

**City of Allegan  
Planning Commission Meeting  
May 18, 2015  
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, Deb Leverence, Cindy Thiele, Peter Savage, Stacie Gratz, Thomas Morton

Absent: Sally Sturgis, Cindy Manning

Others Present: Tasha Smalley (ZA), Patrick Hudson (Planner), many in audience

**3) Approval of minutes from April 20, 2015**

Thomas Morton made a motion to approve the meeting minutes. Motion was supported by Cindy Thiele. Motion passed by acclamation.

**4) Public Hearing – Special Use Permit – 323 Walnut, Bed and Breakfast**

Open public hearing 7:03pm. The applicant presented the request for a Bed and Breakfast use at 323 Walnut; offering 6 rooms with breakfast each morning, inn keeper quarters, 1 week-1month rental above the garage. Included on the site plan 6 parking spots, signage required per ordinance. Some remodeling will be done to the home – add 3 bathrooms, 4 whirlpool tubs, remodel kitchen, and remodel garage and apt over the garage. Cindy Thiele asked if they contacted the Historic District. Applicant stated the builder will be in contact with them once approvals for special use are obtained. Tasha Smalley asked if they were ok with the number of signs. One identification sign and the others are directional signs, PC was ok with plan as presented for signs.

Audience – Mike Morton 242 Cutler stated he has concerns with the past tenants of the Delano Inn with lights, he stated the new owners took care of the issues and he is in favor of the proposed bed and breakfast. Nan Vincent stated she was in favor of the bed and breakfast. No comments for opposition.

No further discussion from commission. Deb Leverence made a motion to close the public hearing. Motion was supported by Stacie Gratz. Motion passed by acclamation. Public hearing closed at 7:10PM.

**5) New Business –**

**A. Decision – Special Use Permit 323 Walnut, Bed and Breakfast**

No further discussion from Commission. Stacie Gratz made a motion to recommend application and site plan as presented to City Council for approval. Motion was supported by Pete Savage. Motion passed by acclamation.

**B. Site Plan Review – U Stor, 607 N. Eastern, 3 mini-storage bldgs**

Applicant presented the request for 3 new mini-storage buildings at 607 N. Eastern. Deb Leverence asked about lot coverage. Lot coverage with building and paving will be 75%, concerns with storm water and if the retention pond will be adequate. Patrick Hudson stated the applicant will be adding a swale and the retention pond is adequate. Industrial Park Design Control Committee approved the project May 1, 2015 with few conditions: the planning commission waive the parking requirements for employees since these building will have no employees and waive the landscaping requirements. No comments from the audience. No further comments from Commission. Deb Leverence made a motion to approve the site plan as presented with the parking and landscaping waived. Motion was supported by Charles Tripp. Motion passed by acclamation.

**C. Site Plan Review – Blessed Sacrament Church – 110 Cedar, extend parking lot**

Thomas Morton stated he went to the church as asked the commission if that was a conflict of

interest. The commission was in full agreement that it was not. Pat Miner presented the request to add 30 new parking spots to existing parking lot. Total spots would be 90 and 5 handicap. Pete Savage asked about the lighting. The lighting cut sheet was presented. The proposed lighting meets the requirements of the ordinance. Charles Tripp made a motion to approve the site plan as presented. Deb Leverage supported the motion. The motion passed by acclamation.

**D. Site Plan Review – City of Allegan, Riverfront Boardwalk improvements**

Amy Cook presented the proposed project for riverfront improvements; performance pavilion, picnic areas, green space. An area of the riverfront parking lot will be transformed into an event area for full time use by large crowds and those who wish to have lunch by the river. The City received several grants to help fund this project \$477,000. The pavilion will serve multi uses; will be rented / used for different events, picnic, music, plays, etc. The design of the pavilion will mimic the iron bridge to keep in character of the City. All the runoff will be directed to the landscaping. Many questions about parking – this design will accommodate vehicles with trailers to pull close to stage to unload / load and turn around. Typically during large events the lot is closed to thru traffic. The fire department has approved the design also for accessibility with hoses and vehicles. The area will be fully handicap accessible and emergency vehicle accessible. The lawn areas will be sprinkled and maintained by the City. As part of this project there will be a vendor truck area for food or craft tents, equipped with electric. This space will be able to be rented for events. Also, the old broken concrete areas close to the back of the building will be cleaned up and landscaped to help clean up the unsightly areas. A new dumpster area will be constructed for the tenanted affected by the new area; will be easy for them to access. Pete Savage asked if any trees would be removed. No existing trees will be removed. Concrete will be eliminated, adding grass and landscaping. Brad Burke asked if the boardwalk would get a facelift. Amy Cook stated there may be some grant money left to do something to spruce it up. The existing pavers will remain so the change will not be so distinct. No discussion from the audience. No further commission comments. Thomas Morton made a motion to approve the site plan as presented. The motion was supported by Cindy Thiele. Motion passed by acclamation.

**E. Safe Routes to School Committees**

Safe Routes to School is looking for members of the planning commission to be on a committee. Each school will need a representative. Contact Rob Hillard if you are interested.

**6) Old Business**

**A. 2015/2016 Goals** – no discussion at this time.

**B. Master Plan update:** due to the number of site plan reviews the review was put off a month. The commission would like to have the draft few weeks before next meeting to review. Tasha Smalley will contact Andy Moore, Planner to get the draft and distribute.

**7) Communications/Correspondence-** none

**8) Education** – none

**9) Public Comment** – none

**10) Commission Comment-** none

**11) Future meeting dates.....**next regular scheduled meeting June 15, 2015

**12) Adjournment**

-8:10pm

**Respectfully submitted,**

*Tasha Smalley*

**Zoning Administrator**