



**City of Allegan
Planning Commission Meeting
Monday, January 21, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:05 pm.

2) Attendance

Present: Chair Brad Burke, Cindy Thiele, Tom Morton, Rachel McKenzie, Charles Tripp,
Nancy Ingalsbee

Absent: Caitlin Wendt, Julie Emmons

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello of PCI,
Joel Dye, City Manager, and Catherine Kaufman of Bauckham Sparks.

To begin the meeting, Community Development Coordinator Jordan Meagher explained that each municipal board for the City of Allegan has traditionally selected a new chair and vice chair to serve at the first meeting of each calendar year. These positions cannot be filled by sitting council members.

Rachel McKenzie nominated Brad Burke as Chair of the Planning Commission. Burke accepted. Rachel McKenzie, supported by Charles Tripp, made a motion to appoint Brad Burke as Chair of the Planning Commission. Motion passed 6-0.

Charles Tripp nominated Tom Morton to serve as Vice Chair as the Planning Commission. Morton accepted. Charles Tripp, supported by Rachel McKenzie, made a motion to appoint Tom Morton as Vice Chair of the Planning Commission. Motion passed 6-0.

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the November 19, 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.

5) Public Hearings

6) Site Plan Reviews

No site plans were submitted for review.

7) Special Presentation

None were heard by the Commission.

8) Discussion

In preparation for updating the City's Master Plan, staff had brought in Catherine Kaufman, a current partner for the law firm Baukham Sparks and former city planner, to present a training on the roles and responsibilities of a Planning Commissioner. The training included information on the Michigan Zoning Enabling Act, Michigan Planning Enabling Act, the purpose of a City's Master Plan, and proper conduct for a Planning Commission meeting.

9) Staff/Commission Comments

Staff reminded the Commission that a special Planning Commission meeting would be held on February 4th at 6:00pm. This would replace February's regularly scheduled meeting, which was scheduled for February 18th.

10) Adjournment

Motion by Cindy Thiele, supported by Rachel McKenzie to adjourn the meeting. Motion passed 6-0.

Meeting was adjourned at 8:10 pm.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, February 4, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:02 pm.

2) Attendance

Present: Chair Brad Burke, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons

Absent: Tom Morton and Cindy Thiele

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

Rachel McKenzie, supported by Julie Emmons, made a motion to excuse the absences of Tom Morton and Cindy Thiele. Motion passed 5-0.

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the January 21, 2019 meeting was made by Nancy Ingalsbee, and supported by Rachel McKenzie. Motion passed 4-0, with Emmons abstaining due to absence from the meeting.

4) Public Comment

No public comments were heard.

5) Public Hearings

Special Use Permit- 125 Locust Street

The building located at 125 Locust Street is currently home to the Sassy Olive, a clothing and accessory retail store in Downtown Allegan. The store is seeking a special use permit to allow them to perform light manufacturing for many of their products. Manufacturing

would take place in the basement of the store, and would take up a maximum of 13% gross floor area.

After reviewing the findings of fact for the City's standards for considering special uses, the Planning Commission came to a general consensus that the use would comply with all light manufacturing and special use standards required by the City's zoning ordinance.

Rachel McKenzie, supported by Julie Emmons, made a motion to approve the special use permit for 125 Locust Street, with a recommendation to City Council for final approval with the following conditions:

- Manufacturing may take place 7 days per week between the hours of 8:00am and 8:00pm.
- A maximum of 10 workers may be on site during manufacturing hours.
- Manufacturing may only take place on site during open retail hours.

Motion passed 5-0.

Special Use Permit- 110 Locust Street

The building located at 110 Locust Street is currently home to Cold Steel Tactical, a gun sling retail store in Downtown Allegan. The store is seeking a special use permit to allow them to perform light manufacturing for many of their products. Manufacturing would take place in the back of the store, 36' back from the public right-of-way and within 7% of the building's gross floor area.

After reviewing the findings of fact for the City's standards for considering special uses, the Planning Commission came to a general consensus that the use would comply with all light manufacturing and special use standards required by the City's zoning ordinance.

Rachel McKenzie, supported by Julie Emmons, made a motion to approve the special use permit for 110 Locust Street, with a recommendation to City Council for final approval with the following conditions:

- Manufacturing may take place 7 days per week between the hours of 8:00am and 8:00pm.
- A maximum of 10 workers may be on site during manufacturing hours.
- Manufacturing may only take place on site during open retail hours.

Motion passed 5-0.

6) Site Plan Reviews

No site plans were submitted for review.

7) Special Presentation

None were heard by the Commission.

8) Discussion

9) Staff/Commission Comments

Community Development Coordinator Jordan Meagher explained that Allegan's City Council had held a public hearing and voted to remove Caitlin Wendt from the Planning Commission due to non-attendance. This vote for removal was previously taken by the Planning Commission in the summer of 2018, but staff later found that a public hearing a vote by council would be required for an official removal.

Meagher also stated that the City Council had passed an ordinance at their last meeting to opt out of the newly passed State of Michigan policy to allow marihuana recreational facilities within the City limit while the State continues to put their regulation policies in place. Until the policies have been put in place, Council has directed the Planning Commission to study the land use regulation of the different types of marihuana facilities, and later present a recommendation to Council to either allow or not allow certain types of recreational marihuana facilities within the city limit. This topic will be discussed thoroughly over the next year, beginning at the next Planning Commission meeting on February 18, 2019.

10) Adjournment

Meeting was adjourned at 7:15pm.

Respectfully submitted by
Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, February 18, 2019
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, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons

Absent: Cindy Thiele

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

Nancy Ingalsbee, supported by Rachel McKenzie, made a motion to excuse the absence of Cindy Thiele. Motion passed 6-0.

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the February 4, 2019 special meeting was made by Rachel McKenzie, and supported by Nancy Ingalsbee. Motion passed 5-0, with Morton abstaining due to absence from the meeting.

4) Public Comment

No public comments were heard.

5) Public Hearings

6) Site Plan Reviews

7) Special Presentation

8) Discussion

8A.1 – Recreational Marihuana Discussion

At their last council meeting, the Allegan City Council voted to opt out of the new state law that would allow recreational marihuana facilities to become established within the Allegan city limit. The Council directed the Planning Commission to begin studying the different types of marihuana establishments, along with the effects that recreational marihuana has had within other communities. Council also directed the Planning Commission to hold at least one public hearing to engage the public on the matter, and submit a report with a recommendation to Council by December 1, 2019.

At the Planning Commission meeting, City Manager Joel Dye gave an overview of the state law, the seven types of marihuana facilities, and the State of Colorado studies that are currently viewed as the most trusted sources of information on the matter.

After some discussion, the Planning Commission decided that they would like to hold a public hearing to engage the public at their next meeting in order to receive feedback on the subject from Allegan residents. The public hearing would take place on March 18, 2019, and no decisions will be made.

Motion by Julie Emmons, supported by Tom Morton, made a motion to schedule a public hearing at the March 18, 2019 Planning Commission meeting to receive feedback from the public on recreational marihuana facilities in Allegan. Motion carried 6-0.

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:21pm.

Respectfully submitted by
Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, March 18, 2019
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, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons, Tom Morton

Absent: None

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

3) Approval of Previous Meeting Minutes

Motion to approve the minutes from the February 18, 2019 meeting was made by Rachel McKenzie, and supported by Nancy Ingalsbee. Motion passed 6-0.

4) Public Comment

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

5) Public Hearings

5A.1 – Special Use Permit Application- 805 Marshall

A special use permit application was received by Lucy and Daryl Lamar to operate an outdoor sales lot in the C-2 Zoning District at 805 Marshall. The property is .54 acres of land, with an existing 1200 square foot building including an office/retail/waiting area and two auto service bays. The applicants intend to continue the existing use of providing oil change services.

Nancy Ingalsbee, supported by Rachel McKenzie, made a motion to approve the special

use permit for 805 Marshall with the conditions of a maximum allowance of 15 cars to be on the lot at one time, only operable vehicles may be allowed on the property, and all vehicles must be parked on an improved concrete driveway. Motion passed 6-0.

5A.2 – Medical and Adult Marihuana Establishment Discussion

Community Development Coordinator Jordan Meagher explained that in November of 2019, the Allegan City Council passed a resolution to opt out of the new state medical/marihuana facility program, which prevented the establishment of marihuana facilities within the city limit. While the State continues to piece together a licensing program for recreational marihuana, the City Council directed the Allegan Planning Commission to begin studying the effects of marihuana facilities within a community, with a report due to City Council with recommendations for December 1, 2019. One of Council's additional directives was for the Planning Commission to hold at least one public hearing to receive input from the Allegan community. This meeting is the first opportunity for members of the public to address the Planning Commission concerning the matter. No decisions would be made at this meeting.

Rachel McKenzie, supported by Tom Morton, made a motion to open the public hearing. Motion carried 6-0.

At the meeting, 23 members of the greater Allegan community addressed the Planning Commission with their thoughts on the matter.

Tom Morton, supported by Charles Tripp, made a motion to close the public hearing. Motion carried 6-0.

After public comments were received, the Allegan Planning Commission agreed to continue discussing the establishment of marihuana facilities at their next meeting.

6) Site Plan Reviews

7) Special Presentation

8) Discussion

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:09pm.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, April 15, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:01 pm.

2) Attendance

Present: Chair Brad Burke, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons, Peter Hanse, Tanya Westover and Jason Watts (arrived at 6:23 p.m.)

Absent: Tom Morton

Others Present:, Lori Castello of PCI, Joe Dye, City Manager, and Nick Curcio, City Attorney

3) Motion to Amend the Agenda

Motion by Rachel McKenzie to amend the agenda by moving item 5A.1- Medical and Adult Marihuana Comparable Uses Discussion from the Public Hearings Section of the Agenda and placing this item under the Discussion portion of the agenda, due to the fact that this item is not a public hearing. Support by Julie Emmons. Motion Carried 7-0.

3) Approval of Previous Meeting Minutes

Motion by Julie Emmons to approve the minutes from the March 17, 2019 meeting. Support by Rachel McKenzie. Motion passed 7-0.

4) Public Comment

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

5) Public Hearings

None

6) Site Plan Reviews

7) Special Presentation

8) Discussion

8.1 Medical and Adult Marihuana Comparable Uses Discussion

Staff presented a table that listed every permitted marihuana establishment allowed under the Medical and Adult Marihuana state law and how those individual establishments compared to existing land uses allowed in the City of Allegan and the zoning districts those existing land uses are allowed to occur in. The Planning Commission agreed that the marihuana establishments line up with the existing land uses selected by staff. The Planning Commission then directed staff to begin looking at ordinances and regulations that may permit certain marihuana establishments, however the Commission was clear that staff must come back with recommendations that take the following issues under consideration:

- Impact on Police Services in the City of Allegan.
- Impact on the City's Water and Sewer System.
- How to deal with odors from the establishments.
- Role of building code regulations as it relates to fire suppression and structural issues.
- No desire amongst the Planning Commission to see any of these establishments in the C-3 Zoning District.
- Impact on private security of the site and the general welfare of the public.

It was also noted by the Planning Commission that they are still in the study phase of this work and are in no way making a decision as to if they are in support or not in support of allowing marihuana establishments in the City of Allegan.

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:30 p.m.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, May 20, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:01 pm.

2) Attendance

Present: Chair Brad Burke, Rachel McKenzie, Charles Tripp, Nancy Ingalsbee, Julie Emmons, Tom Morton, Tanya Westover and Jason Watts

Absent: Peter Hanse (excused)

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello of PCI, Joe Dye, City Manager, and Nick Curcio, City Attorney

3) Approval of Previous Meeting Minutes

Julie Emmons noted that the previous minutes stated that she had both made the motion and supported the approval of the previous minutes, so an amendment would need to be made.

Motion by Jason Watts, supported by Rachel McKenzie to approve the minutes from the April 15, 2019 meeting as amended. Motion passed 7-0. Tom Morton abstained due to absence from previous meeting.

4) Public Comment

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

5) Public Hearings

None

6) Site Plan Reviews

7) Special Presentation

8) Discussion

8.1 Marihuana Ordinance Discussion

At the previous meeting, staff presented a table that listed every permitted marihuana establishment allowed under the Medical and Adult Marihuana state law and how those individual establishments compared to existing land uses allowed in the City of Allegan and the zoning districts those existing land uses are allowed to occur in. The Planning Commission agreed that the marihuana establishments line up with the existing land uses selected by staff. At this meeting, staff had presented a first draft of a marihuana ordinance that defined each type of marihuana facility, where each type of facility may be established, and how each facility would be regulated.

After some discussion, the Planning Commission had agreed upon the general language of the ordinance, but wanted to further discuss buffer zones between marihuana facilities and schools and parks. Staff will be bringing maps to the next meeting that illustrate buffer zones between these types of entities of various distances.

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:58 p.m.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, June 17, 2019
Griswold Auditorium
401 Hubbard Street Allegan MI 49010**

MINUTES

1) Call to Order

The meeting was called to order at 6:01 pm.

2) Attendance

Present: Chair Brad Burke, Rachel McKenzie, Charles Tripp, Peter Hanse, Julie Emmons, Tanya Westover and Jason Watts

Absent: Tom Morton, Nancy Ingalsbee

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello of PCI, Joe Dye, City Manager, and Nick Curcio, City Attorney

3) Approval of Previous Meeting Minutes

Motion by Jason Watts, supported by Rachel McKenzie, to approve the minutes from the May 20, 2019 meeting. Motion passed 7-0.

4) Public Comment

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

5) Public Hearings

None

6) Site Plan Reviews

7) Special Presentation

8) Discussion

8.1 Marihuana Establishments Buffer Discussion

At the previous meeting, staff had been directed to present the Planning Commission with a series of maps that illustrated different buffer distances that could be placed between Allegan schools/parks and marihuana facilities.

After some discussion, the Planning Commission agreed upon the following points:

- A 500 foot buffer must be established between Allegan schools and marihuana provisioning centers, retailers, and microbusinesses
- No buffers for marihuana growers, processors, secure transporters, or safety compliance facilities
- No buffers between city parks and marihuana facilities
- Marihuana Microbusinesses are to be included in the M-1 zoning district
- A special use permit must be obtained before the establishment of a marihuana facility within the Allegan city limits.
- Marihuana facilities must obtain pre-qualified licensing from the State of Michigan prior to operation.
- City will charge an annual fee for operating a marihuana facility within the city limit.

Staff recommended that the Planning Commission hold a public hearing at their July meeting to hold a first reading of the update marihuana ordinance. It was also recommended that the Planning Commission and City Council hold a joint session at City Council's July 8th meeting during their regularly scheduled pre-session to discuss the ordinance prior to first readings by both entities. The Planning Commission agreed to both hold a joint session on July 8th at 6:00pm with City Council and schedule a public hearing for the marihuana ordinance to be heard on July 15th at their regularly scheduled planning commission meeting at 6:00pm.

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:14 p.m.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, July 15, 2019
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, Rachel McKenzie, Charles Tripp, Peter Hanse, Julie Emmons, Tanya Westover, Jason Watts, Nancy Ingalsbee, and Tom Morton

Absent: None

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

3) Approval of Previous Meeting Minutes

Motion by Peter Hanse, supported by Rachel McKenzie, to approve the minutes from the June 17, 2019 meeting. Motion passed 8-0. Tom Morton abstained due to absence from the previous meeting.

4) Public Hearings

Tom Morton, supported by Rachel McKenzie, made a motion to amend the agenda to move the marihuana ordinance discussion and public hearing before public comment for items not on the agenda. Motion carried 9-0.

4A.1 – Marihuana Ordinance Discussion and Public Hearing

On July 8th, 2019, the Allegan Planning Commission held a joint session with the Allegan City Council to discuss the proposed marihuana ordinance that the Planning Commission had been working to draft over the past six months. At this meeting, staff introduced four new marihuana licensing types that were introduced by the State of Michigan the week before. These license types include marihuana event organizer, temporary marihuana event, designated consumption establishment, and excess marihuana grower.

After staff explained each marihuana licensing type, members of the Planning Commission discussed the different licenses and stated their current thoughts on each type. Following the discussion, the Planning Commission had varying opinions on the different license types, with some commissioners being in favor of moving forward with all four types of licenses if regulated sufficiently, a couple of commissioners being in favor of all four licenses but seeking more time to discuss excess marihuana growers, and finally some commissioners that still needed more time to form an opinion on all four licensing types.

Jason Watts, supported by Rachel McKenzie, made a motion to open the public hearing regarding the marihuana ordinance.

During the public hearing, the Planning Commission received public comments from Joan Simmons, Paul Hayes, Josh Reed, Joanie Townsend, Austin Kreutz, Alex Wilkening, Jennifer Nicholson, Margaret Brown, Sylene Wilkening, and Kathy Nealand regarding the proposed marihuana ordinance.

Jason Watts, supported by Nancy Ingalsbee, made a motion to move the public hearing into recess and later reconvene at the next Planning Commission meeting on August 19th at 6:00pm at the Griswold Auditorium. Motion carried 9-0.

5) Public Comment

A public comment was raised regarding the date of the first public meeting regarding the future of the Allegan-owned dam. Staff responded that the meeting will take place on Thursday, July 25 in the Carnegie Room of the Allegan District Library at 7pm.

6) Site Plan Reviews

7) Special Presentation

8) Discussion

8A.1 – Food Truck Ordinance Discussion

Over the past couple of months, staff has been working on an ordinance that would allow food trucks to operate on public right-of-ways within certain areas within the City of Allegan. Currently, there is not an ordinance in place that would allow this type of food service to operate on public property within the city limits. The proposed ordinance was brought before the Downtown Development Authority at their most recent meeting, and they recommended that the ordinance be brought before the Planning Commission for review.

The DDA suggested that no buffer space be placed between food trucks and brick and mortar businesses, but over the course of the discussion, a segment of the Planning Commission suggested that staff continue research different options for where food trucks can park and operate in Downtown Allegan.

9) Staff/Commission Comments

10) Adjournment

Meeting was adjourned at 7:52 p.m.

Respectfully submitted by
Jordan Meagher, Community Development Coordinator



**City of Allegan
Planning Commission Meeting
Monday, August 19, 2019
Allegan City Hall Council Chambers
231 Trowbridge 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, Rachel McKenzie, Charles Tripp, Peter Hanse, Julie Emmons, Jason Watts, Nancy Ingalsbee, and Thomas Morton

Absent: Tanya Westover

Others Present: Jordan Meagher, Community Development Coordinator, Lori Castello of PCI, Joe Dye, City Manager, Nick Curcio, Attorney for the City of Allegan

3) Approval of Previous Meeting Minutes

Charles Tripp, supported by Thomas Morton, made a motion to approve the minutes from the July 15, 2019 meeting. Motion passed 8-0.

4) Public Comment

Willard Case of 391 125th Avenue in Wayland Township spoke of possible contamination in farm fields around Allegan County. He stated that he would be attending public meetings throughout the County to make more people aware of the issue.

5) Discussion

5A.1 – Marihuana Ordinance Discussion

At their last meeting on July 15, 2019, the Allegan Planning Commission opened a public hearing to discuss a proposed marihuana ordinance that the Commission had been working to develop over the past seven months. This ordinance would allow both medical and recreational marihuana facilities to become established within the City limit. Since this meeting, staff had worked to further develop the ordinance to now include language that would permit and regulate

three licensing types that were just released by the State of Michigan in July, which include excess grower, designated consumption facility, and temporary marihuana event licenses. A second regulatory ordinance that is simultaneously being developed by staff has also been updated to include this language.

Staff provided a presentation that gave an overview of the ordinance, which also detailed the new language that was added to regulate the three newly introduced licensing types.

Jason Watts, supported by Rachel McKenzie, made a motion to re-open the public hearing from July 15, 2019 regarding the proposed marihuana ordinance.

During the public hearing, the Planning Commission received public comments from Willard Case, Grant Johnson, Joanie Townsend, Joan Simmons, Josh Reed, Jennifer Hunt, Chris Gordon, Chris Jordan, Margaret Brown, Alex Wilkening, Arian Bailey, Mike Bender, Joe Carrion, Brad Burkett, Jeff Brown, and Jennifer Nicholson regarding the proposed marihuana ordinance.

After receiving comments from the public, the Commission discussed the ordinance, specifically the hours of operation for potential designated consumption facilities.

Jason Watts made a motion regarding proposed zoning ordinance section 1707.33 sec. B(12) to state that designated consumption establishments may not operate to customers between the hours of 2:00am and 10:00am. After some discussion, Jason Watts chose to withdraw the motion.

Brad Burke made a motion to amend the previous motion made by Commissioner Watts to state that designated consumption establishments may not be open to customers between the hours of 2:00am and 9:00am. Motion was supported by Jason Watts. Motion carried 5-3, with Commission members Ingalsbee, Tripp, and Hanse dissenting.

Jason Watts, supported by Rachel McKenzie, made a motion to approve zoning ordinance sec. 1707.33 as proposed. Motion carried 8-0.

Brad Burke, supported by Charles Tripp, made a motion to recommend the proposed Chapter 31 of the City of Allegan Municipal Ordinance regarding the regulation of marihuana businesses for Council review. Motion carried 8-0.

Both ordinances will be reviewed by City Council for a first reading, in which a vote will take to schedule a public hearing at their next regularly scheduled meeting on August 26, 2019 at 7:00pm at Allegan City Hall. If scheduled, public hearings for both ordinances will be held at the following council meeting on September 30, 2019 at 7:00pm at Allegan City Hall.

6) Staff/Commission Comments

No staff or commission comments were heard.

7) Adjournment

Rachel McKenzie, supported by Thomas Morton, made a motion to adjourn the meeting. Motion carried 8-0. Meeting was adjourned at 7:26pm.

**Respectfully submitted by
Jordan Meagher, Community Development Coordinator**



**City of Allegan
Planning Commission Meeting
Monday, December 6, 2019
Allegan City Hall Council Chambers
231 Trowbridge Street Allegan MI 49010**

MINUTES

1) Call to Order

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

2) Attendance

Present: Julie Emmons, Jason Watts, Roger Bird, Traci Perrigo, Tanya Westover, Alex Wilkening and Thomas Morton

Absent: Brad Burke, and one vacancy.

Others Present: Joel Dye, City Manager

3) Approval of Previous Meeting Minutes

Motion by Jason Watts, supported by Julie Emmons, to approve the minutes from the August 19, 2019 Planning Commission Meeting with the following amendment:

- Under item 5A.1, the sixth paragraph be rewritten to say that the motion made by Jason Watts was “Withdrawn by Jason Watts” and not “Motion failed due to lack of support”.

Motion passed 7-0.

4) Public Comment

None

5) Discussion

5A.1 – Review and Discussion of the Allegan City Dam

Dye informed the Commission that City Council would like to hear from the Planning Commission as it relates to the amenities the Commission would like to see if the Allegan City Dam is removed. The Commission discussed this item and the following amenities were listed.

- Dog park that doesn't flood;
- Picnic area with grills down by the newly created green space by the Mill District;
- Large open space for play areas;
- Covered pavilion;
- Stand-alone barge, or concession area to be run by a private company similar to Red Dock;
- Mini Golf;
- Luge;
- Ice Skating Rink; and
- Year round speakers and lights on all paths.

5A.2 – Review and Discussion of the Allegan City Mill District

Dye presented a plan that shows the Mill District being redeveloped into a mixed use/mixed density residential development with some recreations uses. During the presentation Dye mentioned that the City is currently working with a developer to implement the plan. The Commission in general spoke in favor of the plan and stated they are looking forward to the development of the Mill District.

5A.3 – Review and Discussion of the City's Zoning Map

Dye informed the Commission that in 2020 the Planning Commission will begin an update to their Master Plan, Zoning Map and Zoning Ordinance. The Commission in general stated they are looking forward to taking on this much needed project in 2020.

6) Staff/Commission Comments

The Commission discussed the work they put into developing the proposed marijuana ordinances and discussed how they wished the City Council would have sent the ordinance back to the Planning Commission for more review instead of outright rejecting the proposed ordinances. Some commissioners stated that they were at that meeting and several councilmembers suggested changes they would like to see before they approved the proposed ordinances.

Motion by Jason Watts, supported by Tanya Westover to direct the City Manager to review the comments from the City Council regarding the proposed marijuana ordinances and bring back amended language for the Planning Commission to consider regulating Marijuana Establishments in the City of Allegan. Motion Carried 7-0.

No more staff or commission comments were heard.

7) Adjournment

Motion Roger Bird, Supported by Alex Wilkening to adjourn the meeting at 7:13 p.m.

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