



**City of Allegan
Planning Commission Meeting
Monday, May 17, 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 Tanya Westover.

Absent: Thomas Morton and Jason Watts

Motion by Bird with support from Mayor Andrus to excuse Watts and Morton from the May 17, 2021 meeting. **Motion Passed 5-0.**

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

3) Approval of the Agenda Monday, May 17, 2021.

Motion by Mayor Andrus supported by Westover, to approve the agenda for Monday, May 17, 2021 Planning Commission Meeting. **Motion Passed 5-0.**

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

Motion by Bird, with support from Mayor Andrus, to approve the meeting minutes of April 19, 2021 Planning Commission. **Motion Passed 5-0.**

5) Public Comment

Let the record show no public comment was received.

6) New Business

6A. Site Plan approval for Safe Harbor, parcel number 03-51-130-004-10

Zoning Administrator Castello, reviewed the application request. The unaddressed property is located between Sherman and Goodrich Street, south of M-40, between the bowling alley and Allegan Bible Church commonly known as parcel number 03-51-130-004-10. The property is currently zoned C-2 General Commercial District. The property consists of approximately 1.3 acres of land area and the site is currently vacant. A general discussion ensued regarding the finding of facts for the Standards of the Approval. Castello is recommending to the Planning Commission approval subject to the following conditions; amend site plan to be provided to the Zoning Administrator prior to submission/release of building permits to show; Building height, verification of parking spaces dimensions, bicycle rack addition, location and height and style of any post lamps, additional conditions of approval to be satisfied prior to commencement, final ingress/egress, utility and stormwater approvals by City DPW and signage to meet Sign Ordinance standards, review administratively prior to installation.

No other comments were received.

Motion by Mayor Andrus, supported by Bird to approve the site plan review for Safe Harbor, parcel number 03-51-130-004-10 with the following conditions:

1. Amended site plan to show Building Height
2. Verification of parking space dimension.
3. Bicycle rack addition.
4. Location, height and style of any post lamps
5. Final ingress/egress, utility and stormwater approvals by City DPW
6. Signage to meet Sign Ordinance standards, review administratively prior to installation.

Motion Carried 5-0.

- 6B. Site Plan approval for Gordan Groves, 845 Marshall Street parcel number 03-51-310-022-00

Zoning Administrator Castello, reviewed the application request. This property is located at 845 Marshall Street, Allegan, MI and is currently zoning C-2 General Commercial District. The property consists of approximately 0.62 acre of land area and the site is currently vacant. A general discussion ensued regarding the findings of facts with the following conditions; amending site plan to be provided to the Zoning Administrator prior to submission/release of building permits to show, building height, additional landscaping if required, bicycle rack if required, final ingress/egress approvals by MDOT, stormwater plan approved by Allegan County Drain Commission, utilities connection to be approve by City of Allegan, signage to meet Sign Ordinance standards, review administratively prior to installation.

No comments were received.

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

1. Front landscaping requirements – additional landscaping shall be required through additional green space, additional planting.
2. Bicycle racks

3. Rear yard landscaped greenbelt – additional landscaping planting and a privacy fence/wall will be satisfactory of the area must also be a minimum of ten feet wide.
4. Parking lot review and approval of the Zoning Administrator
5. Side yard setbacks to be reviewed for compliance with height-setback ratio
6. Final ingress/egress approval by MDOT
7. Stormwater plan approval by Allegan County Drain Commission
8. Utility connection to be approved by City of Allegan
9. Signage to meet Sign Ordinance standards, reviewed administratively prior to installation.

Motion Carried 5-0.

6C Review of the City of Allegan Master Plan

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.

7) Reports from Zoning Administrator and City Officers

None

8) Communications from Commission Members

None

9) Adjournment

The meeting was adjourned at 7:46 P.M.

Respectfully submitted by Christopher Tapper, City Clerk