

City of Allegan
PLANNING COMMISSION MEETING
Griswold Auditorium – 401 Hubbard Street, Allegan MI 49010

MINUTES
Monday, September 16, 2013
DRAFT

1. **Call to Order by Chairperson Gratz at 7:01**
2. **Attendance**
Present: Rob Hillard, Stacie Gratz, Dr. Peter Savage, Charles Tripp, Thomas Morton, Betty McDaniel, Brad Burke, and Cindy Thiele
Absent: Ed Kowalski – Chair announced that Ed has resigned
Also Present: Patrick Hudson-City Planner, MTS; Brad Houser; Cindy Kolean & Debra Keele; Sheila & Mr. Dever.
3. **Agenda**
MOTION: by Peter Savage to approve the agenda as presented. Second Betty McDaniel.
Motion approved 7-0
4. **Public Comment**
Kolean and Keele described their intended use of the former Elks Lodge for an antique mall.
Hillard explained the required process
General discussion
Hudson described the options:
 - a. Amend the Master Plan map & text for this area and then amend the Zoning map, or
 - b. Owner petitions the Zoning Board of Appeals for a use variance, or
 - c. Owner can voluntarily propose a conditional rezoning which the City can only accept or reject, or
 - d. The building could be used by another private organization after inspection by the Building Official.
 - e. In all cases the building would have to be brought up to the current state building code for the intended use.
5. **Minutes**
Meeting of July 15, 2013
MOTION: by Thomas Morton to approve the minutes as presented, Second by Brad Burke. Motion approved 8-0
6. **Public Hearing**
None
7. **New Business** – Hillard requested that Brad Houser be allowed to discuss the M-89 Corridor plan first
 - 1) **M-89 Corridor Plan – Comments by Brad Houser**
Hillard explained the status of the M-89 Corridor Plan as a joint City-Township effort.
Houser – owner of the properties where McDonalds and PNC bank are located – explained his concerns about driveway loss, traffic circle location,
General discussion on the intent of the Plan and its relationship to the city's master plan and zoning code.

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An on-site meeting was suggested. The Commission agreed that everyone should first read the M-89 Corridor report found on-line at the City's website, then each do an on-site visit.

It was agreed that this item should be put back on the Planning Commission agendas as a continuing item.

Houser was thanked for looking at the plan and invited to continue attending the Planning Commission meetings.

2) **Zoning Amendment – add micro-brewery as a permitted use**

Hudson explained recent contacts with potential developers and the difference between 'brewpub', 'micro-brewery' and 'brewery' as well as implications for zoning these uses.

Discussion on adding micro-brewery to the list of permitted uses in the Central Business District

MOTION by Betty McDaniel to set a public hearing date of October 21, 2013 to consider adding micro-brewery to the table of permitted uses for the C-1 Central Business District. Second by Thomas Morton. Motion approved 8-0.

8. Old Business

1) **Redevelopment Ready Communities program**

Hillard presented a list of workshop dates and encouraged the commissioners to attend noting that the city will pay registration & travel

Hudson will move forward on zoning ordinance text amendments

2) Led by Hillard there was a discussion of the Commission's Goals

Goals for 2014 will be on next months agenda.

9. Communications/Correspondence

None

10. Education

None

11. Public Comments

None

12. Commission Comments

1) Hillard urged Commissioners to go to the website and review Plans & Reports
Noting in particular the Waterfront plan and the CIP

13. Adjournment

Meeting was adjourned by the chair at 8:33.

Respectfully Submitted:

Patrick Hudson, Planner