

**ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 9, 2020**

- I. Call to Order
 - A. Chair Heckman called the meeting to order at 7:30 pm.
 - B. Those present were Ted Heckman, Keith Behm, Marty Ruiter, Jim Connell, Chad Kruithoff, and Jeremy Dutkewicz. Mike Buese was absent. Also present were Supervisor Steve Schulz, Brendin DeVisser, Terry Brinks and David Ducharme.

- II. Approve the Minutes from the January 13, 2020 Meeting
 - A. Behm made motion to approve the January 13, 2020 minutes, Second by Ruiter. Motion passed unanimously.

- III. Rezoning – DeVisser & Brinks
 - A. Mr. Brinks stated Mr. DeVisser would be living in the house that is there (David VanderWall home) and would like to do a split. They would like it rezoned from Agriculture to R2, low density residential.
 - B. Connell read the R2 ordinance and he stated he didn't have a problem with single family residence as it is mostly R2 in that area.
 - C. Connell made the motion to recommend to the Township Board to rezone the property to R2, second by Ruiter. Motion passed following roll call.

- IV. Rezoning - Duhaarme
 - A. Mr. Ducharme would like the property rezoned from R 2 to C2 as he would like to possibly have a boat storage, (it is the piece with the new pole barn).
 - B. Mr. Pete Antkoviak stated he had just bought the house beside the property and this area is mostly residential next to this property. There is someone who is building a new home and probably wouldn't have bought and built home if he knew there was going to be a rezoning to C2. There are a lot of empty commercial buildings out in that area. He feels the property shouldn't change to C2 and also by Corkys there is property available.
 - C. Supervisor Schulz stated the Job Site at Save A Lot might be able to purchase the building they were in. There is already someone interested in the SAV A LOT.
 - D. Mr. Larry Korf stated he owns property next to the property at 1246 Lincoln Rd, and it is zoned Commercial. Being it is commercial on M89 it will probably all be commercial.
 - E. Chair Heckman closed the public comment and opened it up to the Board Members.

- F. Ruitter stated he took a ride by the property and it looks like it goes all the way back to the red lines on the map. Ruitter asked if the back of the property is higher than the front. Mr. Ducharme stated it is probably 12 feet higher than the front.
- G. Ruitter asked if anyone advised him on a C1. Connell stated there are more options in C2.
- H. Behm asked how far back on the property he would be building. Schulz stated this is not a site plan review it is for rezoning.
- I. Connell asked if he would be working on boats, storing or selling. Mr. Ducharme stated he doesn't have any plans just for storage. Mr. Ducharme also stated everything would be inside nothing outside.
- J. Connell, second by Heckman, made motion to accept change to C2 on the property and forward this to the Township Board for approval. Motion passed following roll call.

V. New Business

- A. Supervisor Schulz brought up that the City is moving forward to Annex the 90+ acres.
- B. Kruthoff asked why not put the Township in a Charter Township. Schulz stated that would be nice to check into.
- C. Planning Commission would like to see what the City gave Schulz. Heckman feels the Township needs to get on this.
- D. Connell said he had talked with Schulz and Connell would like the Township to put together a 425 according to what the Township wants to do.

VI. Adjourn

- A. Behm, second by Connell, made motion to adjourn with the meeting closing at 8:20 PM.
- B. Heckman said that the Planning Commission needs to look at the Township Master Plan.