and assure visual connectedness and public safety for those within and without the business.*

The proposed use x Complies Does Not Comply.

Reasons: **The operation would take place during normal business hours and will not cause any increased public safety issues.**

Section 1801.01 Standards for consideration of Special Uses

The review of a special use shall consider the following:

A. *The general safety, health and welfare of the community at large, this shall include:*

1. *Accessibility of the property in question to fire and police protection.*

The proposed use x Complies Does Not Comply.

Reasons: **Location is within existing commercial use and meets existing building standards and codes.**

2. *Traffic conditions creating or adding to a hazardous situation.*

The proposed use x Complies Does Not Comply.

Reasons: **No additional traffic will be created by the proposal.**

3. *Transportation design requirements if any, which will be needed to accommodate any traffic impact for the use intended; and*

The proposed use x Complies Does Not Comply.

Reasons: **No additional traffic will be created by the proposal.**

4. *Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses, and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.*

The proposed use x Complies Does Not Comply.

Reasons: **This will be an enhancement to existing commercial within an existing building.**

B. *Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning if the proposed use is granted;*

The proposed use x Complies Does Not Comply.

Reasons: **The fabric printing will supplement the existing commercial business and provide a viewing experience for area consumers.**

C. *Harmony with the Comprehensive Planning Program of the City of Allegan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Comprehensive plan of the City of Allegan and the character of land use which is intended by said city Plan for the area or district in question;*

The proposed use x Complies Does Not Comply.

Reasons: **The use of this equipment provides an added entertainment facet to downtown shoppers. Additionally, no structural changes are proposed that would prohibit future use of this property for retail commercial space should the use cease. Property is planned and zoned for C-1 Commercial use which will be supplemented by this accessory use.**

D. *Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the City of Allegan Comprehensive Plan;*

The proposed use x Complies Does Not Comply.

Reasons: **Building will continue to exist in current form; no structural or façade changes are proposed.**

E. *Any hazards arising from storage and use of flammable fluids; and*

The proposed use Complies Does Not Comply.

Reasons: **Applicant has not proposed any storage or use of flammable fluids, nor has any been approved.**

F. *That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.*

The proposed use Complies Does Not Comply.

Reasons: **Applicant has demonstrated through manufacturer's specifications that no noise, light, heat, sound, vibration, fumes or odors will extend outside of the building.**

Based on the above Findings of Fact, the Planning Commission recommends to City Council that the proposed Special Use be:

Approved

As Presented

Denied

Planning Commission Chair Signature: _____

Date: 8/17/2020

