



**City of Allegan
Planning Commission Meeting
Monday, February 4, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:02 pm.

2) Attendance

Present: Chair Brad Burke, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons

Absent: Tom Morton and Cindy Thiele

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello of PCI

Rachel McKenzie, supported by Julie Emmons, made a motion to excuse the absences of Tom Morton and Cindy Thiele. Motion passed 5-0.

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the January 21, 2019 meeting was made by Nancy Ingalsbee, and supported by Rachel McKenzie. Motion passed 4-0, with Emmons abstaining due to absence from the meeting.

4) Public Comment

No public comments were heard.

5) Public Hearings

Special Use Permit- 125 Locust Street

The building located at 125 Locust Street is currently home to the Sassy Olive, a clothing and accessory retail store in Downtown Allegan. The store is seeking a special use permit to allow them to perform light manufacturing for many of their products. Manufacturing

would take place in the basement of the store, and would take up a maximum of 13% gross floor area.

After reviewing the findings of fact for the City's standards for considering special uses, the Planning Commission came to a general consensus that the use would comply with all light manufacturing and special use standards required by the City's zoning ordinance.

Rachel McKenzie, supported by Julie Emmons, made a motion to approve the special use permit for 125 Locust Street, with a recommendation to City Council for final approval with the following conditions:

- Manufacturing may take place 7 days per week between the hours of 8:00am and 8:00pm.
- A maximum of 10 workers may be on site during manufacturing hours.
- Manufacturing may only take place on site during open retail hours.

Motion passed 5-0.

Special Use Permit- 110 Locust Street

The building located at 110 Locust Street is currently home to Cold Steel Tactical, a gun sling retail store in Downtown Allegan. The store is seeking a special use permit to allow them to perform light manufacturing for many of their products. Manufacturing would take place in the back of the store, 36' back from the public right-of-way and within 7% of the building's gross floor area.

After reviewing the findings of fact for the City's standards for considering special uses, the Planning Commission came to a general consensus that the use would comply with all light manufacturing and special use standards required by the City's zoning ordinance.

Rachel McKenzie, supported by Julie Emmons, made a motion to approve the special use permit for 110 Locust Street, with a recommendation to City Council for final approval with the following conditions:

- Manufacturing may take place 7 days per week between the hours of 8:00am and 8:00pm.
- A maximum of 10 workers may be on site during manufacturing hours.
- Manufacturing may only take place on site during open retail hours.

Motion passed 5-0.

6) Site Plan Reviews

No site plans were submitted for review.

7) Special Presentation

None were heard by the Commission.

8) Discussion

9) Staff/Commission Comments

Community Development Coordinator Jordan Meagher explained that Allegan's City Council had held a public hearing and voted to remove Caitlin Wendt from the Planning Commission due to non-attendance. This vote for removal was previously taken by the Planning Commission in the summer of 2018, but staff later found that a public hearing a vote by council would be required for an official removal.

Meagher also stated that the City Council had passed an ordinance at their last meeting to opt out of the newly passed State of Michigan policy to allow marihuana recreational facilities within the City limit while the State continues to put their regulation policies in place. Until the policies have been put in place, Council has directed the Planning Commission to study the land use regulation of the different types of marihuana facilities, and later present a recommendation to Council to either allow or not allow certain types of recreational marihuana facilities within the city limit. This topic will be discussed thoroughly over the next year, beginning at the next Planning Commission meeting on February 18, 2019.

10) Adjournment

Meeting was adjourned at 7:15pm.

Respectfully submitted by
Jordan Meagher, Community Development Coordinator