



**Planning Commission
Griswold Auditorium
401 Hubbard Street, Allegan MI 49010
Monday, January 15, 2018
7:00pm**

The meeting scheduled for Monday, January 15, 2018 at 7:00pm has been cancelled. If anyone has any immediate concerns that need to be addressed, please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511 ext. 231. The next meeting is scheduled for February 19, 2018 at 7:00pm.



**City of Allegan
Planning Commission Meeting
February 21, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

Due to the lack of a quorum at the originally scheduled February 19th meeting, this meeting was rescheduled to take place on February 21st.

The meeting was called to order at 5:30pm.

2) Attendance

Present: Chair Brad Burke, Thomas Morton, Mike Manning, Rachel McKenzie

Absent: Cindy Thiele, Stacie Stotmeister, Caitlin Wendt

Others Present: Lori Castello, PCI, Jordan Meagher, Community Development Coordinator

3) Chair and Vice Chair Selections

Rachel McKenzie, supported by Mike Manning, made a motion to re-appoint Brad Burke as Chair of the Planning Commission. Brad Burke accepted the nomination. Motion carried 3-0.

Mike Manning, supported by Rachel McKenzie, made a motion to appoint Thomas Morton as Vice-Chair of the Planning Commission. Thomas Morton accepted the nomination. Motion carried 3-0.

3) Approval of Previous Meeting Minutes

With both Rachel McKenzie and Mike Manning abstaining due to not being on the Planning Commission during the last meeting, the item will be voted upon during the next meeting.

4) Public Comment

None were heard

5) Site Plan Review- 802/806 Airway Drive

Two City parcels (51-253-013-00 and 51-253-012-00) were recently sold to Michigan Gas Utilities, with plans to construct six new structures. These new buildings would help accommodate new office space and a warehouse utility service facility. The site plan was submitted to, and approved by, the Department of Public Works and the Allegan Fire Chief.

Thomas Morton, supported by Rachel McKenzie, made a motion to approve the site plan. Motion passed 4-0.

6) Site Plan Review- 608 N Eastern

Fabricated Components and Assemblies, Inc. submitted a site plan application for constructing a 3,108 foot building addition to expand their manufacturing plant located on parcel 51-253-005-00. The parcel is located in the M-1 Zoning District in the Highland Industrial Park. The application met all requirements of the City of Allegan, the Department of Public Works, and the Fire Chief. However, more information could be requested by the Planning Commission regarding a lighting plan, as well as plans to limit sound, vibration, dust, and other nuisances defined in Section 1706 of the City of Allegan's Zoning Ordinance if found necessary.

Thomas Morton, supported by Rachel McKenzie, made a motion to approve the site plan. Motion passed 4-0.

7) Staff/Commission Comments

None

8) Adjournment

Meeting was adjourned at 5:33pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, March 19, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 7:02 pm.

2) Attendance

Present: Chair Brad Burke, Thomas Morton, Mike Manning, Rachel McKenzie, Cindy Thiele

Absent: Stacie Stotmeister, Caitlin Wendt

Others Present: Lori Castello, PCI, Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the February 21, 2018 meeting was made by Rachel McKenzie, supported by Thomas Morton. Motion passed 5-0.

4) Public Comment

5) Text Amendment Regarding Rear Yard Setbacks for Corner Lots

Lori Castello of PCI explained that she had come across the City's zoning ordinance regarding rear yard setbacks for corner lots while reviewing a site plan, and found it to be vague. Most corner lot ordinances clarify that the rear lot is the one opposite of the lot adjacent to the most major street. Others define corner lots as having two front lots and two side lots, rather than having a rear lot. In Allegan's ordinance, none of this information is given.

Lori also looked to the most general zoning district, the C-2 district, to use as a reference. The requirements for side and rear yard setbacks in this district also lacked clarity.

To help clarify this issue, Lori had found three possible solutions that she wanted the Planning Commission to consider. The solutions included amending the C-2 bulk standards chart to

include a reduced set of requirements, removing all rear yard requirements on corner lots in all zoning districts, or condensing the bulk standards chart in the C-2 district while also giving the definition of a C-2 corner lot.

The Planning Commission agreed that they would like to move forward with the third option, but would like to see a draft of the ordinance's language, along with some illustrations, before taking a vote.

6) Master Plan Vision Review

The Planning Commission reviewed the basics of the City's zoning map and were asked to consider the future of the City's master plan. City Manager Joel Dye explained that he would like to see the Master Plan updated over the next year. Each section of the Master Plan will be brought before the Planning Commission to decide if updates need to be made.

7) Staff/Commission Comments

Rachel McKenzie, supported by Thomas Morton, made a motion to amend the Planning Commission bylaws to have all future Planning Commission meetings take place at 6:00pm on the third Monday of each month. Motion passed 5-0.

8) Adjournment

Cindy Thiele, supported by Mike Manning, made a motion to adjourn. Motion passed 5-0.

Meeting was adjourned at 8:20 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, April 16, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 7:04 pm.

2) Attendance

Present: Chair Brad Burke, Thomas Morton, Rachel McKenzie, Cindy Thiele, Julie Emmons, Mike Manning

Absent: Stacie Stotmeister, Caitlin Wendt

Others Present: Lori Castello, PCI, Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 16, 2017 meeting and the March 19, 2018 meeting was made by Cindy Thiele, supported by Mike Manning. Motion passed 5-0. Rachel McKenzie abstained.

4) Public Comment

-None were heard.

5) Public Hearing- Multiple Ordinance Amendments RE Corner Lots in the C-2 Zoning District

As discussed at the previous meeting, Lori Castello of PCI explained that she had come across the City's zoning ordinance regarding rear yard setbacks for corner lots while reviewing a site plan, and found it to be vague. Most corner lot ordinances clarify that the rear lot is the one opposite of the lot adjacent to the most major street. Others define corner lots as having two front lots and two side lots, rather than having a rear lot. In Allegan's ordinance, none of this information is given.

Staff proposed to make the following amendments to corner lot requirements in C-2 Zoning

Districts.

- a. Section 402.03 “Bulk Standards Chart” as it pertains to the C-2 zoning district rear yard setback, to state “15ft.^{nd(7)(9)(14)(15)}”
- b. Section 402.03 “Bulk Standards Chart” footnote (9) to read “Or 1.5 feet per one foot of building height if more than ten feet in height”.
- c. Add Section 402.03 “Bulk Standards Chart Footnote (15)to read, “Corner lots within the C-2 zoning district shall have two or more side yards with no rear yards”
- d. Section 1002 yard Requirements to add: “Section 1002.C.4: Corner lots within the C-2 Zoning District shall have two or more side yards with no rear yards.”

Rachel McKenzie, supported by Mike Manning, made a motion to open the public hearing. Motion passed 6-0.

No Comments were heard.

Cindy Thiele, supported by Thomas Morton, made a motion to close the public hearing. Motion carried 6-0.

Rachel McKenzie, supported by Thomas Morton, made a motion to approve the proposed amendments regarding corner lots in C-2 zones. Motion passed 6-0.

6) Public Hearing- PUD for JML Real Estate

JML Real Estate had submitted a rezone application to rezone parcels 03-51-200-065-10 and 03-51-200-065-10 from M-1 Manufacturing to PUD Mixed Use District. The new PUD would include uses for private gathering facility, bars and taverns, events facility, general entertainment, general services, neighborhood entertainment, restaurant without drive-in, microbrewery, warehouse merchandise, botanic gardens, general open space/park, neighborhood open space/park, trailer and RV park (temporary), general industrial-manufacturing/assembly, private roads and streets, and accessory structures and attractions. All uses not listed will default back to the standards for use and development within the C-2 Commercial District.

Thomas Morton, supported by Cindy Thiele, made a motion to open the public hearing. Motion passed 6-0.

No Comments were heard.

Rachel McKenzie, supported by Julie Emmons, made a motion to close the public hearing. Motion passed 6-0.

The Planning Commission discussed the proposed rezone. Concerns were raised by Commissioners regarding the location of a superfund site on the property. City Manager Joel Dye explained that superfund sites are tested by the EPA. The EPA has cleared the property safe for JML Real Estate’s operation.

Motion by Mike Manning, supported by Rachel McKenzie, to approve the rezone of parcels 03-51-200-065-10 and 03-51-200-065-10 from M-1 Manufacturing to PUD. Motion passed 6-0.

7) Site Plan Review- Allegan Market

Ryan Ysseldyke of Holland Engineering introduced the proposed site plan for a new Allegan

Outlet Market store and warehouse. This would include the construction of an 18,000 square foot structure, with a proposed expansion of an additional 6,300 square feet. The property is located at the south east corner of Western Avenue (M-40) and Sherman Street. This parcel is currently zoned C-2 general commercial and covers 2.75 acres of land area.

The planning commission raised concerns regarding the absence of a lighting plan, the calipers of trees being used, and the placement of driveway creating ingress and egress to the proposed site. The City's Public Works Director, Fire Chief, and Police Chief recommended that the driveway be moved southward to avoid exacerbating already troublesome traffic flow issues in the immediate area.

Ysseldyke and the owners of the future store felt that moving the driveway southward would prevent possible expansion and interfere with business operation.

The Planning Commission agreed that the site plan met all standards for site plan review. They also agreed that a lighting plan and a safety review should be approved before the site plan is approved. Ysseldyke and the store owners planned to meet with City department heads to agree on a safe driveway location.

Motion by Rachel McKenzie, supported by Cindy Thiele, to approve the site plan with the following conditions:

1. A lighting plan must be created and approved administratively.
2. 2 inch caliper trees must be used for landscaping on the property.
3. Driveway location must be approved by the police, fire, and public works departments to meet City safety requirements.

Motion passed 6-0.

7) Staff/Commission Comments

8) Adjournment

Brad Burke, supported by Julie Emmons, made a motion to adjourn. Motion passed 6-0.

Meeting was adjourned at 8:40 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**Planning Commission
Griswold Auditorium
401 Hubbard Street, Allegan MI 49010
Monday, May 21, 2018
7:00pm**

The meeting scheduled for Monday, May 28, 2018 at 6:00pm has been cancelled. If anyone has immediate concerns that need to be addressed, please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511 ext. 231. The next meeting is scheduled for June 18, 2018 at 6:00pm.



**City of Allegan
Planning Commission Meeting
Monday, June 18, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:04 pm.

2) Attendance

Present: Chair Brad Burke, Thomas Morton, Rachel McKenzie, Cindy Thiele, Julie Emmons, Mike Manning (6:50).

Absent: Stacie Stotmeister, Caitlin Wendt

Others Present: Lori Castello, PCI, Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 16, 2017 meeting and the March 19, 2018 meeting was made by Rachel McKenzie, supported by Thomas Morton. Motion passed 5-0. Mike Manning had not yet arrived.

4) Public Comment

-Peter Hanse had questions regarding the gravel driveway discussion, and wondered if semi-permeable driveways would be allowed in the future.

5) Gravel Driveway Discussion

Lori Castello of PCI explained that the City currently allows improved driveways, which can be composed of pavement, pavers, crushed stone, gravel, or other dustless materials. In some instances where a property does not have enough room for a driveway, gravel or other “improved surfaces” are being used in place of a front yard. City staff has posed a question of whether or not the Planning Commission would like to see these various types of surfaces being used as driveways in the future.

The Planning Commission agreed that they would not like to see lawns replaced with gravel or other improved surfaces, but they would like residents to be able to have more options for choosing their driveway surfaces. The Planning Commission also instructed staff to look into other parking possibilities, such as street parking or residential parking lots to help alleviate some of these front yard parking issues.

6) Light Manufacturing in C-1 District Discussion

Currently in the C-1 (Central Business District) and C-2 (General Commercial District) zones, light manufacturing is not permitted. Light manufacturing includes the production of small artisan type products that are available in most downtowns and other commercial areas. This could be regulated through a special use permit requirement by the Planning Commission to ensure that certain types of manufacturing does not occur that could be destructive to the community.

The Planning Commission unanimously instructed staff to begin putting together ordinance language to allow and regulate light manufacturing in the C-1 and C-2 districts. This will be presented at a public hearing at the next Planning Commission meeting.

7) Master Plan Kickoff Discussion

City Manager Joel Dye explained that it is customary for cities to consistently make adjustments to their master plan. Currently, Allegan's master plan does not always align with City Council's, the Planning Commission's, and the community's goals. Dye suggested that it will need to be completely rewritten in order to map out the community's goals. He also explained that this will take time and commitment from the Planning Commission to rewrite, and that a smaller committee of Planning Commission members could be formed in order to begin producing the new plan. The Planning Commission agreed that the plan needed to be rewritten.

8) Staff/Commission Comments

9) Adjournment

Cindy Thiele, supported by Thomas Morton, made a motion to adjourn. Motion passed 6-0.

Meeting was adjourned at 8:40 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, July 16, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:04 pm.

2) Attendance

Present: Vice Chair Thomas Morton, Rachel McKenzie, Cindy Thiele, Julie Emmons, Mike Manning.

Absent: Brad Burke, Caitlin Wendt

Others Present: Lori Castello, PCI, Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager, Benjamin Andrews, Intern, Mark Witte, Director of Allegan County Community Mental Health

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the June 18, 2018 was made by Cindy Thiele, and supported by Rachel McKenzie. Motion passed 5-0.

4) Public Comment

5) Public Hearings

Table of Uses Amendment Discussion (Light Manufacturing): The Commission discussed whether to adopt amendments to the Table of Uses, sections 402.01, 201.12, and 1707. The former would allow light manufacturing to occur in C-1 and C-2 districts. Light manufacturing includes manufacturing based primarily on hand tools and produces no byproducts off the site of the manufacturing. Rachel McKenzie moved to approve this amendment, with Julie Emmons supporting the motion. This amendment passed 5-0.

Table of Uses Amendment Discussion (Government Buildings): The Commission also discussed permitting amending section 402.01 of the Table of Uses to allow government buildings to be built in any zones. Rachel Mackenzie made the motion, which was

supported by Cindy Thiele. The motion carried 5-0.

Zoning Map Amendment: A vote to rezone a parcel (51-260-001-00) from R-2 to PUD was postponed to the Planning Commission's August meeting. Motion to postpone the decision to the August meeting was made by Rachel McKenzie, supported by Cindy Thiele. Motion passed 5-0.

6) Site Plan Reviews

740 Grand St. (Airport): Potential changes to the Padgham field airport (740 Grand Street) were discussed. These changes included the expansion of the building to include a lounge, briefing room, larger bathrooms with showers, and other amenities designed to encourage pilots to land in Allegan. All current zoning requirements for PGL zone are met and will be met in the potential redesign. Cindy Thiele made a motion to approve these changes, and was supported by Rachel McKenzie. The motion carried 5-0.

7) Discussion

Recovery Homes: Mark Witte, Director of Allegan County Community Mental Health, was in attendance to discuss the expansion of recovery homes in the Allegan area. This system for reentry for those suffering from addiction to drugs and/or alcohol will have rules and regulations more beneficial to those suffering from addiction. Current mental health facilities as those recovering were described as lacking, while these new recovery homes would be in better connection with the community. The planning commission will need to consider potential ordinances to help to accommodate these new recovery homes, and to prevent the development of homes that do not meet the community's goals.

Master Plan Discussion: A general discussion of vision for the downtown area occurred. Board members in attendance provided thoughts and ideas for the development of both ordinances and physical improvements in the city. No official decisions were made.

8) Staff/Commission Comments

9) Adjournment

Vice Chairman Thomas Morton adjourned the meeting.

Meeting was adjourned at 7:55 pm.

Respectfully submitted by

Benjamin Andrews, Intern for the City Manager



**City of Allegan
Planning Commission Meeting
Monday, August 20, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:21 pm.

2) Attendance

Present: Chair Brad Burke, Cindy Thiele, Julie Emmons, Mike Manning, Tom Morton

Absent: Rachel McKenzie, Caitlin Wendt

Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the July 16, 2018 was made by Cindy Thiele, and supported by Julie Emmons. Motion passed 5-0.

4) Public Comment

5) Public Hearings

Parcel 51-260-001-00 Rezone to PUD

Motion by Mike Manning, supported by Tom Morton, to open the public hearing.

Over the past few months, the City of Allegan has sold parcel 51-200-065-00 and a section of parcel 51-200-065-10 to Allegan Event for future expansion of their event center. These parcels were rezoned at a past Planning Commission meeting from M-1 Manufacturing to PUD. In the process of vacating right-of-ways that had intersected parcel 51-200-065-00, Ammerman Street, which had been serving as a driveway to the Allegan Event facility, was discovered to be a city-owned parcel. This parcel has since been sold to Allegan Event and was needed to be rezoned to PUD to match the zoning of the other previously sold parcels. According to the development plan that was submitted to the Planning Commission at an earlier meeting, the parcel would continue to serve as a

driveway in Allegan Event's future plans.

Motion by Cindy Thiele, supported by Mike Manning, to close the public hearing.

Motion by Julie Emmons, supported by Tom Morton, to recommend to City Council that parcel 51-260-001-00 be rezoned from M-1 Manufacturing to PUD with the permitted uses that had been approved for parcels 51-200-065-00 and 51-200-065-10. Motion passed 5-0.

6) Site Plan Reviews

987 Industrial Drive- Break Hoses Unlimited

Breakhoses unlimited requested an approval from the Planning Commission to permit the construction of a new facility on parcel 51-022-001-00. This was once a City owned parcel that was recently sold to Break Hoses Unlimited for construction of a new 5,000 square foot facility. The new building would be used for industrial air filter recycling and repair, as well as for the manufacturing and assembly of brake hoses.

In accordance with the City's Master Plan, the parcel is zoned M-1, which permits the uses that the company was requesting to practice. The parcels adjacent to 51-022-001-00 are also zoned M-1. The site is served by a public non-arterial road for vehicular access, and will be serviced by public water, sanitary sewer, and storm sewer utilities. The site plan had received approval from the City's Fire Chief, Police Chief, Director of Public Works, and Director of Public Utilities. The lot coverage and landscaping also meets the City's standards.

Motion by Cindy Thiele, supported by Mike Manning, to approve the site plan for 987 Industrial Drive that was submitted by Brake Hoses Unlimited. Motion passed 5-0.

7) Discussion

Master Plan Discussion: A general visioning discussion concerning housing types within the city limits. Based on the discussion, it was found that the Planning Commission would like to see more housing options Downtown and new housing developments to be built on various unused parcels throughout the City. The Planning Commission would also like to see greater public access in Downtown Allegan and along the Kalamazoo River, along with the preservation of riverfront viewsheds.

8) Staff/Commission Comments

It was brought to the attention of the Planning Commission that one of its members, Caitlin Wendt, had not attended a meeting in 2018. According to the Planning Commission's bylaws, a member of the Planning Commission may not accumulate four consecutive unexcused absences. Wendt had not contacted Chair Brad Burke or staff members of any of her absences, and staff was unable to receive correspondence from her by email or phone.

Motion by Tom Morton, supported by Julie Emmons, to remove Caitlin Wendt from the Planning Commission. Motion passed 5-0.

9) Adjournment

Motion by Cindy Thiele, supported by Mike Manning to adjourn the meeting.

Meeting was adjourned at 8:04 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**Planning Commission
Griswold Auditorium
401 Hubbard Street, Allegan MI 49010
Monday, September 17, 2018
6:00pm**

The meeting scheduled for Monday, September 17, 2018 at 6:00pm has been cancelled. If anyone has immediate concerns that need to be addressed, please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511 ext. 231. The next meeting is scheduled for October 15, 2018 at 6:00pm.



**City of Allegan
Planning Commission Meeting
Monday, October 15, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:00 pm.

2) Attendance

Present: Chair Brad Burke, Cindy Thiele, Julie Emmons, Tom Morton, Rachel McKenzie, Charles Tripp

Absent: Mike Manning, Caitlin Wendt

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello, PCI

Rachel McKenzie, supported by Cindy Thiele, made a motion to excuse the absence of Mike Manning from the meeting. Motion passed 6-0

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the August 20, 2018 was made by Cindy Thiele, and supported by Tom Morton. Motion passed 5-0. Rachel McKenzie abstained from the vote due to absence at the previous meeting.

4) Public Comment

No public comments were heard during the meeting.

5) Public Hearings

None public hearings were scheduled to be heard during the meeting.

6) Site Plan Reviews

No site plans were submitted for review by the Commission.

7) Special Presentation

Elianna Bootzin of Neighbors of Belknap Lookout gave a presentation to the Planning Commission regarding non-conforming uses in the City of Allegan. As a requirement of the Master Citizen Planner certification of Michigan State University Extension, each individual seeking certification must give a presentation to a Planning Commission or Zoning Board of Appeals regarding a particular issue. Bootzin found that there had been a case in Allegan in the past where a non-conforming use was not observed concerning a duplex, where once the dwelling was no longer being used as a duplex, it was forced to revert back into a single-family dwelling. She recommended to the Planning Commission that they look into updating section 1702 of the zoning ordinance to prevent similar occurrences from taking place in the future.

8) Discussion

Downtown Parking Discussion

Community Development Coordinator Jordan Meagher explained that over the next six months, Downtown Allegan is expecting approximately 18 newly built apartments to become available for new residents to occupy. At the same time, the parking spaces along the Allegan Riverfront that have historically been available for overnight parking for downtown residents have been lessened to accommodate the infrastructural needs of the new riverfront splash pad park. With a potential increase of downtown residents and a reduction of parking spaces, the Allegan Downtown Development Authority has established that a need to look into an official parking program is necessary to prepare for the future. The program would help designate overnight parking locations for downtown residents, while also developing new regulations to prevent non-downtown residents from leaving their cars Downtown overnight. This would help city staff to ensure that parking lots are cleared prior to special downtown events, it would help the City's Department of Public Works to snow plow Downtown lots, and it would reserve more parking spaces for customers who are looking to invest in Allegan's local economy.

The DDA would be responsible for forming the parking program. For this meeting, Meagher explained that the Planning Commission would be deciding which parking lots would be designated as overnight parking lots in the new program. Once this is established, the Planning Commission will work to put together language in the City's zoning ordinance that would define the framework for the program.

After some discussion, the Planning Commission reached a general consensus to designate two parking lots in Downtown Allegan for the use of overnight parking. This included the lot located adjacent to Chestnut, Cutler, and Water Streets, as well as the lot that is adjacent to Water Street that sits between the Perrigo Outlet Store and Myers Bumper to Bumper. Both lots are owned by the City of Allegan.

9) Staff/Commission Comments

Brad Burke stated that he had met with Christian Deuel of Community Action of Allegan County and Tony McGhee of Abonmarche to discuss the plans for an affordable housing unit pilot project that Deuel had been planning. The model would be a modular siip home, which would use cheap and structurally sound materials that could easily be replaced, making the units more affordable to be purchased by potential working class families. The materials are also biodegradable, which could be recycled at the end of their infrastructural life. The homes would be built by trade school students through an

initiative that Community Action has been forming called the Dual Program.

The site plans for the modular homes do not meet Allegan's current zoning regulations, so Burke had suggested that the model be brought to the Zoning Board of Appeals to receive a variance for approval. Lori Castello of PCI suggested that instead of going to the ZBA to receive a variance, it might be in the best interest for the Commission to look into rewriting the language in the zoning ordinance that prevents modular housing from being built in certain residential zones in Allegan. The language that currently exists in the zoning ordinance was originally written to exclude manufactured housing from being built in most community neighborhoods, but in today's age where affordable housing is at the forefront of agendas in most communities across the United States, new models of affordable housing are being designed that do not negatively affect the character or property values of a traditional neighborhood.

The Planning Commission had discussed creating more opportunities for diverse housing types in their future master plan update, and reached a general consensus to direct staff towards producing language that would allow for housing of this design to be allowed in more residential zones.

Lori Castello also brought to the attention of the Planning Commission that a section of North Street that had rezoned from M-1 to R-3 in the past still had some parcels that had not been rezoned. The master plan indicated that this entire section of the street should be rezoned to R-3, so she recommended that the Planning Commission look into rezoning these last few remaining parcels to match the others that had previously undergone the zoning change. The Planning Commission agreed, and directed city staff to initiate the process of rezoning the remaining parcels on the east side of North Street between Summit and Ida Streets from M-1 to R-3 to follow the established guidelines set by the current master plan.

10) Adjournment

Motion by Cindy Thiele, supported by Rachel McKenzie to adjourn the meeting.

Meeting was adjourned at 7:19 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, November 19, 2018
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:00 pm.

2) Attendance

Present: Chair Brad Burke, Cindy Thiele, Julie Emmons, Tom Morton, Rachel McKenzie, Charles Tripp, Mike Manning

Absent: Caitlin Wendt

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello, PCI, Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 15, 2018 meeting was made by Cindy Thiele, and supported by Tom Morton. Motion passed 6-0. Mike Manning abstained from the vote due to absence at the previous meeting.

4) Public Comment

No public comments were heard during the meeting concerning items not on the agenda.

5) Public Hearings

5A.1 – Rezoning of Multiple Parcels on North Main Street from M-1 to R-3

Lori Castello, Zoning Administrator for the City of Allegan, explained to the Planning Commission that city staff has been directed by the Planning Commission to begin aligning the City's zoning map with the zoning that is depicted in the City's Future Land Use Plan. This plan was approved by the Planning Commission and City Council in 2015. As directed, staff had identified a region on the City's zoning map that did not align with the approved Future Land Use Plan. Ten (10) parcels located off of North Main Street are currently zoned M-1 Manufacturing, but are zoned as R-3 Multi-Family

Residential in the Future Land Use Plan. The parcels include:

51-200-026-00, unaddressed
51-200-073-00, unaddressed
51-245-010-00, 225 Green Street
51-245-011-00, unaddressed
51-245-012-00, unaddressed
51-245-014-00, 700 N. Main Street
51-245-015-00, unaddressed
51-245-016-00, 770 N. Main Street
51-245-019-00, 784 N. Main Street
51-245-020-00, unaddressed

Most of the parcels being discussed are either undeveloped or dormant. The Planning Commission had originally desired to rezone these parcels to Multi-Family Residential to allow for increased residential opportunities for their residents, as well as to better project an image of community and residential living throughout one of the City's main entryways from the North, rather than projecting a manufacturing aesthetic to those entering the City. By rezoning the properties to R-3, the City would attract developers who could better utilize the vacant parcels to meet the vision of the Planning Commission. All adjacent properties along North Main Street are also zoned for residential uses.

Rachel McKenzie, supported by Thomas Morton, made a motion to open the public hearing. Motion passed 7-0.

Ted Heckman, owner of 770 N. Main, made a public comment to oppose the rezoning of the parcels. As a property owner with interest in selling his lot, he feared that the rezone would limit his options for selling the lot since he had heavily invested in the property for manufacturing uses. If the lot were changed to only allow future residential uses, the lot may not have as much value in the future.

Lori Castello explained that the property would become a legal nonconforming use after the rezone, so Heckman would not only be able to continue the current manufacturing use into the future, but any future property owner would also be able to continue this use. However, the manufacturing use could not be expanded or altered to a different type of manufacturing use, nor could it return to this manufacturing use in the future if it were to take on a different use that is permitted under the City's R-3 zoning regulations.

Rachel McKenzie, supported by Julie Emmons, made a motion to close the public hearing. Motion carried 7-0.

After some discussion, a majority of the Planning Commission agreed to follow the direction that was originally depicted in the City's future land use plan to rezone the region from M-1 to R-3 to better meet the efforts of the Commission to create new housing options for residents, while also creating more neighborhood connectivity.

Mike Manning had opposed this viewpoint, opining that the use should not be changed for this region until developer interest had been obtained. Otherwise, the rezone would limit the business potential for the current land owners.

Rachel McKenzie, supported by Cindy Thiele, made a motion to recommend that City

Council schedule a public hearing to rezone the already discussed parcels from M-1 Manufacturing to R-3 Multi-Family Residential. Motion passed 5-2, with Commissioners Manning and Morton dissenting.

6) Site Plan Reviews

No site plans were submitted for review.

7) Special Presentation

None were heard by the Commission.

8) Discussion

Zoning Ordinance Update of Dwelling Unit Standards Discussion

At their October meeting, the Planning Commission had directed staff to begin reviewing the current zoning ordinance regarding current dwelling unit standards, with hopes of updating the ordinance to allow for additional flexibility and recognition of modernized building processes. An update to this language could lead to a greater variety of housing options that could be built within the city limits.

In a draft produced by Lori Castello, potential updates to the current ordinance included:

- Language removed about subjective “aesthetic compatibility”.
- Minimum width for a single-family dwelling would be no less than sixteen (16) feet for the entirety of the structure.
- The permanent foundation may consist of concrete, masonry, brick, cultured stone, or other alternative products
- All dwelling units would need to be covered by roofing constructed in accordance with building code, and shall be over coated by customary materials for residential dwellings such as, but not limited to, wooden, asphalt, or composite shingles or metal or composite raised seam roofing sheets. Roofing shall be required to overhang the side wall by not less than eight inches from the finished edge on all sides.

After some discussion, the Planning Commission agreed that they would like more time to discuss the potential options for an update to the ordinance, and requested some visual aids to help better illustrate the appearance of different structures that could potentially be permitted.

9) Staff/Commission Comments

None.

10) Adjournment

Motion by Cindy Thiele, supported by Rachel McKenzie to adjourn the meeting. Motion passed 7-0.

Meeting was adjourned at 6:57 pm.

Respectfully submitted by

Jordan Meagher, Community Development Coordinator



**Planning Commission
Griswold Auditorium
401 Hubbard Street, Allegan MI 49010
Monday, December 17, 2018
6:00pm**

The meeting scheduled for Monday, December 17, 2018 at 6:00pm has been cancelled. If anyone has immediate concerns that need to be addressed, please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511 ext. 231. The next meeting is scheduled for January 21, 2019 at 6:00pm.