



**City of Allegan  
Planning Commission Meeting  
Monday, August 16, 2021  
Allegan City Hall Council Chambers  
231 Trowbridge Street Allegan MI 49010  
MINUTES**

1) Call to Order

Commissioner Morton called the meeting to order at 6:15 P.M.

2) Attendance

Present: Thomas Morton, Julie Emmons, Mayor Delora Andrus, and Jason Watts

Absent: Alex Wilkening, Roger Bird, and Tanya Westover

Motion by Andrus with support from Watts to excuse Wilkening, Bird, and Westover from the August 16, 2021, meeting. **Motion Passed 4-0.**

Others Present: Joel Dye, City Manager, Lori Castello, PCI, Zoning Administrator, and Jason Derry, PCI.

3) Approval of the Agenda Monday, August 16, 2021.

Motion by Watts supported by Emmons, to approve the agenda for Monday, August 16, 2021, Planning Commission Meeting. **Motion Passed 4-0.**

4) Approval of the meeting minutes from, July 19, 2021, Planning Commission Meeting.

Motion by Watts, with support from Emmons, to approve the Planning Commission meeting minutes of July 19, 2021. **Motion Passed 3-0-1 (Morton abstained).**

5) Public Comment

Let the record show no public comment was received.

## 6) New Business

- 6A. Public Hearing and Rezoning Application to rezone 225 Green Street from M-1 Zoning to R-3 Zoning

Castello gave an overview of the proposed rezoning. During the review Castello stated that the proposed rezoning complies with the Master Plan.

Commissioner Morton opened the public hearing. There being no comment the hearing was closed.

Motion by Andrus, supported by Watts to recommend to City Council that they rezone 225 Green Street from M-1 Manufacturing Zoning to R-3 Residential Zoning. **Motion Carried 4-0.**

- 6B. Site Plan Review Application for a 4,320 square foot Private Hangar at Padgham Field.

Castello gave an overview of the proposed site plan. During the review Castello stated that the site plan complies with the zoning ordinance.

Motion by Watts, supported by Andrus to approve the site plan application to construct a new 4,320 square foot private hangar at Padgham Field. **Motion Carried 4-0.**

- 6C. Public Hearing and Recommendation on a Zoning Text Ordinance Amendment regarding Freestanding Signs for Marijuana establishments.

Castello gave an overview of the proposed text amendment. During the review Castello stated that the proposed text amendment will treat marijuana establishments as all other buildings when it comes to signage allowances.

Commissioner Morton opened the public hearing. There being no comment the hearing was closed.

Motion by Watts, supported by Emmons to recommend to city council a Zoning Text Ordinance Amendment regarding Freestanding Signs for Marijuana establishments. **Motion Carried 4-0.**

- 6D. Public Hearing and Recommendation on a Zoning Text Ordinance Amendment to the C-1 Central Business District Development Requirements.

Castello gave an overview of the proposed text amendment. During the review

Castello stated that the proposed text amendment will meet MEDC Redevelopment Ready Community standards on place making.

Commissioner Morton opened the public hearing. There being no comment the hearing was closed.

Motion by Watts, supported by Emmons to recommend to city council a Zoning Text Ordinance Amendment regarding design standards in the C-1 Central Business District. **Motion Carried 4-0.**

7) Reports from Zoning Administrator and City Officers

Castello informed the commissioners that a site plan for 919 Marshall will be presented to the Planning Commission at their next meeting. Castello also introduced her coworker Jason Derry who will be shadowing her over the next few months and from time to time assist the City in her absence.

Dye and Andrus shared experiences of how much downtown is growing and the new activity going on in the downtown.

8) Communications from Commission Members

None

9) Adjournment

Motion by Watts, supported by Emmons to adjourn the meeting at 6:38 P.M. **Motion Carried 4-0.**

**Respectfully submitted by Joel Dye, City Manager**