



**City of Allegan
Planning Commission Meeting
Tuesday, February 15, 2021
Allegan City Hall Council Chambers
231 Trowbridge Street Allegan MI 49010
THIS MEETING OCCURRED VIRTUALLY OVER ZOOM
<https://zoom.us/j/98716894048>**

MINUTES

1) Call to Order

Chairman Wilkening called the meeting to order at 6:00 P.M. It should be noted the meeting was being held via Zoom Meeting Link <https://zoom.us/j/98716894048> via accordance with PA 228 of 2020. All motions will be roll call votes, Commission members will also note of their locations.

2) Attendance, City Clerk, Christopher Tapper provided a roll call for attendance.

Present: Roger Bird, (Allegan, MI), Thomas Morton, (Allegan, MI), Mayor Delora Andrus, (Allegan, MI) Jason Watts, (Allegan, MI), Julie Emmons, (absent) Tanya Westover, (absent), and Alex Wilkening, (Allegan, MI)

Absent: Motion by Morton with support from Watts to excuse Emmons and Westover from the February 15, 2021 meeting. **Roll Call vote, Motion Passed 5-0.**

Others Present: Joel Dye, City Manager, Christopher Tapper, City Clerk, Sarah Perrigo, City Intern and Lori Castello, PCI, Zoning Administrator

3) Approval of the Agenda Monday, February 15, 2021.

Motion by Watts, supported by Bird, to approve the agenda for Monday, February 15, 2021 Planning Commission Meeting. **Roll Call vote, Motion Passed 5-0.**

4) Approval of the meeting minutes from Monday, January 21, 2021 Planning Commission Meeting.

Motion by Watts, with support from Bird, to approve the meeting minutes of Monday, January 21, 2021 Planning Commission. **Roll Call vote, Motion Passed 4-0, Mayor Andrus abstaining.**

5) Public Comment

Let the record show no public comment was received. Clerk Tapper noted, no public comments were received via the Clerk's office.

6) New Business

a. Site Plan Application – Mark Dykema, Al Again Properties – 805 Marshall Street

Zoning Administrator, Castello provided a report to the Commission on the site plan application received from Mark Dykema, Al Again Properties at 805 Marshall Street. This parcel is zoned C-2 General Business District and consists of approximately 0.57 acres of land area. Castello noted the applicant was requesting approval of site plan application with the following conditions, no commencement of operation until final ingress/egress approval by MDOT, signage to meet Sign Ordinance standards, reviewed administratively prior to installation. Mark Dykema was present on behalf of the application submitted. Dykema received questions from the Commission along with staff. Chairman Wilkening opened the conversation for additional public comments. Let the record show no public comment was offered.

Watts offered a motion, with support from Bird to approve the site plan application from Mark Dykema, Al Again Properties at 805 Marshall Street with the prior condition's approval no commencement of operation until final ingress/egress approval by MDOT, signage to meet Sign Ordinance standards, reviewed administratively prior to installation. **Roll Call vote, Motion Passed 5-0.**

b. Sign Ordinance Review/Amendments

Zoning Administrator, Castello provided a report to the Commission on the need of updating to comply with content neutral regulations. Staff has made the additional changes to help streamline the changes to the chapters in the ordinance for the Commission's review. In the agenda packet the Commission reviewed the following information, current sign ordinance, proposed draft showing markups, and proposed draft clean copy to easily read the proposals. A general discussion ensued regarding the markup document. City Manager Dye noted to Commission members to please visit other communities and review their sign ordinance language. Dye also noted to use google maps and or google earth to review communities sign locations and placement. The discussion also ensued having a consensus of the Commission to hold a public hearing Monday, March 15, 2021.

Bird offered a motion with support from Watts to hold a public hearing on Monday, March 15, 2021 on the proposed City of Allegan Sign Ordinance amendments. Bird noting the amendments offered are updating to comply with content neutral regulations, **Roll Call vote, Motion Passed 5-0.**

c. Master Plan Update

Sarah Perrigo updated the Commission on the survey progress. Perrigo noted to the Commission, hoping to have a completed survey results by March 15, 2021 meeting.

6) Staff/Commission Comments

No additional comments.

7) Adjournment

Wilkening to adjourn the meeting at 8:06 p.m.

Respectfully submitted by
Christopher Tapper, MMC & MACEO, City Clerk & Assistant to City Manager