



**City of Allegan  
Planning Commission Meeting  
Monday, July 19, 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

Present: Alex Wilkening, Roger Bird, Julie Emmons, Mayor Delora Andrus, and Jason Watts

Absent: Thomas Morton and Tanya Westover

Motion by Watts with support from Emmons to excuse Thomas Morton and Tanya Westover from the July 19, 2021, meeting. **Motion Passed 5-0.**

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

3) Approval of the Agenda Monday, July 19, 2021.

Motion by Watts supported by Bird, to approve the agenda for Monday, July 19, 2021, Planning Commission Meeting. **Motion Passed 5-0.**

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

Motion by Bird, with support from Mayor Andrus, to approve the meeting minutes of amended June 21, 2021, Planning Commission. **Motion Passed 5-0.**

5) Public Comment

Let the record show no public comment was received.

6) New Business

6A. Public Hearing – Special Use Permit – Site Plan Review 400 Water Street

Wilkening opened the public hearing at 6:10 PM.

Let the record show no comments were received.

Wilkening closed the public hearing at 6:11 PM.

Motion by Emmons, supported by Watts to approve the Special Use Permit located at 400 Water Street, Allegan MI 49010 for Adult Use Marijuana Retail. **Motion Carried 5-0.**

Motion by Bird, supported by Mayor Andrus to approve the Site Plan submitted for 400 Water Street, Allegan, MI 49010 for Brain Toma, the operations of an Adult Use Marijuana Retail with the following conditions:

- a) Signage to meet standards of Zoning Code 17033.8 prior to installation,
- b) All display of products and paraphernalia must not be clearly visible from the outside of the building per Zoning Code 17003.12.d herein,
- c) No commencement of operation until final approvals granted by City Clerk and LARA,
- d) Verification of no outside storage of product or waste containing marijuana overnight per Zoning Code 1707.33.B.5
- e) Verification of dumpster location and related amenities per Zoning Code 1707.33.B.7
- f) Hours of operation and shipping/receiving shall be within the parameter of City Ordinance. **Motion Carried 5-0.**

6B. Schedule a public hearing regarding Ordinance Text Amendment – C-1 Central Business Text Amendment.

Motion by Watts, supported by Bird to schedule a public hearing for August 16, 2021 regarding amendments to the C-1 Central Business Zoning District as required under the Redevelopment Ready Communities Program through the MEDC. **Motion Carried 5-0.**

6C Schedule a public hearing regarding proposed text amendment to the Marijuana Sign Ordinance

Motion by Watts, supported by Emmons to schedule a public hearing for August 16, 2021 regarding proposed text amendment to the Marijuana Sign Ordinance. **Motion Passed 5-0.**

A general discussion ensued regarding the City of Allegan Master Plan updates. Some discussion indicated the addition of tiny homes and micro apartments being added to the plan. Overall, the Planning Commission was in favor the direction of the draft Master Plan as submitted.

7) Reports from Zoning Administrator and City Officers  
None

8) Communications from Commission Members

None

9) Adjournment

The meeting was adjourned at 6:23 P.M.

**Respectfully submitted by Christopher Tapper, City Clerk**