



**City of Allegan
Planning Commission
Griswold Auditorium – 401 Hubbard Street, Allegan MI 49010
Monday, January 21, 2019
6:00PM**

AGENDA

- 1. Call to Order**
- 2. Attendance**
- 3. Approval of the Minutes of the Previous Meeting**
- 4. Public Comment**
- 5. Public Hearings**
- 6. Site Plan Reviews**
- 7. Special Presentations**
 - 7.1 – Planning Commissioner Training**
- 8. Discussion**
- 9. Staff/Commission Comments**
- 10. Adjournment**



**City of Allegan
Planning Commission Meeting
Monday, November 19, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:00 pm.

2) Attendance

Present: Chair Brad Burke, Cindy Thiele, Julie Emmons, Tom Morton, Rachel McKenzie, Charles Tripp, Mike Manning

Absent: Caitlin Wendt

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello, PCI, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 15, 2018 meeting was made by Cindy Thiele, and supported by Tom Morton. Motion passed 6-0. Mike Manning abstained from the vote due to absence at the previous meeting.

4) Public Comment

No public comments were heard during the meeting concerning items not on the agenda.

5) Public Hearings

5A.1 – Rezoning of Multiple Parcels on North Main Street from M-1 to R-3

Lori Castello, Zoning Administrator for the City of Allegan, explained to the Planning Commission that city staff has been directed by the Planning Commission to begin aligning the City's zoning map with the zoning that is depicted in the City's Future Land Use Plan. This plan was approved by the Planning Commission and City Council in

2015. As directed, staff had identified a region on the City's zoning map that did not align with the approved Future Land Use Plan. Ten (10) parcels located off of North Main Street are currently zoned M-1 Manufacturing, but are zoned as R-3 Multi-Family Residential in the Future Land Use Plan. The parcels include:

51-200-026-00, unaddressed
51-200-073-00, unaddressed
51-245-010-00, 225 Green Street
51-245-011-00, unaddressed
51-245-012-00, unaddressed
51-245-014-00, 700 N. Main Street
51-245-015-00, unaddressed
51-245-016-00, 770 N. Main Street
51-245-019-00, 784 N. Main Street
51-245-020-00, unaddressed

Most of the parcels being discussed are either undeveloped or dormant. The Planning Commission had originally desired to rezone these parcels to Multi-Family Residential to allow for increased residential opportunities for their residents, as well as to better project an image of community and residential living throughout one of the City's main entryways from the North, rather than projecting a manufacturing aesthetic to those entering the City. By rezoning the properties to R-3, the City would attract developers who could better utilize the vacant parcels to meet the vision of the Planning Commission. All adjacent properties along North Main Street are also zoned for residential uses.

Rachel McKenzie, supported by Thomas Morton, made a motion to open the public hearing. Motion passed 7-0.

Ted Heckman, owner of 770 N. Main, made a public comment to oppose the rezoning of the parcels. As a property owner with interest in selling his lot, he feared that the rezone would limit his options for selling the lot since he had heavily invested in the property for manufacturing uses. If the lot were changed to only allow future residential uses, the lot may not have as much value in the future.

Lori Castello explained that the property would become a legal nonconforming use after the rezone, so Heckman would not only be able to continue the current manufacturing use into the future, but any future property owner would also be able to continue this use. However, the manufacturing use could not be expanded or altered to a different type of manufacturing use, nor could it return to this manufacturing use in the future if it were to take on a different use that is permitted under the City's R-3 zoning regulations.

Rachel McKenzie, supported by Julie Emmons, made a motion to close the public hearing. Motion carried 7-0.

After some discussion, a majority of the Planning Commission agreed to follow the direction that was originally depicted in the City's future land use plan to rezone the region from M-1 to R-3 to better meet the efforts of the Commission to create new

housing options for residents, while also creating more neighborhood connectivity.

Mike Manning had opposed this viewpoint, opining that the use should not be changed for this region until developer interest had been obtained. Otherwise, the rezone would limit the business potential for the current land owners.

Rachel McKenzie, supported by Cindy Thiele, made a motion to recommend that City Council schedule a public hearing to rezone the already discussed parcels from M-1 Manufacturing to R-3 Multi-Family Residential. Motion passed 5-2, with Commissioners Manning and Morton dissenting.

6) Site Plan Reviews

No site plans were submitted for review.

7) Special Presentation

None were heard by the Commission.

8) Discussion

Zoning Ordinance Update of Dwelling Unit Standards Discussion

At their October meeting, the Planning Commission had directed staff to begin reviewing the current zoning ordinance regarding current dwelling unit standards, with hopes of updating the ordinance to allow for additional flexibility and recognition of modernized building processes. An update to this language could lead to a greater variety of housing options that could be built within the city limits.

In a draft produced by Lori Castello, potential updates to the current ordinance included:

- Language removed about subjective “aesthetic compatibility”.
- Minimum width for a single-family dwelling would be no less than sixteen (16) feet for the entirety of the structure.
- The permanent foundation may consist of concrete, masonry, brick, cultured stone, or other alternative products
- All dwelling units would need to be covered by roofing constructed in accordance with building code, and shall be over coated by customary materials for residential dwellings such as, but not limited to, wooden, asphalt, or composite shingles or metal or composite raised seam roofing sheets. Roofing shall be required to overhang the side wall by not less than eight inches from the finished edge on all sides.

After some discussion, the Planning Commission agreed that they would like more time to discuss the potential options for an update to the ordinance, and requested some visual aids to help better illustrate the appearance of different structures that could potentially be permitted.

9) Staff/Commission Comments

None.

10) Adjournment

Motion by Cindy Thiele, supported by Rachel McKenzie to adjourn the meeting. Motion passed 7-0.

Meeting was adjourned at 6:57 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator

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