



**City of Allegan
Planning Commission Meeting
Monday, March 15, 2021
Allegan City Hall Council Chambers
231 Trowbridge Street Allegan MI 49010
MINUTES**

1) Call to Order

Chairman Wilkening called the meeting to order at 6:00 P.M

2) Attendance, Downtown & Promotions Manager, Parker Johnson provided a roll call for attendance.

Present: Roger Bird, Thomas Morton, Mayor Delora Andrus, Jason Watts, Tanya Westover, and Alex Wilkening.

Absent: Motion by Watts with support from Westover to excuse Julie Emmons from the March 15, 2021 meeting. **Motion Passed 6-0.**

Others Present: Parker Johnson, Downtown & Promotions Manager, Sarah Perrigo, City Intern and Lori Castello, PCI, Zoning Administrator

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

Motion by Watts supported by Morton, to approve the agenda for Monday, March 15, 2021 Planning Commission Meeting. **Motion Passed 6-0.**

4) Approval of the meeting minutes from Tuesday, February 15, 2021 Planning Commission Meeting.

Motion by Bird, with support from Watts, to approve the meeting minutes of Tuesday, February 15, 2021 Planning Commission. **Motion Passed 5-0-1.**

5) Public Comment

Let the record show no public comment was received. No public comment was received from the Clerk's office

6) New Business

a. Site Plan Application – Wolverine Enclosures – 987 Industrial Drive

A representative from Wolverine Enclosures presented the site plan to the Commission and received questions from commissioners.

Zoning Administrator, Castello provided a report to the Commission on the site plan application received from Wolverine Enclosures at 987 Industrial Drive. This parcel is zoned M-1 Manufacturing and consists of approximately 9.77 acres of land area. Castello noted the applicant was requesting approval of site plan application with the following conditions, combination of parcels form to be submitted to PCI prior to issuance of building permits, drainage plan to be approved by Allegan County Drain Commissioners office, site work requires drainage to be installed under the ROW which requires application to DPS, fire suppression installation will require New Service Application from Water Utilities, no landscape plan submitted or required by Ordinance however, specific landscaping is required by deed restrictions for this parcel, compliance with restrictions and requirements as defined within Article II, section 13.f of the Highland Business Park agreement, discussion of proposed lighting; determination of whether additional information verifying location is required, any and all additional permits required by State/Local/Federal law shall be secured prior to construction. Chairman Wilkening opened the conversation for additional public comments.

Motion by Watts, with support from Bird to approve the site plan application from Wolverine Enclosures at 987 Industrial Drive with the prior condition's approval combination of parcels form to be submitted to PCI prior to issuance of building permits, drainage plan to be approved by Allegan County Drain Commissioners office, site work requires drainage to be installed under the ROW which requires application to DPS, fire suppression installation will require New Service Application from Water Utilities, no landscape plan submitted or required by Ordinance however, specific landscaping is required by deed restrictions for this parcel, compliance with restrictions and requirements as defined within Article II, section 13.f of the Highland Business Park agreement, discussion of proposed lighting; determination of whether additional information verifying location is required, any and all additional permits required by State/Local/Federal law shall be secured prior to construction. **Motion Passed 6-0.**

b. Sign Ordinance Review/Amendments

Chairman Wilkening opened the public hearing at 6:34 P.M.

Let the record show no public comment was received. No public comment was received from the Clerk's office.

Chairman Wilkening closed the public hearing at 6:35 P.M

Motion by Westover, with support from Morton to approve the Allegan City Sign Ordinance Article 21, sections 2100 – 2100.09 amendments as presented, contingent upon City Attorney approval, and with the amendment that Vehicle signs, defined as “a sign located on or attached to a vehicle, which is primarily located or used to serve as a sign rather than as transportation. This includes, but is not limited to, automobiles, trucks, boats, or airplanes and semi-trailers either attached or detached

from a truck tractor,” be added to ‘Prohibited Signs.’ **Roll Call Vote, Motion Passed 6-0.**

c. Master Plan Update

Sarah Perrigo updated the Commission on the survey progress. Perrigo provided information to the Commission on the survey results.

6) Staff/Commission Comments

No additional comments.

7) Adjournment

Wilkening to adjourn the meeting at 6:38 P.M.

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