

**CITY OF ALLEGAN  
PLANNING COMMISSION MEETING  
June 16, 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, Cindy Manning, Sally Sturgis

Absent: n/a

Others Present: Tasha Smalley (ZA), Rob Hillard, Mr. and Mrs. Langhorst, Mike Zeter,  
Mr. and Mrs. Leverage, Patrick Hudson, Tessa Pierce Thomas, Jamie McCarthy,  
Nancy Ingalsbee

**3) Approval of minutes from May 19, 2014**

Thomas Morton made a motion to approve meeting minutes with corrections: typo in site plan review 5<sup>th</sup> line down should be won't. In the Per diem section motion was for \$25.00. Motion was supported by Pete Savage. Motion passed by acclamation.

**4) Public Hearing**

Betty McDaniel made a motion to open the public hearing at 7:04. Motion was supported by Stacie Gratz. Motion passed by acclamation.

Patrick Hudson presented some new text that the MDEQ requested was added to the ordinance. 1800.01 text to handle storm water. Text is for new developments. County drain ordinance is under review and these guidelines will be added. To avoid further amendment to the ordinance, should be added now.

**A. CIP – Capitol Improvement Plan**

No comments from the commission or the public

**B. Proposed Zoning Ordinance amendments**

Chairperson Brad Burke went through the public hearing notice that was published in the paper by Article reading the short version of the proposed amendments. After each Article comments were taken from the public. – Art 2, no comments; Art 4, Joe Leverage presented a written opinion for the commission and he read it aloud. He is opposed to adding mixed use “subgrade” to the Table of Uses R3 C1. This would allow for living/rental/condos to be allowed on the level facing the riverfront. His concerns are the City is in the middle of a project for the riverfront and feels the housing will ruin that area with junk, cars, garbage, dog waste and such. Many comments of support of his concern from the public. Tessa Pierce Thomas presented letter of violation for 311 Hubbard, a complaint, and pictures of the abuse from “housing” on the riverfront. Very opposed to housing on the riverfront. Doug Langhorst is a business owner downtown, with a hotel unit. He stated his concerns with more housing on the riverfront and downtown in general. He has issues with garbage control. He has to over monitor his can so other people do not put garbage in it. More housing in the downtown would create more issues with garbage and placement of cans. It was suggested to do a “phase out” program where in so much time the existing units would be have to converted to commercial. Currently there are 2 rental units facing the riverfront. Art 5,6,7, no comments; Art 14, Jamie McCarthy, with watershed project. Suggested adding more regarding rain garden and swales, Low Impact Development is a guide for this. Brad Burke stated the City is starting a watershed committee to address these issues. Art 16, Nancy Ingalsbee has concerns with text that is not part of the proposed text amendment but should be. 1612 E & L

state prohibition about yard parking and driving. 1612E last line “Parking or driving on a lawn area is not permitted.” 1612L last line “Motorists shall not drive on lawn or other unpaved areas”. She would like these two lines removed from the ordinance. She thinks that it should be allowed to park or drive in your back yard. If this eliminated from the zoning other ordinances pertaining to this issue can be strengthened. Mike Zeter stated he and Nancy Ingalsbee drove every street looking for cars parked in yards; said there is not a problem. Charles Tripp commented that driving to the back yard with houses close together may damage foundations. Betty McDaniel commented that some back yard back up to other back yards and you should not have to look at other peoples junk and cars parked in their yard. Cindy Thiele stated that what you do in your back yard should be your own business. Others in public support Nancy. Art 17, make a correction: 1707.08 Conversion to Single Family is being removed from the ordinance not moved. Mike Zeter questioned the removed of Special Use for floodplain. Too many other regulations for the floodplain, goes through site plan review any way and other state and federal regulations too. Art 18, Tessa Pierce Thomas asked why City Council was removed for review. Patrick Hudson stated it is for items without discretion. They have to go by what ordinance says. 1800.01 is new text Patrick Hudson discussed at start of public hearing. Betty McDaniel made a motion to close the public hearing. The motion was supported by Charles Tripp. Motion passed by acclamation. Close at 8:15pm

## **New Business –**

### **A. CIP – Capital Improvement Plan....discussion**

No commission discussion. Stacie Gratz made a motion to recommend the CIP, as written, to City Council for adoption. The motion was supported by Thomas Morton. Roll call vote: Stacie Gratz-yes; Charles Tripp-yes; Brad Burke-yes; Cindy Thiele-yes; Dr. Peter Savage-yes; Thomas Morton-yes; Betty McDaniel-yes, Cindy Manning-yes; Sally Sturgis-yes. Motion passed 9-0.

### **B. Proposed text amendments**

Stacie Gratz made a motion to add the text to 1800.01 for MDEQ requirements. Motion was supported by Cindy Thiele. Motion passed by acclamation. Discussion about removing text from 1612 E&L; Cindy Thiele is in favor of removing the two lines. Ordinance should not regulate parking your own car in your back yard. Pete Savage would not mind if they had a fence around the yard. Charles Tripp is opposed the back yard parking, he should not have to put up a fence to not have to look at neighbors cars. Stacie Gratz is opposed to removing the text from the ordinance. Cindy Thiele made a motion to remove the last line in 1612E and the last line in 1612L. The motion was supported by Thomas Morton. Roll Call vote: Stacie Gratz-no; Charles Tripp-no; Brad Burke-no; Cindy Thiele-yes; Dr. Peter Savage-no; Thomas Morton-yes; Betty McDaniel-no, Cindy Manning-no; Sally Sturgis-no. Motion did not pass 2-7 vote. Text will remain as written. Discussion about “subgrade” living in the R3 C1. Brad Burke is in favor of keeping the text; with the new riverfront it will attract higher quality of homeowners; apartments could be converted to condos. Other regulations could be created to help regulate some of the issues/concerns with housing. Stacie Gratz made a motion to remove “rear subgrade” proposed text as a permitted use in R3 C1. Motion was supported by Charles Tripp. Roll call vote: Stacie Gratz-yes; Charles Tripp-yes; Brad Burke-yes; Cindy Thiele-yes; Dr. Peter Savage-yes; Thomas Morton-yes; Betty McDaniel-no, Cindy Manning-yes; Sally Sturgis-yes. Motion passed 8-1 vote. Text will be removed from the proposed changes. Stacie Gratz made a motion to recommend the proposed text with the corrections to City Council for recommendation of adoption. The motion was supported by Betty McDaniel. Roll Call vote: Stacie Gratz-yes; Charles Tripp-yes; Brad Burke-yes; Cindy Thiele-yes; Dr. Peter Savage-yes; Thomas Morton-yes; Betty McDaniel-yes, Cindy Manning-yes; Sally Sturgis-yes.

**6) Old Business**

**A. Goals...**

2014/2015 goals discussed; text amendments removed from the list.

**7) Communications/Correspondence**-none

**8) Education** – none

**9)Public Comment** – none

**10) Commission Comment-** Stacie Gratz thanked all the commissioners for all the hard work on the ordinance. Charles Tripp stated a lot of stuff was cleaned up, and not going to please everyone. Peter Savage thanked Brad Burke for his first public hearing.

**11) Future meeting dates.....**next regular scheduled meeting July 21, 2014

**12) Adjournment**

Cindy Thiele made a motion to adjourn the meeting. Motion was supported by Stacie Gratz. Motion passed by acclamation. -8:35pm

**Respectfully submitted,**

**Tasha Smalley**

**Zoning Administrator**