



**City of Allegan
Planning Commission Meeting
Monday, March 21, 2022
Allegan City Hall Council Chambers
231 Trowbridge Street Allegan MI 49010
MINUTES**

1) Call to Order

Vice Chair Watts called the meeting to order at 6:00 P.M.

2) Attendance

Present: Thomas Morton, Julie Emmons, Tom Slocum, Traci Perrigo, Delora Andrus, Jason Watts, and Tanya Westover.

Absent: Alex Wilkening, and Roger Bird

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

Motion by Andrus, supported by Perrigo to approve the absences of Wilkening and Bird.
Motion Carried 7-0.

3) Approval of the Agenda Tuesday, March 21, 2022.

Motion by Andrus, supported by Perrigo, to approve the agenda for Monday, March 21, 2022, Planning Commission Meeting as amended to remove the words “Joint” and “DDA” from item #4 Approval of Minutes. **Motion Passed 7-0.**

4) Approval of the meeting minutes from the February 22, 2022, Planning Commission Meeting.

Motion by Tom Slocum, supported by Perrigo, to approve February 22, 2022, Planning Commission Meeting Minutes. **Motion Passed 7-0.**

5) Public Comment

Let the record show no public comment was received.

6) New Business

6A. Site Plan Review and Special Use Permit Application for MRK Development, LLC for a Marijuana Grow Facility.

Representatives of the applicant reviewed their proposed project which included the construction of a two-phase development project. The first phase includes the construction of two industrial buildings measuring approximately 16,800 square feet each, a parking lot, two fire lanes and a detention pond. The second phase will include the construction of two additional industrial buildings measuring approximately 12,000 square feet.

Motion by Slocum, supported by Morton to open the public hearing at 6:21 pm.

1. Gaetan Gerville-Reache of Warner Norcross + Judd LLP, corporate counsel for Perrigo Corp requested that the Planning Commission deny the Special Use Permit since the application was missing key components detailing how the applicant will minimize odor, store and dispose marijuana and or chemicals associated with marijuana cultivation, and minimize adverse impacts on the natural environment.
2. Bob Somer, Sr. Director of Global Environment Health and Safety, spoke requested the Planning Commission deny the Special Use Permit due to their impact on additional Volatile Organic Compounds being released into the air and their impact on the surrounding area and regulatory implications.
3. Various representatives of the applicant responded to the concerns, stating that a plan for storage and disposal has been complete and subsequently submitted, and the odor control will comply with the city ordinances and be reviewed during the building permit process.

The public hearing was closed at 6:35 pm.

The Planning Commission then discussed the application. During the discussion the Planning Commission referred to the findings of fact, noting that it appears that the project complies with the city's ordinances.

Motion by Andrus to approve the Site Plan Review based on the findings of fact with the conditions listed in the staff report, supported by Perrigo. Motion Carried 7-0.

Motion by Emmons to recommend that City Council approve the Special Use Permit based on the findings of fact conditions listed in the staff report, supported by Andrus. Motion Carried 7-0.

6B. General Discussion regarding Accessory Dwelling Units

Castello informed the Commission that although the Planning Commission is looking at better ways to regulate accessory dwelling units, they are currently allowed as home occupations. Castello then went through the process of how the current ordinance makes this possible. The Planning Commission then discussed accessory dwelling units and their desire to better regulate them and asked staff to begin the process of developing options for the Planning Commission to consider.

- 8) Reports from Zoning Administrator and City Officers
None

9) Communications from Commission Members
None

10) Adjournment
Meeting adjourned at 7:15 P.M.

Respectfully submitted by Joel Dye, City Manager