



City of Allegan Planning Commission Annual Report, 2020

December 31st, 2020

In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the City of Allegan's Planning Commission has prepared this annual report for the calendar year ending December 31, 2020.

Planning Commission Members

2020 Planning Commission Members	Appointment Date	Expiration of Term
Alex Wilkening, Chair	11/25/19	12/31/21
Tanya Westover, Vice Chair	04/08/19	04/08/22
Traci Perrigo*	City Council	City Council
Delora Andrus**	City Council	City Council
Roger Bird	City Council	City Council
Julie Emmons	03/26/18	03/26/2021
Thomas Morton	03/26/18	03/26/2021
Jason Watts	04/08/19	04/08/2022

*Appointment Expired November 9, 2020

** Appointment Began November 9, 2020

Ordinance Adoption and Amendments

Following a state-wide vote with 57% approval to legalize recreational marihuana in the State of Michigan in 2018, cities were posed the question of whether to allow or disallow marihuana establishments in their jurisdiction. After initially prohibiting marihuana establishments, the Allegan City Council directed the Planning Commission to study future options which led to a multi-year discussion on the matter. On February 17th, 2020, the City of Allegan Planning Commission held a public hearing and took action on a proposed Ordinance to Regulate

Marijuana Establishments (Ordinance 484, City of Allegan Marijuana Zoning Ordinance). This amendment to Chapter 31 of the Allegan City Code of Ordinances passed 6-0, sending the recommended proposal to the Allegan City Council. The Allegan City Council passed Ordinance 484 on March 9th, 2020 with a 5-2 vote.

Planned Unit Development Applications and Amendments

On July 20th, 2020, the City of Allegan Planning Commission received an application to amend the Planned Unit Development Zoning District for the Ropes Course's PUD to specifically regulate signage. This proposal to amend the Planned Unit Development Zoning District for the Ropes Course's PUD was passed 5-0 by the Planning Commission following a public hearing. The amendment proposal was later passed 6-0 by City Council with an amendment to the text language stating that free standing signs constructed on the property of Ropes Course's PUD cannot be illuminated.

On July 20th, 2020, the City of Allegan Planning Commission received an application for a Zoning Text Amendment to allow for Planning Unit Development Zoning District on any size of property. Previously, a parcel had to be a minimum of 1 acre for single-use PUD and 4 acres for mixed-use PUD; this amendment would remove those restrictions. Following a public hearing on July 20th, 2020, this item was tabled before later being approved 4-0 on August 17th, 2020. City Council later adopted Ordinance 487 amending the size of a lot that is eligible for a Planned Unit Development Zoning District.

On July 20th, 2020, the City of Allegan Planning Commission received an application to rezone 302 Cutler Street from the R-2 Residential Zoning District to the Planned Unit Development Zoning District to allow for a Bed and Breakfast, Event Center, and Fixed Food Establishment. At this time, a representative of the applicant stated they were abandoning the idea of a fixed food establishment. The discussion was then tabled multiple times before action was taken on November 16th, 2020 when the motion to approve the application failed 0-6-1.

Special Use Permits

On August 17th, 2020, the City of Allegan Planning Commission received an application and held a public hearing for a Special Use Permit to expand existing light manufacturing capacity at 125 and 127 Locust Street. Findings of Fact-Light Assembly in C-1 and C-2 Special Use was completed in conjunction with approval of this application. The application was approved 4-0.

On November 16th, 2020, the City of Allegan Planning Commission received an application for a Special Use Permit allowing for an adult-use marijuana retail establishment at 919 Marshall Street. The application was approved 7-0 with several conditions including that there will be no outside storage of the product overnight, operation will not commence until final approvals are granted by LARA and the City Clerk, and the building must meet several previously established standards.

Site Plan Reviews

On November 16th, 2020, the City of Allegan Planning Commission received a request for a Site Plan Review to convert an existing building at 919 Marshall Street for use as an adult-use marijuana retail establishment. The Site Plan Review was approved 7-0 with several conditions including that a landscaping plan and parking plan shall be submitted to be reviewed and approved by staff, and all other improvements to the site must conform with the C-2 General Commercial Zoning District.

Master Plan Update

On September 21st, 2020, a discussion regarding the City of Allegan Master Plan Update began between the City of Allegan Planning Commission and City Staff. Since that time, discussions regarding a proposed Table of Contents, neighborhood delineations, and community engagement have occurred. The City of Allegan Community Input Survey was released to the public in January to begin gathering vital information to inform the Master Plan Update. As a Redevelopment Ready Community Recertification task, the Master Plan Update must be completed by the end of the 2021 Calendar Year.

Looking Forward

Headed into 2021, the City of Allegan Planning Commission will continue to work on the Master Plan Update, as well as other RRC Recertification tasks. Additionally, the planning commission should expect to see several Site Plan Reviews as development occurs in Downtown Allegan.

Adopted by the City of Allegan Planning Commission on January 19th, 2021