

**CITY OF ALLEGAN  
PLANNING COMMISSION MEETING  
August 18, 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: Charles Tripp, Brad Burke, Cindy Thiele, Thomas Morton, Betty McDaniel,  
Cindy Manning, Sally Sturgis

Absent: Stacie Gratz, Dr. Peter Savage

Others Present: Tasha Smalley (ZA), Rob Hillard, Mr. and Mrs. Langhorst,  
Mr. and Mrs. Leverage, Nancy Ingalsbee

**3) Approval of minutes from June 16, 2014**

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

**4) Public Hearing – none**

**5) New Business –**

**A. Master Plan Review....discussion**

Rob Hillard discussed that part of our goals and also required by law to review the Master Plan every 5 years. Included in the packet are links to the documents in question: Master Plan, CIP, Compete Street, M-89 Corridor, Riverfront Improvements, Downtown Improvements, Hillside Learning, ZO, Zoning Map. Charles is the only current member that was on the commission 5 yrs ago for the last update.

a. CIP – Capital Improvement Plan; recently created document to help with street, sewer, water, other municipal projects, 6-20 yr plan. b. Complete Streets – document for more than just cars, plan for non-motorized transportation, this is very important to the City. c. M-89 Corridor – Approx from Cedar Street east on M-89 to Save-a-lot, old Carter Lumber report regarding better improving the corridor from Twp to City property. d. Riverfront, report just done for improvement and ideas on the riverfront. e. Downtown improvements – guide for downtown development and infrastructure. Please read through the documents and they will be discussed at the next meeting.

**B. Riverfront Apartment Through Special Use Permit...discussion**

Brad Burke wanted to discuss creating a SLU for apt/living on units facing the Riverfront. The proposed ZO text was not approved to allowed rental/housing units facing the riverfront. Through SLU there would be certain criteria to be met for allowing housing units. The PC was not too receptive to create the list of criteria to allow this as a SLU.

**C. Downtown two-way traffic....discussion**

Rob Hillard discussed the new plan for two-way traffic in the downtown area. This fall Hubbard and Trowbridge Street. At the City Council meeting on Aug 25 more street improvement will be discussed. Proposed future two way: Hubbard street, re-do the road access will cut into where house was torn down and begin two traffic to Chestnut St and Trowbridge St between Cedar and Walnut will be two-way. Old jail may be torn down next Spring and may open more parking downtown.

**6) Old Business**

**A. Amended Zoning Ordinance is available on the City of Allegan website**

**B. Goals...**

2014/2015 goals discussed; time to schedule another Joint meeting with Allegan Twp. Tentatively plan for Oct meeting. The City is re-apply for the fish habitat grant to help fund the development ideas in the Mill District.

**7) Communications/Correspondence-** Rob Hillard thanked all those that attended the RRC briefing.

**8) Education** – none

**9)Public Comment** – Deb and Joe Leverage expressed feelings against apts/housing facing the riverfront. Already blight issues. Nancy Ingalsbee expressed if apts go on the riverfront it would be causing the City to go backwards, Need retail on the riverfront. Mrs. Langhorst expressed concern about blight items on the riverfront. Mr. Langhorst asked if the City had seen that Paw Paw has started back-in parking, wonder if City would be interested in that.

**10) Commission Comment-** Betty McDaniel would like retail on the riverfront as much as possible and maybe owner occupied units if applicable. Cindy Thiele would like to see business on the riverfront, stores that compliment use of the river.

**11) Future meeting dates.....**next regular scheduled meeting September 15, 2014

**12) Adjournment**

Charles Tripp made a motion to adjourn the meeting. Motion was supported by Cindy Thiele. Motion passed by acclamation. -8:15pm

**Respectfully submitted,**

*Tasha Smalley*  
**Zoning Administrator**