



CITY OF ALLEGAN  
PLANNING COMMISSION  
Monday, November 15, 2021 – 6:00PM  
City Hall – 231 Trowbridge Street Allegan, MI 49010

---

6:00 PM Planning Commission (Action to be taken by Commission on the following agenda items)

**Note: Please be courteous and turn cell phones off during the meeting.**

1. **CALL TO ORDER**

2. **ROLL CALL (Excused Absences if Any)**

3. **APPROVAL OF AGENDA**

3A - Approval of the Planning Commission Meeting Agenda for November 15, 2021.

4. **APPROVAL OF MINUTES**

4A – Approval of the Planning Commission Minutes from October 18, 2021.

5. **PUBLIC COMMENT (for items not on the agenda)**

6. **NEW BUSINESS**

6a – Workshop Discussion regarding Master Plan Districts and Zoning Districts.

7. **REPORTS FROM ZONING ADMINISTRATOR & CITY OFFICERS**

8. **COMMUNICATIONS FROM COMMISSION MEMBERS**

9. **ADJOURNMENT**

**PLEASE NOTE**

**AUDIENCE PARTICIPATION:**

In addition to addressing the Commission during public hearings and under “Public Comment,” members of the audience may address the Commission, on items listed under agenda numbers 6A; please limit your comments to three minutes or less per item. Please step up to the Podium and state your name and address.

The proposed process for items listed under agenda numbers 6A- above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
2. Verbal report provided by staff.
3. Chairperson asks commission members if they have any questions for staff to clarify the staff report.
4. Chairperson opens/closes the floor to receive public comment (if a public hearing is required or if the Chairperson determines public comments is warranted).
5. Motion is made by a commission member and seconded by another commission member.
6. Chairperson then calls on councilmembers to discuss the motion if councilmembers wish to

discuss.

7. Chairperson calls for a vote on the item after discussion has occurred.



**City of Allegan  
Planning Commission Meeting  
Monday, October 19, 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 6:00 P.M.

2) Attendance

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

Absent: None

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

3) Approval of the Agenda Monday, October 18, 2021.

Motion by Watts supported by Bird, to approve the agenda for Monday, October 18, 2021, Planning Commission Meeting. **Motion Passed 7-0.**

4) Approval of the meeting minutes from, September 20, 2021, Planning Commission Meeting.

Motion by Bird, with support from Morton, to approve the Planning Commission meeting minutes of September 20, 2021. **Motion Passed 7-0.**

5) Public Comment

Let the record show no public comment was received.

6) New Business

- 6A. Site Plan Review Application for a 3,600 square foot addition to Summit Labs located at 605 N. Eastern Avenue.

Castello gave an overview of the proposed additions. During the review Castello stated that staff has no major concerns with the proposed additions and recommended that the Commission approve the site plan with the condition that

they receive approval from the Department of Public Works as it relates to their drainage.

Wilkening opened the floor to receive public comments. There being no comment, the floor was closed.

Motion by Morton, supported by Emmons to approve the site plan with the following condition:

- a. The Department of Public Works needs to approve the drainage plan for 605 N. Eastern Avenue.

**Motion Carried 7-0.**

- 6B. General Discussion regarding the Master Plan.

The Commission held a general discussion on the development of the Master Plan, with Dye informing the Commission that at the next meeting we will focus on finalizing the Future Land Use Map and Zoning Map. The Commission also mentioned that they should begin the discussion on what the next uses of the two Allegan Elementary Schools located in the City should be, since those elementary sites will probably be empty in 3 to 5 years.

- 7) Reports from Zoning Administrator and City Officers

None

- 8) Communications from Commission Members

Watts congratulated Delora on her nuptials.

Emmons stated that the Allegan Middle School Football Team is undefeated.

- 9) Adjournment

Meeting adjourned at 6:47P.M.

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



City Manager's Office  
231 Trowbridge Street  
Allegan, MI 49010  
269.673.5511

## MEMORANDUM

TO: Allegan City Planning Commission  
FROM: Joel Dye, City Manager  
REVIEWED BY: N/A  
DATE: August 16, 2021

SUBJECT: Workshop Discussion regarding the Master Plan Districts and Zoning Districts

### Action Requested:

It is requested that the Planning Commission hold a workshop discussion regarding the Master Plan Districts and Zoning Districts in the City of Allegan.

### Background:

On Monday, the Planning Commission will meet around tables and map out our Master Plan Districts and Zoning Districts. Staff will provide copies of maps and markers and trace paper to assist in this endeavor. We will utilize existing work, so as not to recreate the wheel, but to improve the wheel.

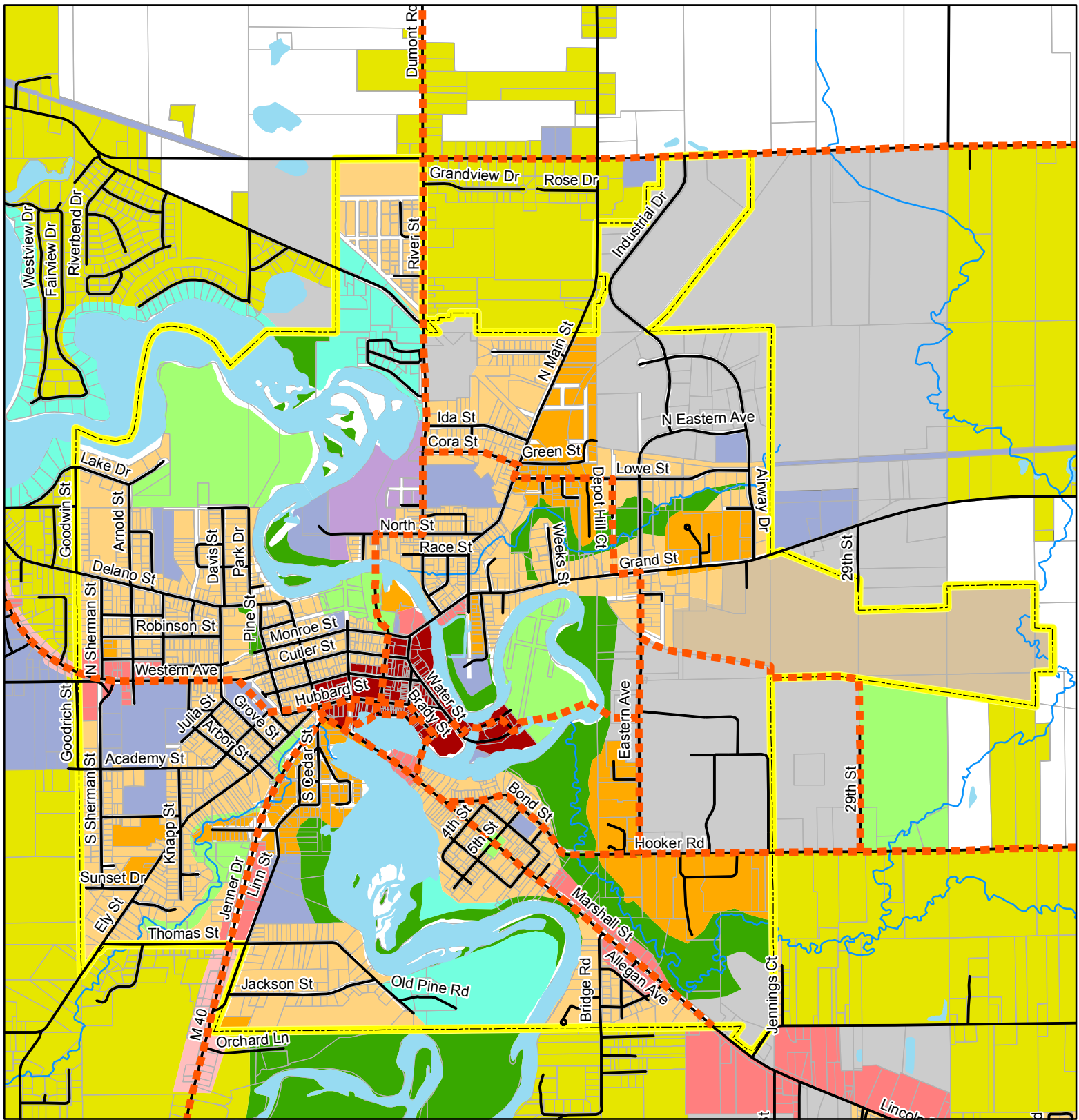
Below are links to our existing zoning ordinance and zoning map, and attached is the currently Future Land Use Map.

[Zoning Ordinance](#)

[Zoning Map](#)

### Attachment(s):

Future Land Use Map



City of Allegan  
 Allegan Township  
 Master Plan

2015 Joint  
 Future Land Use

Legend

- Joint Non-Motorized Transportation Plan
- Agricultural (Township only)
- Rural (Township only)
- Low Density Residential (Township only)
- Medium Density Residential
- High Density Residential
- Waterfront Residential
- Office/Local Retail (Township only)
- General Commercial
- Central Business District
- North Street Redevelopment Area
- Industrial
- Airport
- Institutional/Public Lands
- Community Recreation
- Resource Protection

