

**CITY OF ALLEGAN
PLANNING COMMISSION MEETING
April 21, 2014
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 7:00 pm, by Chairperson Brad Burke.

2) Attendance

Present: Stacie Gratz, Charles Tripp, Brad Burke, Cindy Thiele, Dr. Peter Savage,
Thomas Morton, Betty McDaniel, Sally Sturgis, Cindy Manning

Absent: n/a

Others Present: Tasha Smalley (ZA), Patrick Hudson (AICP), Rob Hillard, Paul Hayes

3) Approval of minutes from March 18, 2014

Stacie Gratz made a motion to approve meeting minutes. Motion was supported by Betty McDaniel. Motion passed by acclamation.

4) New Business –

A. Site Plan review – 424 Delano, new building

Pastor Paul Hayes presented the proposed project. The Assembly of God church is proposing to build a new building 70' x 40' for a fellowship hall including gym, kitchen, bathrooms, and classrooms. It will be a phased project; proposing to rough-in the building and finishing the inside one room at a time. Betty McDaniel asked what the exterior of the new building would be, not sure at this time, but maybe steel. Cindy Thiele asked if the new building will be attached to the existing building. Paul stated it will be not attached because attaching it may create higher building code costs. Pete Savage asked about parking. The property has plenty of room for parking. Enough paved spots and a grass area for overflow parking. Betty McDaniel made a motion to recommend to City Council for approval. Motion was supported by Charles Tripp. Motion passed by acclamation.

5) Old Business

A. Proposed text amendment...

4 new items to discuss; items that have not been submitted for review. Additional RRC items also. 1) Home Occupation text; proposed text to update the Home Occupation and Major Home Occupation text was very similar, gave more provisions to major home occ. 2) 1611 E,M,L states parking or driving on the lawn is not allowed. "Unattended Motor Vehicles In Required Yard" regulated front yard parking but not side or rear. Discussion to remove or leave in text regulating driving on the lawn in side and rear yard. PC wants to leave the text as it in the ZO 3) RRC recommended adding non-motorized text. 4) RRC recommended adding storm water text. Discussed and agreed to the changes. Motion by Cindy Thiele to set the public hearing for the text amendments. Motion was supported by Stacie Gratz.

B. CIP Plan....

Part of RRC and State statute requires Planning Commission to be in charge of recommended to Council submitted draft. Rob Hillard presented the draft text, will be on next month agenda to discuss.

C. RRC....

RRC presented presentation at the City Council meeting on April 14. City is close to being approved.

D. Goals...

2014/2015 goals discussed

E. other business...

Introduce new members, Cindy Manning and Sally Sturgis

6) Communications/Correspondence-none

7) Education – Brad Burke attended the Cottage Food meeting; stated was very informative. Information about how to have a home food business and grow to move to a commercial location.

8) Public Comment – none

9) Commission Comment- Welcome new members

10) Future meeting dates.....next regular scheduled meeting June16, 2014

11) Adjournment

-8:54pm

Respectfully submitted,

Tasha Smalley

Zoning Administrator