



**City of Allegan
Planning Commission Meeting
Monday, July 20, 2020
Allegan City Hall Council Chambers
231 Trowbridge Street, Allegan, MI 49010**

MINUTES

1) Call to Order

Thomas Morton called the meeting to order at 6:03 pm.

2) Attendance

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

Absent: Julie Emmons and Brad Burke

Others Present: Joel Dye, City Manager, Lori Costello via Remote

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

Motion by Roger Bird, supported by Traci Perrigo, to approve the minutes from the January 20, 2020 Planning Commission Meeting. Motion Passed 5-0.

4) Public Comment

None

5) Discussion

5A.1 — Election of Chair and Vice Chair

Nomination of Alex Wilkening to Chair of the Planning Commission. **Motion Passed 5-0.**

Nomination of Tanya Westover to Vice Chair of the Planning Commission. **Motion Passed 5-0.**

5A.2 — Application and Public Hearing for a Zoning Text Amendment to allow for Planned Unit Development Zoning District on any size of property.

Lori Costello provided review of the proposed text amendment.

Chair Alex Wilkening opened the public hearing at 6:14 pm to receive public comments regarding the application for a Zoning Text Amendment to allow for Planning Unit Development Zoning District on any size of property.

Mike Morton of 242 Cutler Street voiced disapproval of the proposed text amendment.

Joan Simmons of 417 River Street voiced disapproval of the proposed text amendment.

Alex Wilkening closed the public hearing at 6:22 pm.

Traci Perrigo offered a motion with support from Roger Bird to table the discussion regarding the Zoning Text Amendment to allow for Planned Unit Development Zoning District on any size of property. **Motion Passed 5-0.**

5A.3 — Application to Amend the Planned Unit Development Zoning District for the Ropes Courses PUD to specifically regulate signage.

Lori Costello provided a review of the proposed PUD amendment.

Alex Wilkening invited the audience to comment on the proposed amendment.

Cindy Theile, who lives on River Street voiced disapproval of the proposed amendment.

Joan Simmons of 417 River Street voiced disapproval of the proposed amendment.

Susan (via remote) who lives on River Street voiced disapproval of the proposed amendment.

Ropes Courses' owner Jim Liggett spoke on his plans regarding the proposal.

The Commission this discussed the proposed PUD amendment.

Traci Perrigo offered a motion with support from Roger Bird to approve the proposal to amend the Planning Unit Development Zoning District for the Ropes Courses PUD to specifically regulate signage. **Motion Passed 5-0.**

5A.4 — Application to rezone 302 Cutler Street from the R-2 Residential Zoning District to the Planned Unit Development Zoning District to allow for a Bed and Breakfast, Event Center, and Fixed Food Establishment.

Lori Costello provided a review of the proposal, stating at this time the applicant is considering withdrawing this request.

Alex Wilkening invited the audience to comment on the proposed rezoning.

A representative of the applicant stated that they were abandoning the idea of a fixed food establishment and at this time are considering just operating 302 Cutler Street just as a Bed and Breakfast.

Mike Morton of 242 Cutler Street submitted a petition with nine signatures stating they were against the rezoning.

Patty McCourtney of 311 Cutler Street voiced disapproval of the proposed rezoning.

Rich Southland of 342 Cutler Street voiced disapproval of the proposed rezoning.

Thomas Morton offered a motion with support from Traci Perrigo to table the discussion regarding the Rezoning of 302 Cutler Street from the R-2 Residential Zoning District to the Planned Unit Development Zoning District. **Motion Passed 5-0.**

5A.5 — Discussion on Signage in the City of Allegan

Joel Dye provided a review of Signage in the City of Allegan. The Commission agreed to use the next month to review the City's Signage Ordinance.

5A.6 — Discussion on Neighborhood Engagement

Joel Dye provided a review of Neighborhood Engagement. The Planning Commission agreed to the process to update the City's Master Plan and as part of that process to hold neighborhood meetings as part of engaging neighborhoods in city government.

6) Staff/Commission Comments

None

7) Adjournment

The meeting was adjourned at 7:45 pm.

**Submitted by
Joel Dye, City Manager**