



CITY OF ALLEGAN
PLANNING COMMISSION
Monday October 16, 2023– 6:00PM
City Hall – 231 Trowbridge Street Allegan, MI 49010

6:00 PM Planning Commission (Action to be taken by Commission on the following agenda items)

Note: Please be courteous and turn cell phones off during the meeting.

1. CALL TO ORDER

2. ROLL CALL (Excused Absences if Any)

3. APPROVAL OF AGENDA

3A - Approval of the Planning Commission Meeting Agenda for October 16, 2023.

4. APPROVAL OF MINUTES

4A – Approval of the Planning Commission Minutes from June 20, 2023.

5. PUBLIC COMMENT (for items not on the agenda)

6. NEW BUSINESS

6A – Site Plan Review for Fabricated Components & Assemblies, INC. to construct a 12,000 square foot building at 603 North Eastern Avenue, Allegan, MI 49010.

6B – Special Use Permit for Little Tigers Daycare to operate a commercial day care center in the R- 2 Residential Zoning District.

6C - Discussion regarding City of Allegan Zoning Ordinance Update

7. REPORTS FROM ZONING ADMINISTRATOR & CITY OFFICERS

8. COMMUNICATIONS FROM COMMISSION MEMBERS

9. ADJOURNMENT

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the Commission during public hearings and under “Public Comment,” members of the audience may address the Commission, on items listed under agenda numbers 6A; please limit your comments to three minutes or less per item. Please step up to the Podium and state your name and address.

The proposed process for items listed under agenda numbers 6A- above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
2. Verbal report provided by staff.

3. Chairperson asks commission members if they have any questions for staff to clarify the staff report.
 4. Chairperson opens/closes the floor to receive public comment (if a public hearing is required or if the Chairperson determines public comments is warranted).
 5. Motion is made by a commission member and seconded by another commission member.
 6. Chairperson then calls on councilmembers to discuss the motion if councilmembers wish to discuss.
 7. Chairperson calls for a vote on the item after discussion has occurred.
-



**City of Allegan
Planning Commission Meeting
June 20, 2023
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010**

MINUTES

1) Call to Order

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

2) Attendance

Present: Jason Watts, Roger Bird, Jason Ramaker, Julie Emmons, Tom Slocum, Patrick Westover, Traci Perrigo, and Teresa Galloway

Absent: Alyssa Ramirez

Others Present: Joel Dye, City Manager

3) Approval of Agenda

Motion by Traci Perrigo, supported by Tom Slocum to approve the June 20, 2023, Agenda. Motion Carried 8-0.

4) Approval of Minutes

Motion by Roger Bid, supported by Jason Ramaker to approve the May 15, 2023, Meeting Minutes. Motion carried 8-0.

5) Public Comment

There was no public comment.

6) New Business

6A – Public Hearing on the City of Allegan Master Plan and recommendation to City Council for their approval.

Chairman Watts opened the public hearing regarding the City of Allegan Master Plan. There being no comment, the hearing was closed.

Staff gave a brief overview of the Master Plan and explained that the once adopted, this plan will become the guiding document for the development of the City of Allegan.

Motion by Perrigo, supported by Julie Emmons, to approve the City of Allegan Master Plan and to recommend to City Council that they approve the plan as presented.

6B – Discussion on updating the City’s Zoning Ordinance.

The Planning Commission discussed the need to now update the City’s Zoning Ordinance to bring it into conformance with the Master Plan. During their discussion they discussed reformatting the ordinance, so it is easier to read as well as address areas of the zoning ordinance that conflict with other city administrative ordinances.

8) Reports from Zoning Administrator and City Officers

There were no reports.

9) Communication from Commission Members

There was no communication.

10) Adjournment

Motion by Roger Bird, supported by Teresa Galloway to adjourn the meeting at 6:22 p.m.

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



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**
1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000

MEMORANDUM

TO: City of Allegan Planning Commission
FROM: Jason Derry, Zoning Administrator
DATE: September 27, 2023
RE: **Fabricated Components & Assemblies, Inc. – Site Plan Review – Parts Manufacturing**

The Planning Commission is scheduled to hear a request from Tyler Cravens of Mitten State Engineering, Inc., applicant representing Fabricated Components & Assemblies, Inc., owner, for site plan review to construct a parts manufacturing facility in the M-1 Manufacturing District.

GENERAL OVERVIEW

Property Information

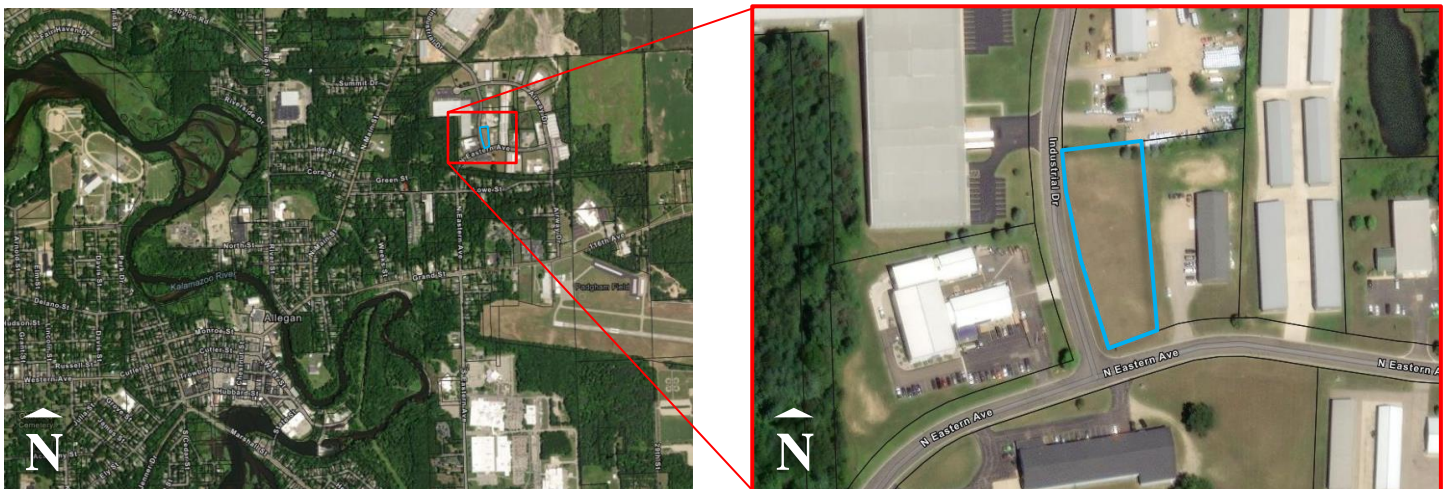
The unaddressed property known as Permanent Parcel 03-51-253-022-01 resides at the northeast corner of N Eastern Avenue and Industrial Drive and comprises approximately 0.97 acres. It is currently zoned M-1 Manufacturing and surrounded by like M-1 property.

Request Information

The request is to construct a manufacturing and office building for Fabricated Components and Assemblies, Inc., a specialty metal parts manufacturer.

Information Provided by Applicant

The applicant has submitted a complete application for site plan review and engineered site plan.



PPN 03-51-253-022-01. Allegan County Parcel Viewer 3.0, 2021

RELEVANT LANGUAGE

Section 1202 Yard Requirements

- A. **“Front yards:** *In the M-1 district no building or structure of any kind, or any part thereof, shall be placed closer than thirty (30) feet to any non-arterial street, nor placed closer than forty (40) feet to any arterial street, nor placed closer than a distance equal to one (1) foot for each foot of building height; and in all such instances, not less than sixty-five (65) percent of the area between a front building line and a front lot line shall be restricted and devoted to landscaping...*

Findings: Both Industrial Drive and N Eastern Avenue are non-arterial streets and the building is to be thirty (30) feet from both rights-of-way.

Whenever a building in the M-1 district is set back in excess of the requirements of this subsection, the front yard shall not be occupied by any structure, or sign except as permitted by the city sign ordinance; however, an amount equivalent to not more than eighty (80) percent of that area in excess of the minimum requirement for such front yard may be used to increase the amount of such off-street parking between the front building line and said front lot line. The remaining twenty (20) percent shall be devoted to landscaping.

Findings: The proposed building is to be thirty (30) feet at its closest and forty-nine (49) feet at its furthest from Industrial Drive. Nearly all space in between is used for the maneuvering lane and parking. Of the nineteen (19) feet in excess of the minimum requirement, twenty (20%) percent, or approximately four (4) feet is to be dedicated to landscaping. No front yard landscaping is proposed along Industrial Drive.

- The Planning Commission may wish to determine whether to require **front yard landscaping** in accordance with Section 1202A.

- B. **Rear yard:** *In the M-1 district a minimum rear yard of twenty (20) feet shall be required and shall be landscaped.*

Findings: The building is to be twenty (20) feet from the east rear lot line. No rear yard landscaping is shown.

- The Planning Commission may wish to determine whether to require **rear yard landscaping** in accordance with Section 1202B.

- C. **Side yards:** *In the M-1 district two (2) side yards shall be required, each twenty (20) feet in least dimension. All side yards shall be landscaped, except up to ten (10) feet of the side yard farthest from the side lot line may be used for driveways and/or sidewalks. In the event a side yard abuts or is adjacent to a public street, front yard requirements shall govern the requirements for such side yards.”*

Findings: North side yard setback is to be forty-four (44) feet. Some of the required twenty (20)-foot setback furthest from the property’s edge is occupied by driveway in accordance with the above standards.

Section 1800.01 Site Plan Review

- E. **Review Criteria.** *The site plan application shall be reviewed using the following criteria.*

1. *“The proposed site plan is in accordance with the comprehensive master plan, the Ordinance and other development policies of the city.*

Findings: The site is currently zoned M-1 Manufacturing. The use of the property for a parts manufacturing facility is permitted by right to the standards discussed herein. The Planning Commission may find this standard has been met.

2. *The site plan is designed to be consistent with the intent and planning criteria of the Zoning District and will not adversely impact the intent and planning criteria of any adjacent Zoning Districts.*

Findings: The proposed structure and site are consistent with the intent and planning of the M-1 District. The lot is centrally located within the Allegan Industrial Park and far from any other zoning districts.

3. *The site is served by essential public facilities, such as vehicular and pedestrian access, open space and services such as emergency services and utilities and these public facilities and services have sufficient capacity to the site.*

Findings: This site is located on Industrial Drive and N Eastern Avenue—two local roads in the M-1 District built to withstand truck and shipping traffic. The site also includes Ordinance-compliant maneuvering lanes along the north, west, and south sides of the building and a reciprocal access connection to the property to the east for fire protection. The site is also served by public water, sanitary sewer, and storm sewer. Applicant has submitted grading and utility plans (sheets C102 and C103).

- The Planning Commission may wish to reiterate requirement of **approval from applicable City of Allegan staff (Fire Department, DPW, etc.)**.

4. *The site plan is designed with regard to preserving Allegan's unique topography and environment, including areas of steep slope, riverbanks and existing vegetation, in conformance with all other regulations."*

Findings: Applicant has submitted grading and utility plans (sheets C101 and C102), both of which indicate that no substantial changes to the natural topography or environment are to be made. The Planning Commission may find that this standard has been met.

Section 1612 Required off-street parking and loading facilities

- A. *"Schedule of spaces required. All buildings located in the city shall provide off-street parking adequate for the intended use as determined by the following schedule; provided, the Planning Commission may approve or require additional or fewer spaces, in consideration of adequate parking, avoiding excessive parking, and provision for snow storage.*

20. *For offices-business, professional, governmental and public assembly units, 3.5 spaces per 1,000 square feet of floor area*

Findings: Item 4 on the submitted application states that there is approximately 2,355 square feet of office area. $2,355 \text{ sf} / 1,000 = 2.355 * 3.5 \text{ spaces} = 8.17 \text{ spaces} \rightarrow 9 \text{ required spaces}$

23. *For manufacturing uses or any establishments engaged in production, processing, cleaning, servicing, testing or repairing of materials, goods or products, 1.25 spaces for each 1,000 square feet of floor area."*

Findings: Item 4 on the submitted application states that there is approximately 9,645 square feet of manufacturing area. $9,645 \text{ sf} / 1,000 = 9.645 * 1.25 \text{ spaces} = 12.05 \text{ spaces} \rightarrow 12 \text{ required spaces}$

Total required spaces: $9 + 12 = 21 \text{ total required spaces}$. Site Information on sheet C101 states that the applicant is proposing fifteen (15) parking spaces, having determined the number using a less granular calculation. The Zoning Ordinance provides the Planning Commission the ability to discretionarily determine whether to add or reduce the number of required parking for a given project depending on other site and area factors.

- The Planning Commission may wish to determine whether the **number of proposed parking spaces is sufficient** to meet the needs of the site.

- D. **Parking space dimensions.** The dimension of off-street parking spaces shall be in accordance with the following minimum dimensions:

	Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
Required	75 ° to 90 °	25 ft.	9 ft.	19 ft.	44 ft.	63 ft.
Proposed	90°	25 ft.	9 ft.	19 ft.	44 ft.	—

Findings: Planning Commission may find that this standard has been met.

1615 Lighting and Screening Requirements

- A. **“Shielded lighting required.** All private lights used for the illumination of dwellings or business establishments or for the illumination of business buildings or areas surrounding them, or the illumination or display of merchandise or products of business establishments shall be completely shielded from the view of vehicular traffic using the road or roads abutting such business property. Lighting which is designed to illuminate the premises shall be installed in a manner which will not cast direct illumination on adjacent properties. Lighting shall comply with the following regulations:
1. Except with approval from the Planning Commission, special purpose lighting, such as aerial lasers and searchlight style lights, construction lighting and sports field or stadium lighting are prohibited.
 2. Lighting fixtures shall be fully shielded so as to make the light source invisible unless directly underneath the fixture, with no uplight beyond the fixture’s horizontal plane.
 3. Light poles and building-mounted fixtures shall not exceed 20 feet in height, unless the Planning Commission finds that a greater pole height would result in fewer pole structures and would not create intrusive light spill onto adjacent properties.
 4. Lighting systems for non-residential uses shall be reduced in lighting by 50% or turned off at 10:00 PM or at close of the establishment, whichever is later, until dawn or the start of the next business day. The Planning Commission may modify this requirement according to the needs of the specific use. Emergency security sensor lighting is exempt from this requirement.

Findings: Lighting currently not indicated on proposed plan. Applicant has specified that site lighting will consist of eight (8) wall packs around the proposed building. No further information is currently available.

- The Planning Commission may wish to require **further specification of proposed site lighting.**
- Applicant has not submitted **hours of operation for lighting.** The Planning Commission may reiterate or modify this standard as a condition of approval.

SUMMARY & CONCLUSION

Summary

It is my opinion that the applicant has submitted sufficient material to provide the Planning Commission evidence to support a recommendation of approval to Council of the Special Use and approval of the site plan, given the following conditions:

Should the Planning Commission consider approval of this site plan, the following items should be discussed and/or stipulated as conditions for approval. These items may be set as conditions to be submitted for administrative approval or to return to the Planning Commission for verification.

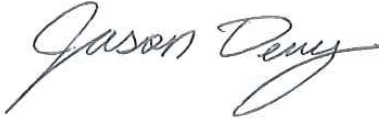
Potential Discussion Topics and Conditions.

	Memo Page	Ordinance Section	Potential Condition
Approval from:	3	§ 1801.01	➤ applicable City of Allegan staff (<i>Fire Department, Department of Public Works, etc.</i>)
Specification of:	4	§ 1615	➤ proposed site lighting (<i>wall pack placement, height, fixture models, etc.</i>)
Discussion of:	2	§ 1202	➤ whether to require front yard landscaping .
	2	§ 1202	➤ whether to require rear yard landscaping .
	3	§ 1612	➤ whether the number of proposed parking spaces is sufficient to meet the needs of the site.
	4	§ 1615	➤ whether to require reduced illumination after 10:00 pm or close .

Conclusion

I hope the information provided is helpful to you as you consider this site plan review request. If you have any questions or concerns, please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at either (616) 877-2000 Ext. 215 or email at jderry@pcimi.com.

Sincerely,



Jason Derry
City of Allegan Zoning Administrator
Professional Code Inspections of Michigan, Inc.

Fee \$350.00
Paid ☒ Date: 9/18/23 chk# 2225



City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Site Plan Review Application

1. Applicant Information

Contact Name: Tyler Cravens

Address: 10123 S M43, Suite E City: Delton State: MI Zip: 49046

Ph.: 269-364-5626 Email: tyler.cravens@mittenstateeng.com

2. Property Owner Information (if different from above)

Contact Name: Brian Hicks

Address: 603 N Eastern Ave City: Allegan State: MI Zip: 49010

Ph.: 269-673-7100 Email: brian@fcanda.com

3. Project/Property Information

Property Parcel Number: #03 – 51– 2 5 3 - 0 2 2 - 0 1

Property Address: TBD, parcel is adjacent to the W of 605 N Eastern Ave Allegan, MI 49010

Current Zoning Classification: M-1 Manufacturing

Lot Data:

Lot Length (ft.) +/-324

Lot Area (sq. ft.) 42,196

Lot Width (ft.) +/-134

Structure Data:

Structure Length (ft.) 200

Commercial Use Area (sq. ft.) 12,000

Structure Width (ft.) 60

Residential Use Area (sq. ft.) 0

Total Area (sq. ft.) 12,000

4. **Description of Use:** Proposed building will consist of +-2,355 sf of office area and +-9,645 sf of manufacturing area.

(Continue on additional page if needed)

5. Affidavit

I hereby make application for "Site Plan Review" for the above listed address and agree to permit members of the City of Allegan Planning Commission, members of City Council, and the City of Allegan Building Official to enter the property listed on this application and perform inspections as they relate to this site plan application.

Applicant Signature:  Date: 08/16/2023

6. Return this form and supporting materials on or before application deadline to:

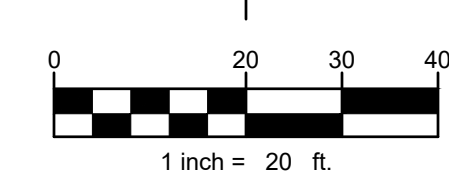
Professional Code Inspections
Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph. (616) 877-2000, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the City of Allegan Planning Commission, the deadline for submitting your application and supporting materials is at least thirty (30) days prior to the meeting that you wish your application to be considered. The City of Allegan Planning Commission meets the third Monday of every month at 6:00pm at City Hall (231 Trowbridge St., Allegan, MI 49010).

To view the City of Allegan's public meeting calendar, please visit cityofallegan.org.

Accompanying fee (\$350.00) must be sent to City Hall at 231 Trowbridge St., Allegan, MI 49010. Applicants may pay by credit card by calling (269) 673-5511. An additional fee will apply if paying by card.

If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

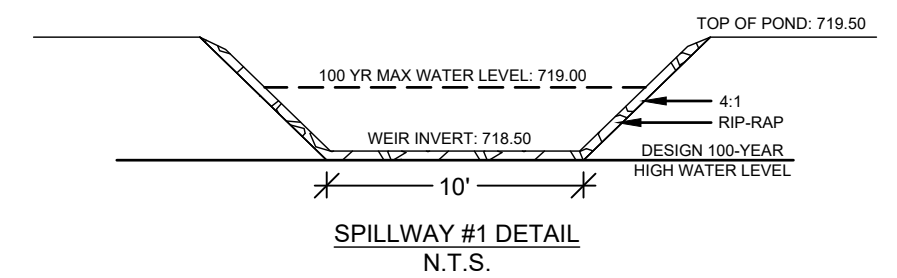
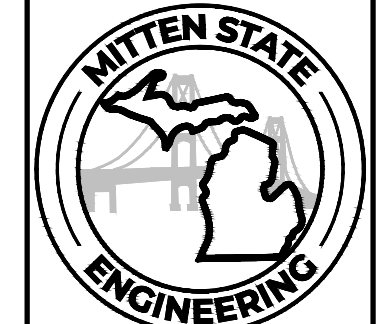


1. CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
2. ALL EARTHEN SLOPES SHALL BE LESS THAN 4:1 UNLESS OTHERWISE NOTED
3. THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION
5. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED
6. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH

TC = TOP OF CURB
 ME = MATCH ELEVATION
 R = RIM ELEVATION
 FG = FINISH GRADE
 FL = FLOW LINE
 TP = TOP OF PAVEMENT

——— XXX ——— EXISTING CONTOUR
 ——— XXX ——— PROPOSED CONTOUR
 RIDGE
 ———— RIDGE LINE
 →...→...→... PROPOSED SWALE

<u>BENCHMARK #</u>	<u>DESCRIPTION</u>	<u>ELEVATION</u>
#1	NORTHEAST CORNER OF CONCRETE PAD	737.067
#2	SOUTHEAST BOLT OF FIRE HYDRANT	733.726

[illegible]

ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: CRZ
CHECKED BY: TWC

GRADING PLAN

FABRICATED COMPONENTS
ALLEGAN, MI

ORIGINAL ISSUE:
22 / 1 / 2007

08/14/2023
PROJECT NO.
23022

SHEET NUMBER

C102

S5.3

STABILIZED CONSTRUCTION ACCESS

* 50' MINIMUM LENGTH
LENGTH OF STABILIZED ROAD

SEDIMENT SUMP

12' MINIMUM
WIDTH

SEDIMENT SUMP

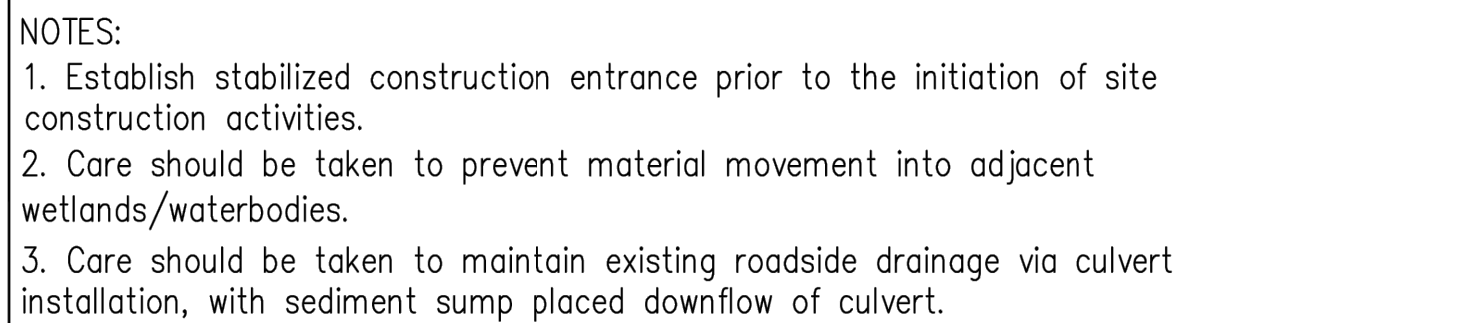
EXISTING PAVEMENT

10' MIN.

10' MIN.

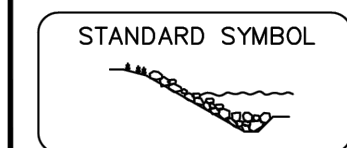
FLOW

PLAN VIEW



The diagram illustrates the construction of a riprap stream bank. It shows a cross-section of a stream bed and bank. Key components and labels include:

- EXISTING PROFILE**: Indicated by a dashed line and an arrow pointing to the original ground surface.
- STABILIZE WITH SEED & MULCH, VEGETATIVE PLANTINGS, OR SOD**: Labeled with an arrow pointing to the top of the bank where vegetation is applied.
- EXCAVATE AND SHAPE TO DESIGN GRADIENT**: Labeled with an arrow pointing to the newly shaped bank face.
- 3' MIN.**: A vertical dimension line indicating the minimum height of the bank above the water level.
- ORDINARY HIGH WATER MARK**: Indicated by a wavy line representing the water level.
- GEOTEXTILE (NON-WOVEN)**: Labeled with an arrow pointing to the fabric layer between the existing soil and the riprap.
- RIPRAP DEPTH=1.5 X MAXIMUM STONE DIAMETER OR 12" (WHICHEVER IS GREATER)**: A label for the riprap layer.
- ROCK RIPRAP (SIZE USING D₅₀ SPEC.)**: Labeled with an arrow pointing to the layer of stones.
- STABLE BED**: Labeled with an arrow pointing to the bottom of the riprap layer.
- FILL (WITH SUITABLE MATERIAL)**: Labeled with an arrow pointing to the material used to fill the base of the bank.
- 1**: A dimension line indicating the thickness of the geotextile layer.
- 1.5 X MAXIMUM STONE DIAMETER**: A dimension line indicating the required depth of the riprap layer.



SILT FENCE

SPACING 6-10' MAX.

ROLL JOINT

FENCE POSTS DRIVEN INTO GROUND 1' MIN.

6" ANCHOR TRENCH

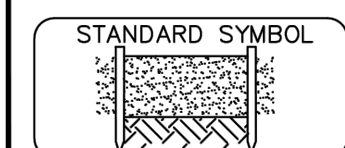
1' MIN.

SILT FENCE B

SILT FENCE A

FABRIC TO BE WRAPPED AROUND FENCE POST

ROLL JOINTS



A	KENTUCKY BLUEGRASS 80 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	WATERING NEEDED DURING JUNE AND JULY
		D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		

SCALE: AS NOTED

DESIGNED BY: TLB

DRAWN BY: CRZ

CHECKED BY: TWC

E9

MULCH BLANKETS

BURY UPSLOPE END OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP

FLOW

OVERLAP BLANKETS SIDE BY SIDE USING A 4" OVERLAP WITH UPSLOPE BLANKET LAID OVER DOWNSLOPE BLANKET


OVERLAP END OF UPSLOPE BLANKET 12" OVER DOWNSLOPE BLANKET. SECURE WITH STAPLES

12"

BURY TOE OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP

COMPACTED AREA

STAKES/STAPLES

- STANDARD SYMBOL
- 



<div style="border: 2px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;"> E8 </div> </div>	<h2 style="margin: 0;">PERMANENT SEEDING</h2>		
<u>Planting Zones:</u>	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
<u>Seeding Window</u> Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
<u>Seeding Window</u> Dormant Seeding*	11/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- 1



S58

INLET PROTECTION – FABRIC DROP

INLET GRATE

2'-0"

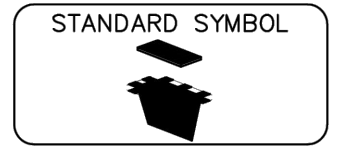
4'-0"

3'-0"

1" REBAR FOR BAG REMOVAL FROM INLET

ISOMETRIC VIEW

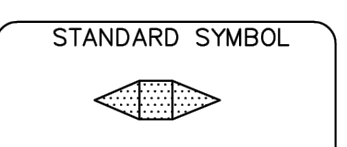
INSTALLATION DETAIL



The diagrams illustrate the construction of a check dam in three views:

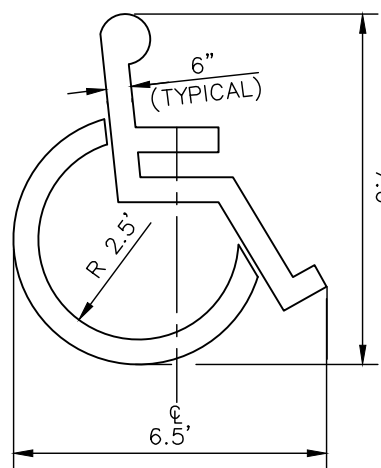
- PROFILE:** Shows a side view of the dam structure. It features a channel with a bottom layer of non-woven geotextile fabric. The dam is built with a 4" to 8" stone layer on top of a 1' thick layer of 3/4" to 1-1/2" crushed aggregate (washed). The top of the bank is indicated. The spacing between the stone layers varies with the slope. The flow direction is indicated by an arrow labeled "FLOW".
- CROSS SECTION:** Shows a cross-section of the dam. It features a 6" minimum depth of the channel. The dam is built with a 4" to 8" stone layer on top of a 1' thick layer of 3/4" to 1-1/2" crushed aggregate (washed). The bottom of the channel is lined with non-woven geotextile fabric. The flow direction is indicated by an arrow labeled "FLOW".
- PROFILE:** Shows a side view of the dam structure. It features a channel with a bottom layer of non-woven geotextile fabric. The dam is built with a 4" to 8" rock layer on top of a 1/2 or flatter slope. The center of the dam is depressed. The flow direction is indicated by an arrow labeled "FLOW". The dam is built on a ditch subexcavate below the flowline. The base width is indicated as 2X the height.

NOTE: BASE WIDTH SHOULD BE AT LEAST 2X THE HEIGHT

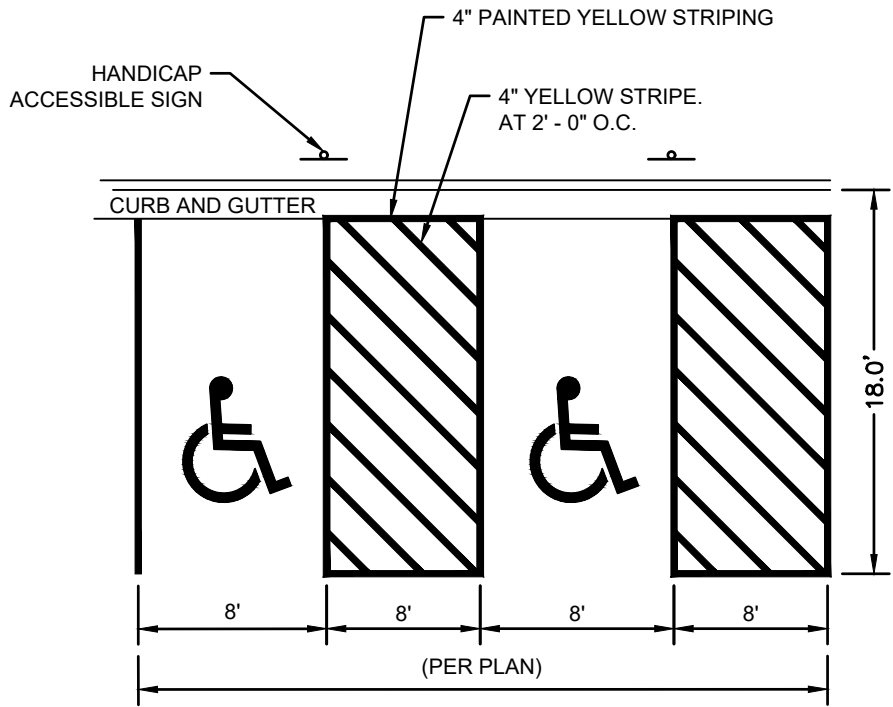


FABRICATED COMPONENTS
ALLEGAN, MI

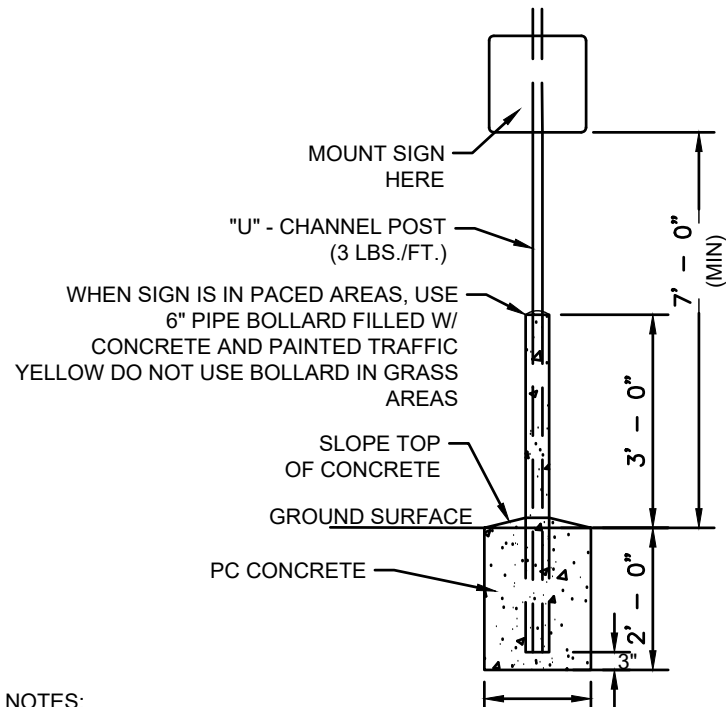
C105



ACCESSIBLE PARKING SYMBOL
NT.S

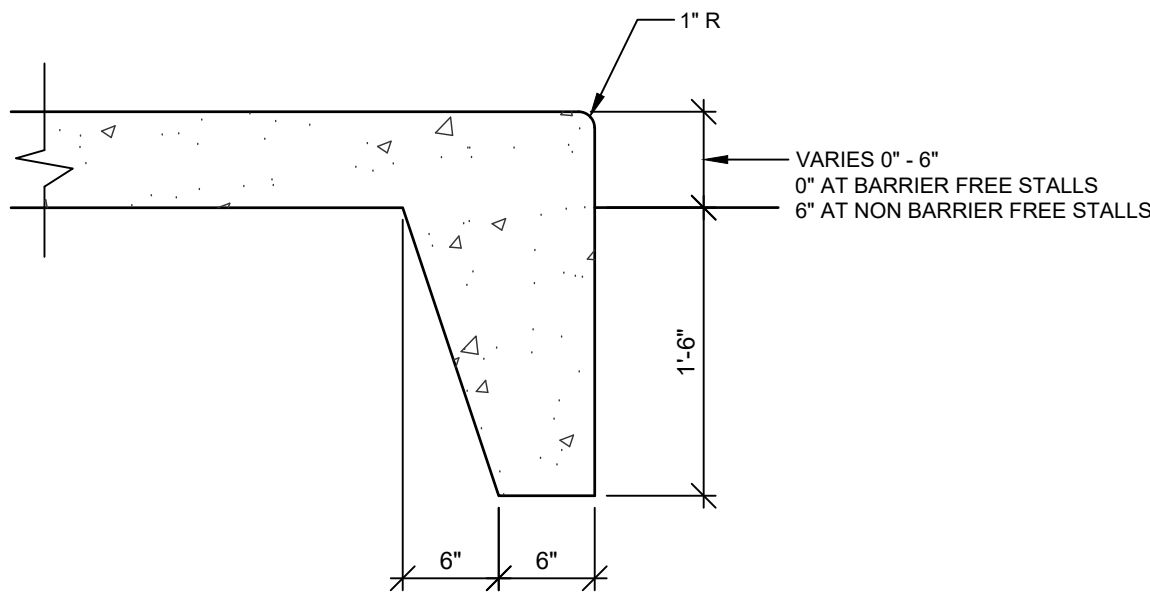


TYPICAL HANDICAP STRIPING
SCALE: NONE

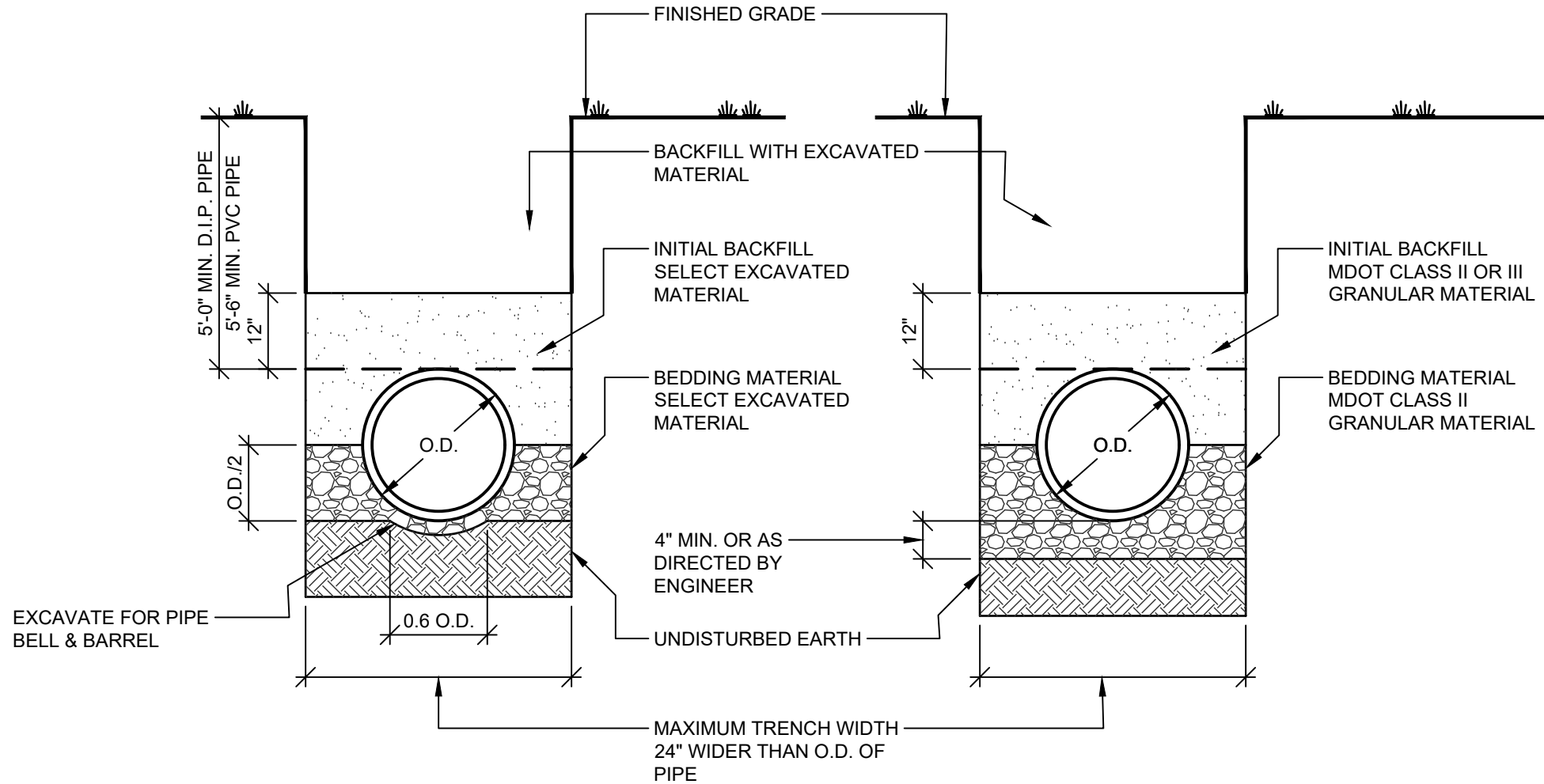


NOTES:
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
SCALE: NONE

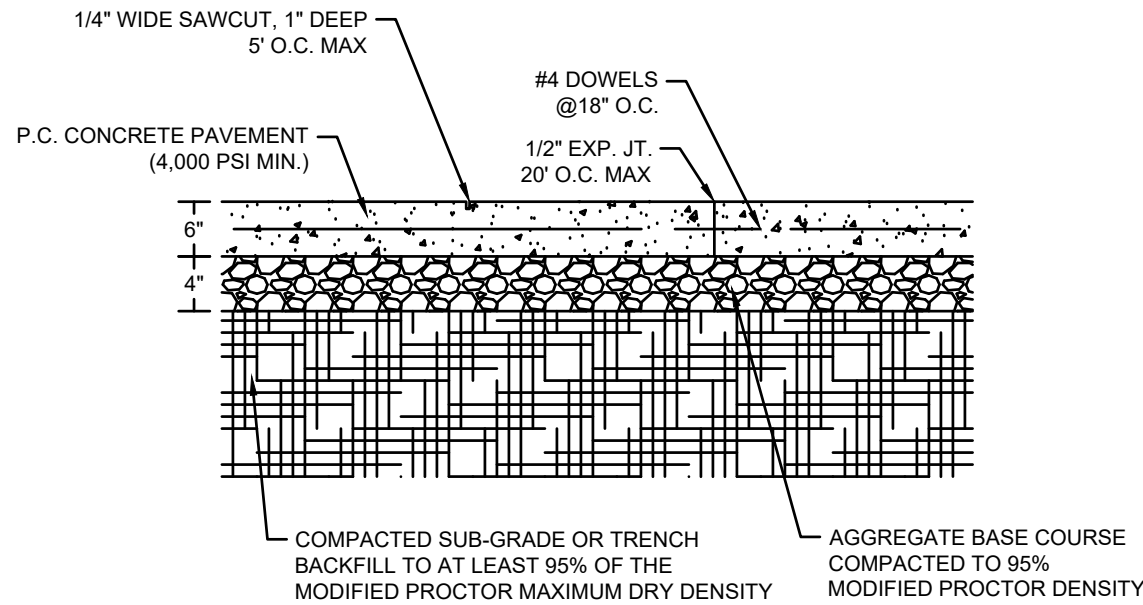


CURB & GUTTER - THICKENED SIDEWALK CURB

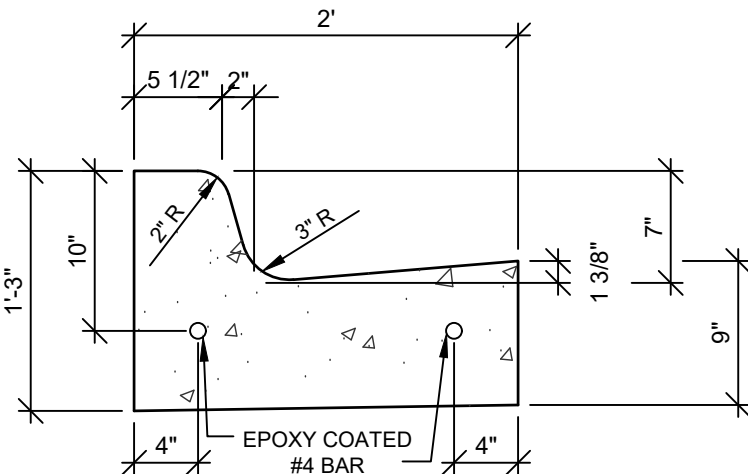


TRENCH DETAIL
IN SUITABLE SOIL

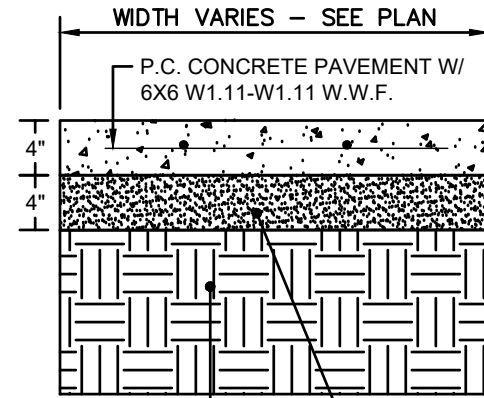
TRENCH DETAIL
IN UNSUITABLE SOIL



HEAVY DUTY
CONCRETE PAVEMENT SECTION
SCALE: NONE



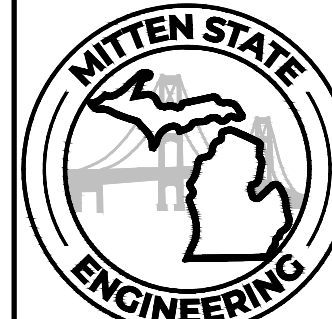
CURB & GUTTER - DETAIL C4



SUBGRADE: SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

- NOTES:
- ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
 - PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
 - PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
 - WELDED WIRE FABRIC (6X6-6X8) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
 - PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 - USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
 - AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
SCALE: NONE



ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: CRZ
CHECKED BY: TWC

CONSTRUCTION
DETAILS

FABRICATED COMPONENTS
ALLEGAN, MI

ORIGINAL ISSUE:
08/14/2023

PROJECT NO.
23022

SHEET NUMBER

C106

Jason Derry

From: Brian Hicks <brian@fcanda.com>
Sent: Tuesday, September 26, 2023 1:49 PM
To: Jason Derry; tyler.cravens@mittenstateeng.com
Cc: gordon@cornerstonecm.com
Subject: RE: 51-253-022-01, City of Allegan: Fabricated Components & Assemblies, Inc.

We are planning on installing Wall packs, we will plan to add 8 of these around the building.

Brian Hicks

Fabricated Components & Assemblies Inc.
603 N. Eastern Avenue
Allegan, MI 49010
O.P. (269) 673-7100
C.P. (269)-377-7353
brian@fcanda.com



From: Jason Derry <jderry@pcimi.com>
Sent: Tuesday, September 26, 2023 1:38 PM
To: tyler.cravens@mittenstateeng.com
Cc: Brian Hicks <brian@fcanda.com>
Subject: 51-253-022-01, City of Allegan: Fabricated Components & Assemblies, Inc.

Good afternoon Tyler,

I am currently reviewing your plan submission for Fabricated Components & Assemblies in the City of Allegan. Overall, your plans are great and I have very few comments on the proposal. If possible, though, could you please provide me with some information on proposed lighting for the site?

1. Is there any exterior lighting proposed?
 - a. If so: What type (wall-packs? Pole-lights?)
 - b. If so: How tall/high, where, and how many are to be installed?

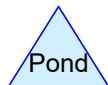
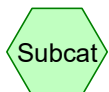
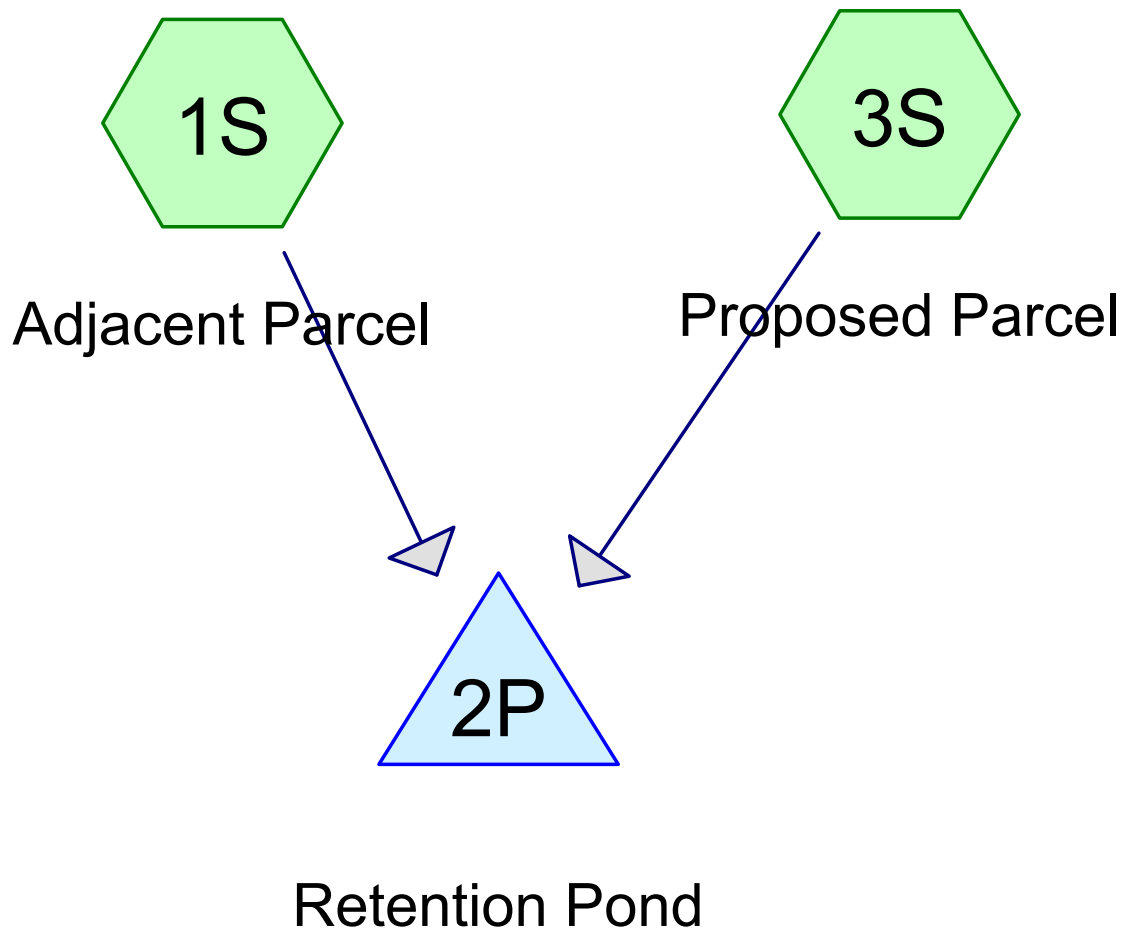
Information on specific fixture models are also greatly appreciated as well if available to verify full cutoff design. Feel free to either respond to this email with relevant information or, if proposed lighting is extensive, send a lighting plan with the above information specified. I will have my review memo available shortly after receiving answers to the above questions.

Please let me know if you have any questions or concerns on the information I am looking to specify. Thank you and have a great day!

Jason Derry

Zoning Administrator

Professional Code Inspections of Michigan, Inc.



HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Printed 9/8/2023

Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-YR	Type II 24-hr		Default	24.00	1	6.30	2

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Printed 9/8/2023

Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.514	39	>75% Grass cover, Good, HSG A (1S, 3S)
0.105	96	Gravel surface, HSG A (1S)
0.473	98	Roofs, HSG A (1S, 3S)
0.537	98	Unconnected pavement, HSG A (1S, 3S)
0.194	98	Water Surface, HSG A (1S)
1.824	81	TOTAL AREA

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Printed 9/8/2023

Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.824	HSG A	1S, 3S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.824		TOTAL AREA

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Printed 9/8/2023

Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.514	0.000	0.000	0.000	0.000	0.514	>75% Grass cover, Good	1S, 3S
0.105	0.000	0.000	0.000	0.000	0.105	Gravel surface	1S
0.473	0.000	0.000	0.000	0.000	0.473	Roofs	1S, 3S
0.537	0.000	0.000	0.000	0.000	0.537	Unconnected pavement	1S, 3S
0.194	0.000	0.000	0.000	0.000	0.194	Water Surface	1S
1.824	0.000	0.000	0.000	0.000	1.824	TOTAL AREA	

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.30"

Printed 9/8/2023

Page 6

Time span=1.00-20.00 hrs, dt=0.05 hrs, 381 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Adjacent Parcel

Runoff Area=37,257 sf 66.04% Impervious Runoff Depth>4.28"
Tc=15.0 min CN=85 Runoff=4.91 cfs 0.305 af

Subcatchment3S: Proposed Parcel

Runoff Area=42,196 sf 66.01% Impervious Runoff Depth>3.56"
Tc=15.0 min CN=78 Runoff=4.76 cfs 0.287 af

Pond 2P: Retention Pond

Peak Elev=718.51' Storage=12,513 cf Inflow=9.67 cfs 0.593 af
Outflow=0.83 cfs 0.537 af

Total Runoff Area = 1.824 ac Runoff Volume = 0.593 af Average Runoff Depth = 3.90"
33.98% Pervious = 0.620 ac 66.02% Impervious = 1.204 ac

Summary for Subcatchment 1S: Adjacent Parcel

Runoff = 4.91 cfs @ 12.07 hrs, Volume= 0.305 af, Depth> 4.28"

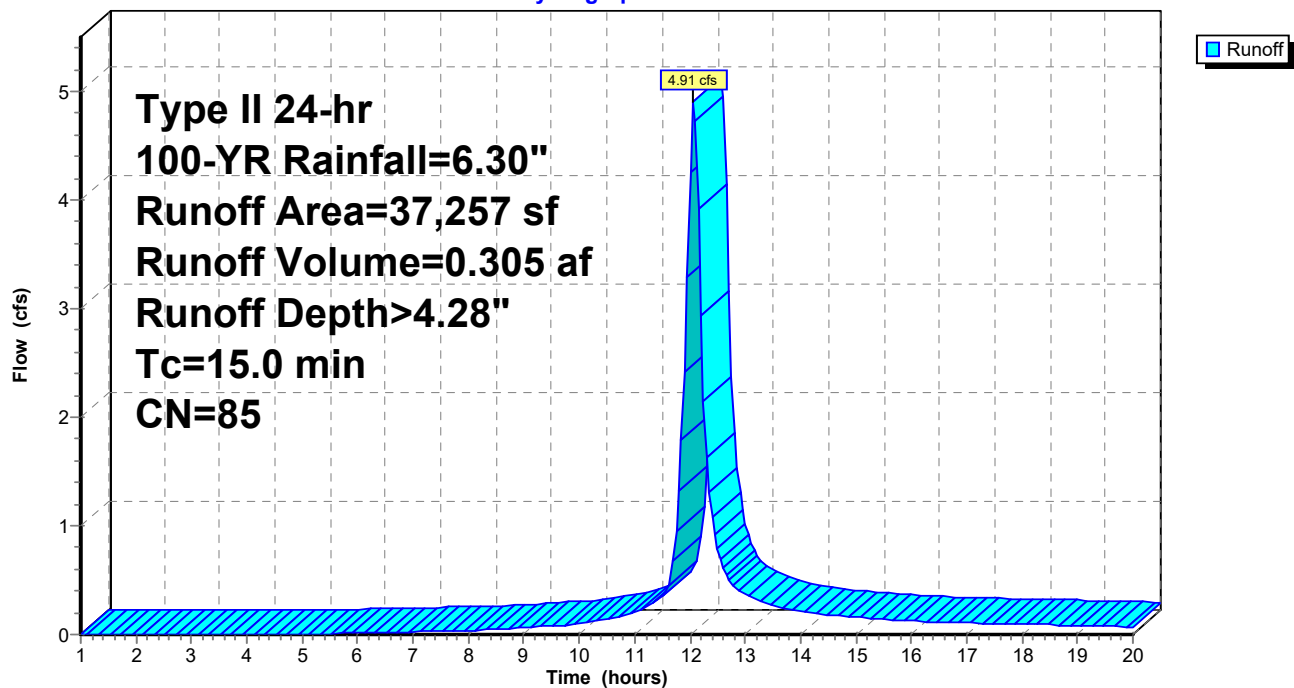
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=6.30"

Area (sf)	CN	Description
8,063	39	>75% Grass cover, Good, HSG A
8,624	98	Roofs, HSG A
7,523	98	Unconnected pavement, HSG A
4,590	96	Gravel surface, HSG A
8,457	98	Water Surface, HSG A
37,257	85	Weighted Average
12,653		33.96% Pervious Area
24,604		66.04% Impervious Area
7,523		30.58% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Adjacent Parcel

Hydrograph



HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.30"

Printed 9/8/2023

Page 8

Hydrograph for Subcatchment 1S: Adjacent Parcel

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.07	0.00	0.00	14.00	5.17	3.52	0.21
1.25	0.08	0.00	0.00	14.25	5.22	3.57	0.19
1.50	0.10	0.00	0.00	14.50	5.28	3.62	0.18
1.75	0.12	0.00	0.00	14.75	5.33	3.67	0.17
2.00	0.14	0.00	0.00	15.00	5.38	3.72	0.16
2.25	0.16	0.00	0.00	15.25	5.42	3.76	0.15
2.50	0.18	0.00	0.00	15.50	5.47	3.80	0.14
2.75	0.20	0.00	0.00	15.75	5.51	3.84	0.13
3.00	0.22	0.00	0.00	16.00	5.54	3.87	0.13
3.25	0.24	0.00	0.00	16.25	5.58	3.91	0.12
3.50	0.26	0.00	0.00	16.50	5.61	3.94	0.11
3.75	0.28	0.00	0.00	16.75	5.65	3.97	0.11
4.00	0.30	0.00	0.00	17.00	5.68	4.00	0.11
4.25	0.32	0.00	0.00	17.25	5.71	4.03	0.10
4.50	0.35	0.00	0.00	17.50	5.74	4.06	0.10
4.75	0.37	0.00	0.00	17.75	5.77	4.09	0.10
5.00	0.40	0.00	0.00	18.00	5.80	4.12	0.09
5.25	0.42	0.00	0.00	18.25	5.83	4.14	0.09
5.50	0.45	0.00	0.01	18.50	5.86	4.17	0.09
5.75	0.48	0.01	0.01	18.75	5.88	4.19	0.09
6.00	0.50	0.01	0.01	19.00	5.91	4.22	0.08
6.25	0.53	0.02	0.02	19.25	5.93	4.24	0.08
6.50	0.56	0.02	0.02	19.50	5.95	4.26	0.08
6.75	0.59	0.03	0.02	19.75	5.98	4.28	0.07
7.00	0.62	0.04	0.02	20.00	6.00	4.30	0.07
7.25	0.66	0.04	0.03				
7.50	0.69	0.05	0.03				
7.75	0.72	0.06	0.03				
8.00	0.76	0.07	0.04				
8.25	0.79	0.09	0.04				
8.50	0.83	0.10	0.05				
8.75	0.88	0.12	0.06				
9.00	0.93	0.14	0.07				
9.25	0.98	0.16	0.07				
9.50	1.03	0.19	0.08				
9.75	1.08	0.21	0.09				
10.00	1.14	0.24	0.10				
10.25	1.21	0.28	0.12				
10.50	1.29	0.32	0.14				
10.75	1.37	0.37	0.17				
11.00	1.48	0.44	0.21				
11.25	1.61	0.52	0.26				
11.50	1.78	0.64	0.35				
11.75	2.44	1.13	0.95				
12.00	4.18	2.62	4.25				
12.25	4.45	2.86	2.15				
12.50	4.63	3.03	0.79				
12.75	4.76	3.14	0.46				
13.00	4.86	3.24	0.37				
13.25	4.95	3.33	0.31				
13.50	5.03	3.40	0.27				
13.75	5.10	3.46	0.24				

Summary for Subcatchment 3S: Proposed Parcel

Runoff = 4.76 cfs @ 12.07 hrs, Volume= 0.287 af, Depth> 3.56"

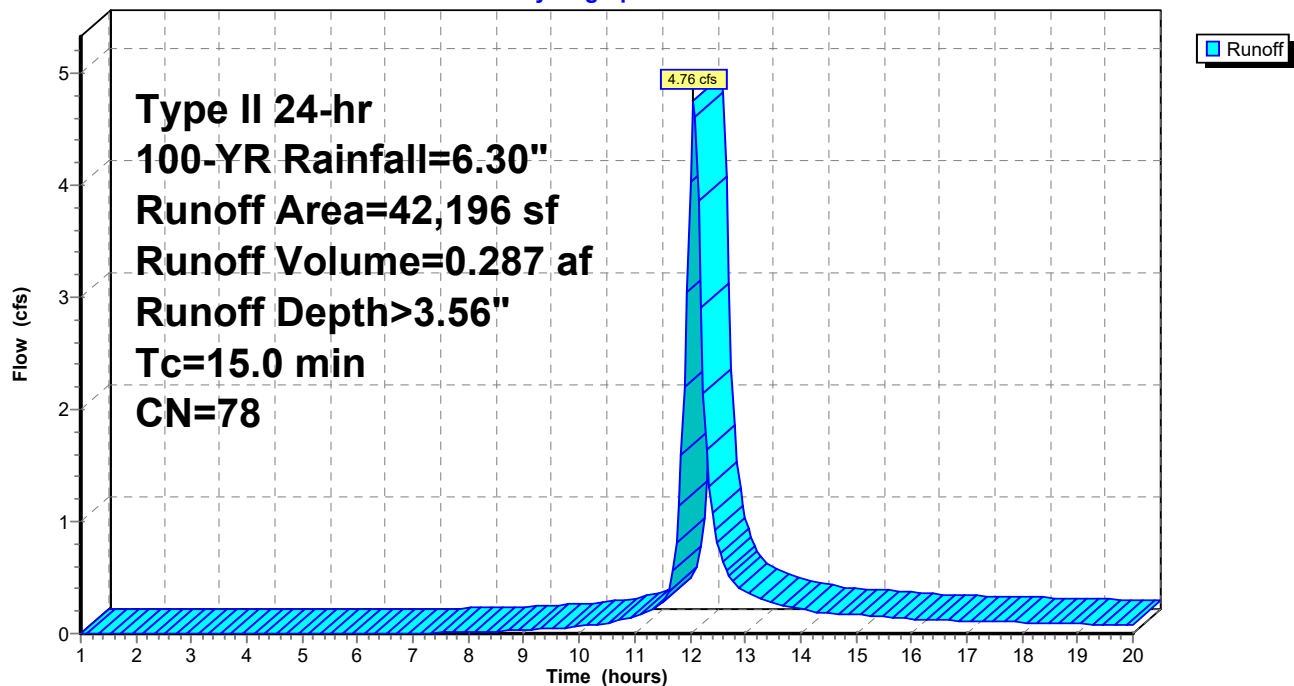
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=6.30"

Area (sf)	CN	Description
14,342	39	>75% Grass cover, Good, HSG A
12,000	98	Roofs, HSG A
15,854	98	Unconnected pavement, HSG A
42,196	78	Weighted Average
14,342		33.99% Pervious Area
27,854		66.01% Impervious Area
15,854		56.92% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 3S: Proposed Parcel

Hydrograph



HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.30"

Printed 9/8/2023

Page 10

Hydrograph for Subcatchment 3S: Proposed Parcel

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.07	0.00	0.00	14.00	5.17	2.85	0.22
1.25	0.08	0.00	0.00	14.25	5.22	2.90	0.20
1.50	0.10	0.00	0.00	14.50	5.28	2.95	0.19
1.75	0.12	0.00	0.00	14.75	5.33	2.99	0.18
2.00	0.14	0.00	0.00	15.00	5.38	3.03	0.17
2.25	0.16	0.00	0.00	15.25	5.42	3.07	0.16
2.50	0.18	0.00	0.00	15.50	5.47	3.11	0.15
2.75	0.20	0.00	0.00	15.75	5.51	3.15	0.14
3.00	0.22	0.00	0.00	16.00	5.54	3.18	0.13
3.25	0.24	0.00	0.00	16.25	5.58	3.21	0.12
3.50	0.26	0.00	0.00	16.50	5.61	3.24	0.12
3.75	0.28	0.00	0.00	16.75	5.65	3.27	0.12
4.00	0.30	0.00	0.00	17.00	5.68	3.30	0.11
4.25	0.32	0.00	0.00	17.25	5.71	3.33	0.11
4.50	0.35	0.00	0.00	17.50	5.74	3.35	0.11
4.75	0.37	0.00	0.00	17.75	5.77	3.38	0.10
5.00	0.40	0.00	0.00	18.00	5.80	3.40	0.10
5.25	0.42	0.00	0.00	18.25	5.83	3.43	0.10
5.50	0.45	0.00	0.00	18.50	5.86	3.45	0.09
5.75	0.48	0.00	0.00	18.75	5.88	3.48	0.09
6.00	0.50	0.00	0.00	19.00	5.91	3.50	0.09
6.25	0.53	0.00	0.00	19.25	5.93	3.52	0.08
6.50	0.56	0.00	0.00	19.50	5.95	3.54	0.08
6.75	0.59	0.00	0.00	19.75	5.98	3.56	0.08
7.00	0.62	0.00	0.00	20.00	6.00	3.58	0.07
7.25	0.66	0.00	0.01				
7.50	0.69	0.01	0.01				
7.75	0.72	0.01	0.01				
8.00	0.76	0.01	0.01				
8.25	0.79	0.02	0.02				
8.50	0.83	0.02	0.02				
8.75	0.88	0.03	0.03				
9.00	0.93	0.04	0.04				
9.25	0.98	0.05	0.04				
9.50	1.03	0.07	0.05				
9.75	1.08	0.08	0.05				
10.00	1.14	0.10	0.06				
10.25	1.21	0.12	0.08				
10.50	1.29	0.15	0.10				
10.75	1.37	0.18	0.12				
11.00	1.48	0.22	0.15				
11.25	1.61	0.28	0.20				
11.50	1.78	0.37	0.29				
11.75	2.44	0.75	0.81				
12.00	4.18	2.03	4.04				
12.25	4.45	2.25	2.14				
12.50	4.63	2.40	0.81				
12.75	4.76	2.51	0.48				
13.00	4.86	2.60	0.38				
13.25	4.95	2.67	0.32				
13.50	5.03	2.74	0.28				
13.75	5.10	2.80	0.25				

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.30"

Printed 9/8/2023

Page 11

Summary for Pond 2P: Retention Pond

Inflow Area = 1.824 ac, 66.02% Impervious, Inflow Depth > 3.90" for 100-YR event
 Inflow = 9.67 cfs @ 12.07 hrs, Volume= 0.593 af
 Outflow = 0.83 cfs @ 12.87 hrs, Volume= 0.537 af, Atten= 91%, Lag= 48.1 min
 Discarded = 0.83 cfs @ 12.87 hrs, Volume= 0.537 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 718.51' @ 12.87 hrs Surf.Area= 5,112 sf Storage= 12,513 cf

Plug-Flow detention time= 155.9 min calculated for 0.535 af (90% of inflow)
 Center-of-Mass det. time= 123.7 min (898.3 - 774.7)

Volume	Invert	Avail.Storage	Storage Description
#1	715.20'	18,019 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

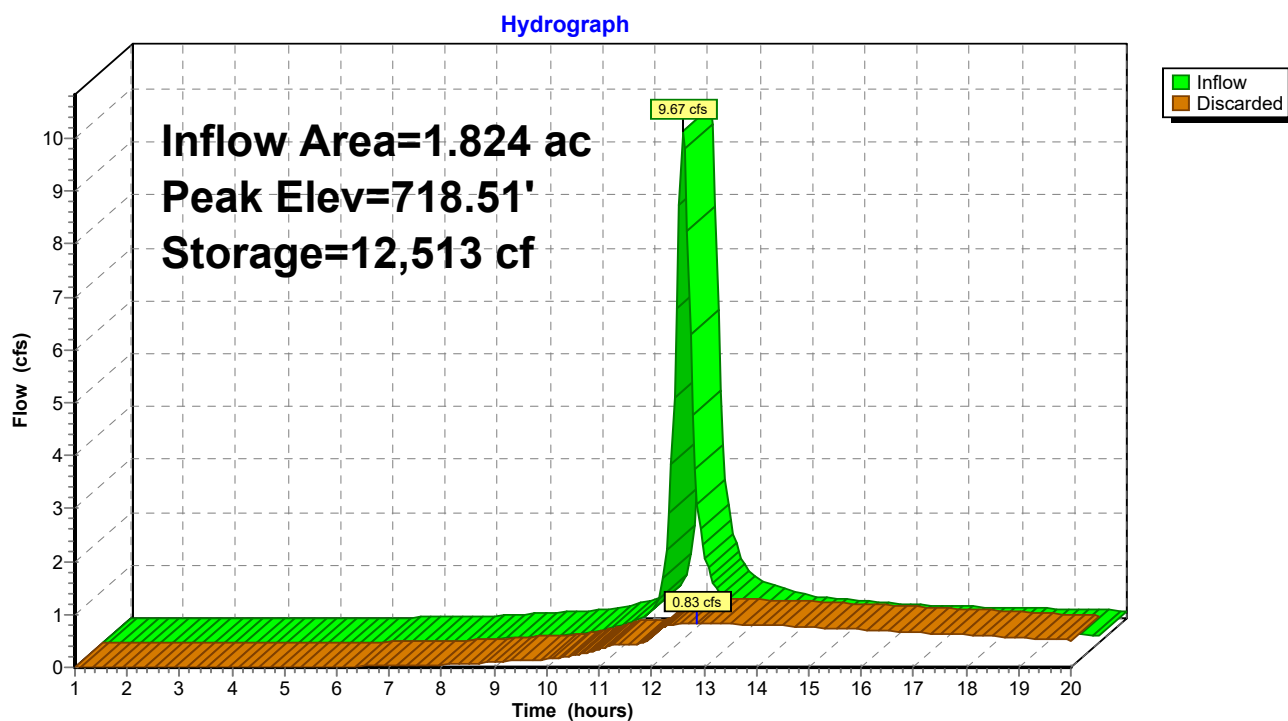
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
715.20	2,556	0	0
716.20	3,261	2,909	2,909
717.20	4,022	3,642	6,550
718.20	4,840	4,431	10,981
719.50	5,988	7,038	18,019

Device	Routing	Invert	Outlet Devices
#1	Discarded	715.20'	7.000 in/hr Exfiltration over Surface area

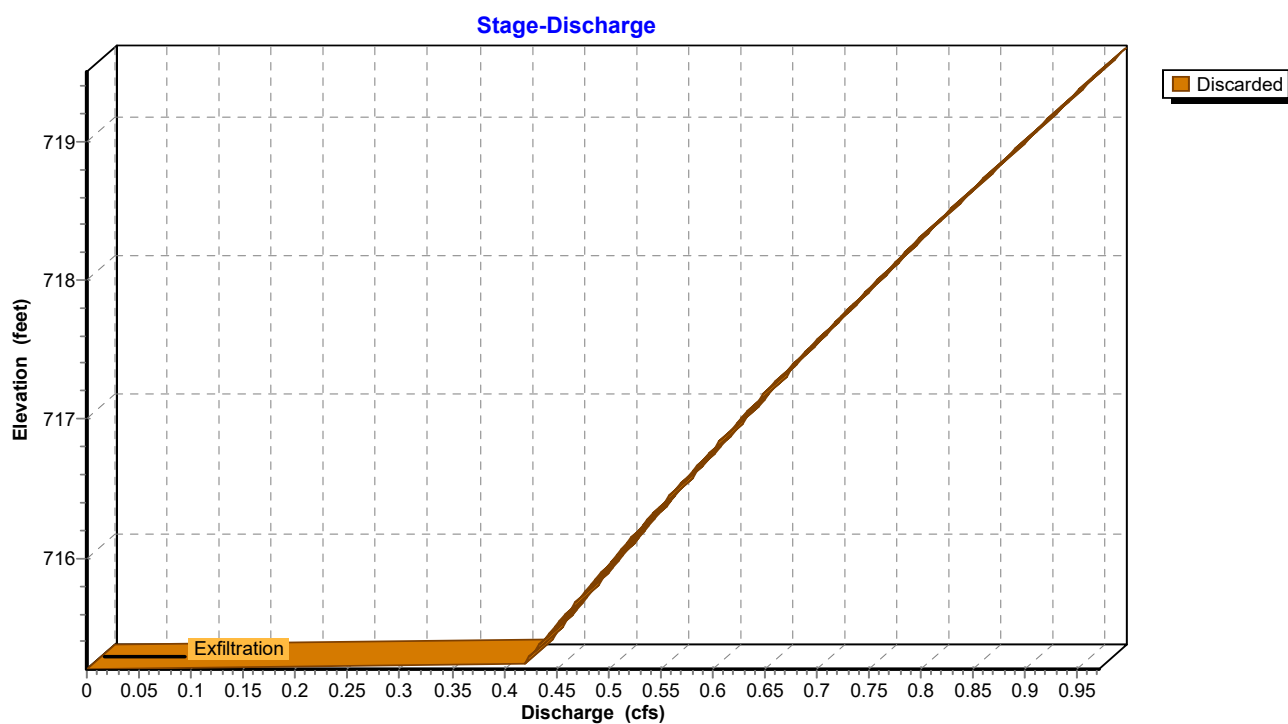
Discarded OutFlow Max=0.83 cfs @ 12.87 hrs HW=718.51' (Free Discharge)

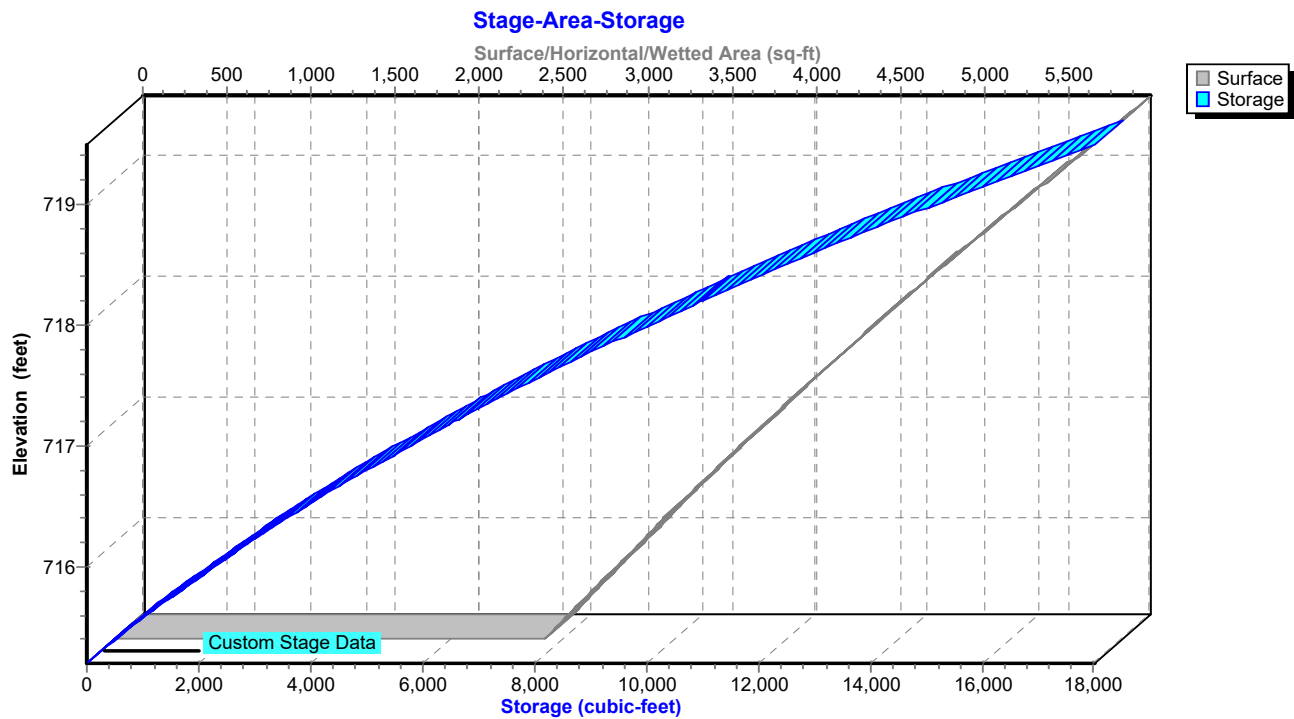
↑ **1=Exfiltration** (Exfiltration Controls 0.83 cfs)

Pond 2P: Retention Pond



Pond 2P: Retention Pond



Pond 2P: Retention Pond

HydroCAD - New

Prepared by Tyler Bourdo

HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.30"

Printed 9/8/2023

Page 14

Hydrograph for Pond 2P: Retention Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
1.00	0.00	0	715.20	0.00
1.50	0.00	0	715.20	0.00
2.00	0.00	0	715.20	0.00
2.50	0.00	0	715.20	0.00
3.00	0.00	0	715.20	0.00
3.50	0.00	0	715.20	0.00
4.00	0.00	0	715.20	0.00
4.50	0.00	0	715.20	0.00
5.00	0.00	0	715.20	0.00
5.50	0.01	2	715.20	0.01
6.00	0.01	3	715.20	0.01
6.50	0.02	5	715.20	0.02
7.00	0.03	7	715.20	0.03
7.50	0.04	10	715.20	0.04
8.00	0.05	13	715.21	0.05
8.50	0.07	18	715.21	0.07
9.00	0.10	25	715.21	0.10
9.50	0.13	33	715.21	0.12
10.00	0.16	41	715.22	0.16
10.50	0.24	59	715.22	0.22
11.00	0.36	89	715.23	0.34
11.50	0.64	226	715.29	0.42
12.00	8.29	4,183	716.57	0.57
12.50	1.60	12,141	718.43	0.82
13.00	0.75	12,493	718.50	0.83
13.50	0.55	12,150	718.44	0.82
14.00	0.43	11,563	718.32	0.80
14.50	0.36	10,839	718.17	0.78
15.00	0.33	10,075	718.01	0.76
15.50	0.29	9,287	717.84	0.74
16.00	0.26	8,477	717.66	0.71
16.50	0.23	7,654	717.47	0.69
17.00	0.22	6,849	717.27	0.66
17.50	0.21	6,066	717.08	0.64
18.00	0.20	5,305	716.88	0.61
18.50	0.18	4,564	716.68	0.59
19.00	0.17	3,845	716.48	0.56
19.50	0.16	3,148	716.27	0.54
20.00	0.14	2,473	716.06	0.51

Stage-Discharge for Pond 2P: Retention Pond

Elevation (feet)	Discarded (cfs)	Elevation (feet)	Discarded (cfs)
715.20	0.00	717.80	0.73
715.25	0.42	717.85	0.74
715.30	0.43	717.90	0.74
715.35	0.43	717.95	0.75
715.40	0.44	718.00	0.76
715.45	0.44	718.05	0.76
715.50	0.45	718.10	0.77
715.55	0.45	718.15	0.78
715.60	0.46	718.20	0.78
715.65	0.47	718.25	0.79
715.70	0.47	718.30	0.80
715.75	0.48	718.35	0.81
715.80	0.48	718.40	0.81
715.85	0.49	718.45	0.82
715.90	0.49	718.50	0.83
715.95	0.50	718.55	0.83
716.00	0.51	718.60	0.84
716.05	0.51	718.65	0.85
716.10	0.52	718.70	0.86
716.15	0.52	718.75	0.86
716.20	0.53	718.80	0.87
716.25	0.53	718.85	0.88
716.30	0.54	718.90	0.88
716.35	0.55	718.95	0.89
716.40	0.55	719.00	0.90
716.45	0.56	719.05	0.91
716.50	0.57	719.10	0.91
716.55	0.57	719.15	0.92
716.60	0.58	719.20	0.93
716.65	0.58	719.25	0.93
716.70	0.59	719.30	0.94
716.75	0.60	719.35	0.95
716.80	0.60	719.40	0.96
716.85	0.61	719.45	0.96
716.90	0.61	719.50	0.97
716.95	0.62		
717.00	0.63		
717.05	0.63		
717.10	0.64		
717.15	0.65		
717.20	0.65		
717.25	0.66		
717.30	0.66		
717.35	0.67		
717.40	0.68		
717.45	0.68		
717.50	0.69		
717.55	0.70		
717.60	0.70		
717.65	0.71		
717.70	0.72		
717.75	0.72		

Stage-Area-Storage for Pond 2P: Retention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
715.20	2,556	0	717.80	4,513	9,110
715.25	2,591	129	717.85	4,554	9,337
715.30	2,627	259	717.90	4,595	9,566
715.35	2,662	391	717.95	4,636	9,797
715.40	2,697	525	718.00	4,676	10,029
715.45	2,732	661	718.05	4,717	10,264
715.50	2,767	799	718.10	4,758	10,501
715.55	2,803	938	718.15	4,799	10,740
715.60	2,838	1,079	718.20	4,840	10,981
715.65	2,873	1,222	718.25	4,884	11,224
715.70	2,909	1,366	718.30	4,928	11,469
715.75	2,944	1,512	718.35	4,972	11,717
715.80	2,979	1,661	718.40	5,017	11,967
715.85	3,014	1,810	718.45	5,061	12,219
715.90	3,050	1,962	718.50	5,105	12,473
715.95	3,085	2,115	718.55	5,149	12,729
716.00	3,120	2,270	718.60	5,193	12,988
716.05	3,155	2,427	718.65	5,237	13,248
716.10	3,190	2,586	718.70	5,282	13,511
716.15	3,226	2,746	718.75	5,326	13,777
716.20	3,261	2,909	718.80	5,370	14,044
716.25	3,299	3,073	718.85	5,414	14,314
716.30	3,337	3,238	718.90	5,458	14,585
716.35	3,375	3,406	718.95	5,502	14,859
716.40	3,413	3,576	719.00	5,546	15,136
716.45	3,451	3,748	719.05	5,591	15,414
716.50	3,489	3,921	719.10	5,635	15,695
716.55	3,527	4,096	719.15	5,679	15,977
716.60	3,565	4,274	719.20	5,723	16,263
716.65	3,603	4,453	719.25	5,767	16,550
716.70	3,642	4,634	719.30	5,811	16,839
716.75	3,680	4,817	719.35	5,856	17,131
716.80	3,718	5,002	719.40	5,900	17,425
716.85	3,756	5,189	719.45	5,944	17,721
716.90	3,794	5,378	719.50	5,988	18,019
716.95	3,832	5,568			
717.00	3,870	5,761			
717.05	3,908	5,955			
717.10	3,946	6,152			
717.15	3,984	6,350			
717.20	4,022	6,550			
717.25	4,063	6,752			
717.30	4,104	6,956			
717.35	4,145	7,163			
717.40	4,186	7,371			
717.45	4,227	7,581			
717.50	4,267	7,793			
717.55	4,308	8,008			
717.60	4,349	8,224			
717.65	4,390	8,443			
717.70	4,431	8,663			
717.75	4,472	8,886			



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**
1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000

MEMORANDUM

TO: City of Allegan Planning Commission
FROM: Lori Castello, Zoning Administrator
DATE: October 11, 2023
RE: 402 Trowbridge – Special Use Permit – Little Tigers Daycare

The Planning Commission is scheduled to consider a request from Whitney Reeds, interested party, for Special Use Permit to operate a commercial day care center in the R-2 Residential Zoning District.

GENERAL OVERVIEW

Property Information

The property addressed 402 Trowbridge, also known as Permanent Parcel Number 03-51-105-106-00, resides on the north side of Trowbridge Street near to the corner of Trowbridge and Walnut, and comprises approximately .15 acres. It is currently zoned R-2 Residential, and is neighbored to the north, west and east by R-2 Residential and to the south, across the street, by the C-1 Central Business District.

Information provided by Applicant

The applicant has completed the application for Special Use Permit and provided a front elevation.



402 Trowbridge Street. Source: Allegan County GIS

RELEVANT LANGUAGE

Section 1707.09. Daycare, Commercial, and Daycare, Group (additional standards)

FINDINGS OF FACT

- A. *All required state and local licensing shall be maintained at all times.*

Findings: The Applicant will be required to maintain this operational standard.

- B. *All outdoor areas used for care and play area shall be located in the rear or side yards only and shall have appropriate fencing for the safety of the children. Such fence shall consist of a 6-foot high opaque fence along the area adjoining another residence, and a 4-foot to 6-foot high fence in the rear yard and in the side yard up to the front building line. Play areas abutting a public right-of-way shall be prohibited.*

Findings: Outdoor areas will be located on the north/rear yard and east/side yard. Fencing will be required to meet these conditions; applicant should verify acknowledgment of these standards.

- C. *Such facilities shall be located at least fifteen hundred (1,500) feet from any one of the following:*

1. *A licensed or pre-existing operating group or commercial day-care home.*
2. *An adult foster care facility.*
3. *A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people.*
4. *A community correction center, resident home, halfway house, or similar facilities under jurisdiction of the County Sheriff or the Department of Corrections.*

Findings: There are two facilities within 1500 feet that I reviewed in accordance with these standards: The Allegan County Courthouse, which is not where inmates live or receive residential/rehabilitation services and the advertised Tender Touch Daycare at 529 Trowbridge. Tender Touch serves 6 or less children, however, so it does not meet the definition of group or commercial daycare home. This size establishment is considered a “family daycare home” and is therefore not included within the exclusionary zone noted herein. The Planning Commission may find this standard has been met.

- D. *Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.*

Findings: The Applicant will be required to maintain this operational standard.

- E. *The Planning Commission shall not prohibit evening operations completely, but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.*

Findings: The Planning Commission may choose to limit hours of operation, however, due to the location so near the commercial district, it may find that it is not necessary.

Section 1801.01. Standards for consideration of Special Uses (General)

FINDINGS OF FACT

“The review of a special use shall consider the following:

A. The general safety, health and welfare of the community at large, this shall include:

1. Accessibility of the property in question to fire and police protection.

Findings: The proposed use lies on a local road and is small in size at less than 100 feet deep. Two of three “classrooms” have direct outdoor emergency access and the other has multiple open paths to exits. No exterior changes to the site are proposed; The Planning Commission may find that this standard has been met.

2. Traffic conditions creating or adding to a hazardous situation.

Findings: The proposed use will likely generate no more traffic than that of the neighboring church across the street. There is a small on-site parking area for pick-ups and drop-offs. Additional public parking is available on street as needed. The Planning Commission may find that this standard has been met.

3. Transportation design requirements if any, which will be needed to accommodate any traffic impact for the use intended; and

Findings: *See comment above.* The Planning Commission may find that this standard has been met.

4. Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses, and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.

Findings: Section 402.01, Table of Uses, allows for Commercial Daycares by Special Use Permit. The only perceived potential for effect on adjacent parcels might be that of noise from outdoor activities, which would be required to be supervised. The Planning Commission may find this standard has been met.

B. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning if the proposed use is granted;

Findings: The location in close proximity to the Downtown business district allows for walkability for parents both from home and to town. Typically proximity to a daycare center is a selling point for housing. The Planning Commission may find this standard has been met.

C. Harmony with the Comprehensive Planning Program of the City of Allegan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Comprehensive plan of the City of Allegan and the character of land use which is intended by said city Plan for the area or district in question;

Findings: The proposed use meets the goals of the Master Plan to encourage services for residents and community stakeholders. The Planning Commission may find this standard has been met.

D. Impact from the applicant’s proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the City of Allegan Comprehensive Plan;

Findings: No exterior changes are proposed other than the addition of fencing for the play area. The Planning Commission may find this standard has been met.

E. *Any hazards arising from storage and use of flammable fluids; and*

Findings: No storage or use of flammable fluids is proposed. The Planning Commission may find this standard has been met.

F. *That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed."*

Findings: The only perceived potential for effect on adjacent parcels might be that of noise from outdoor activities, which would be required to be supervised. The Planning Commission may find this standard has been met.

Section 1800.01E Review Criteria

1. *"The proposed site plan is in accordance with the comprehensive master plan, the Ordinance and other development policies of the city.*

Findings: The property is currently zoned R-2 Single Family Residential. The use of the property for a commercial daycare center is permitted by Special Use subject to the standards discussed herein. The Planning Commission may find this standard has been met.

2. *The site plan is designed to be consistent with the intent and planning criteria of the Zoning District and will not adversely impact the intent and planning criteria of any adjacent Zoning Districts.*

Findings: The proposal is to use an existing building. There are no changes to the overall site proposed.

3. *The site is served by essential public facilities, such as vehicular and pedestrian access, open space and services such as emergency services and utilities and these public facilities and services have sufficient capacity to the site.*

Findings: This site is located on city-maintained Trowbridge Street for vehicular access and is served by public water, sanitary sewer, and storm sewer.

4. *The site plan is designed with regard to preserving Allegan's unique topography and environment, including areas of steep slope, riverbanks and existing vegetation, in conformance with all other regulations."*

Findings: The proposal is to use an existing structure with very little change to the overall site proposed.

1612 Required off-street parking and loading facilities

Findings: Parking is to be provided by existing shared parking lot onsite. The proposed use is regulated as any other retail establishment, so there is no ambiguity as to the capacity of the existing parking lot to serve this business.

1615 Lighting and Screening Requirements

Findings: Specific lighting plans are not included with the application, and to my understanding, not planned. If any new lighting is proposed, applicant should verify compliance with regulations and provide location on plans.

SUMMARY & CONCLUSION

Summary

The Applicant is asking for approval of a Special Use Permit and corresponding site plan for a commercial daycare center. Should the Planning Commission choose to recommend approval of the Special Use, any suggested conditions of approval should be reflected in the minutes. The above memo includes my Findings of Fact for the Standards of Approval. If the Planning Commission as a whole determines that the proposed use meets the Standards for Special Use, recommendation along with any conditions noted for approval is indicated. If the Standards are not met, then recommendation for denial is indicated. Alternatively, if there is information missing that is vital to a proper Findings of Fact and resulting decision, a motion to postpone any decision until such time sufficient evidence has been submitted. In any situation, a completed Findings of Fact by the PC as a whole, either created by committee or by reference to this memo, should accompany any recommendation to the City Council who has final authority to approve this Special Use Permit.

It is my opinion that the applicant has submitted sufficient material to provide the Planning Commission evidence to support a recommendation of approval to Council of the Special Use and approval of the site plan as presented.

Conclusion

I hope the information provided is helpful to you as you consider this Special Use Permit request and corresponding site plan review. If you have any questions or concerns, please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at either (616) 877-2000 Ext. 213 or email at lcastello@pcimi.com.

Sincerely,



Lori Castello
City of Allegan Zoning Administrator
Professional Code Inspections of Michigan, Inc.



City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Special Use Permit Application

1. Applicant Information

Contact Name: Whitney Reeds
Address: 24190 2nd Ave City: Otsego State: MI Zip: 49078
Ph.: 231-250-1761 Email: whitney.reeds@gmail.com

2. Project/Property Information

Property Parcel Number: #03 – 51– 105 - 106 - 00
Property Address: 402 Trowbridge Allegan, MI 49010
Request to: Use property as private daycare center

Lot Data:

Lot Length (ft.) 129 ft Lot Area (sq. ft.) 6,370.1 sq feet
Lot Width (ft.) 48.3 ft Lot Shape Rectangle

Structure Data:

Structure Length (ft.) 86 ft Commercial Use Area (sq. ft.) 1800 sq. ft
Structure Width (ft.) 30 ft Residential Use Area (sq. ft.) N/A
Total Area (sq. ft.) 2,278 sq. feet

3. Description of Use: Daycare Center - Childcare for 28 children
0-3 years. Tiny Tigers Learning Center.
Expansion site of Little Tigers Learning Center (440 River)

(Continue on additional page if needed)

4. Return this form and supporting materials on or before application deadline to:

Professional Code Inspections
Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph. (616) 877-2000, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the City of Allegan Planning Commission, the deadline for submitting your application and supporting materials is at least thirty (30) days prior to the meeting that you wish your application to be considered. The City of Allegan Planning Commission meets the third Monday of every month at 6:00pm at City Hall (231 Trowbridge St., Allegan, MI 49010). To view the City of Allegan's public meeting calendar, please visit cityofallegan.org.

Accompanying fee (\$350.00) must be sent to City Hall at 231 Trowbridge St., Allegan, MI 49010. Applicants may pay by credit card by calling (269) 673-5511. An additional fee will apply if paying by card.

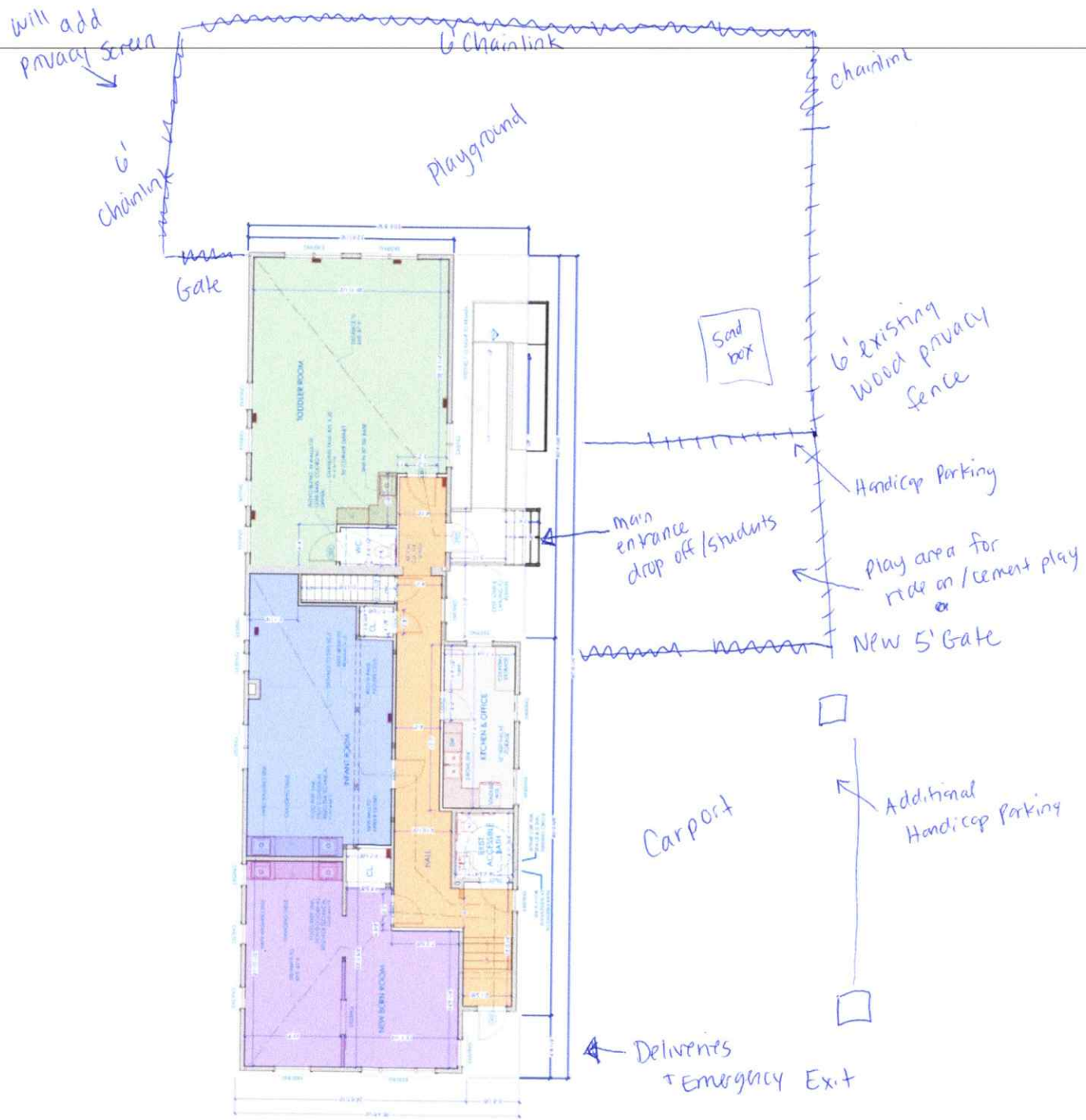
If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

For Office Use Only

	Required	Approved/Denied	Date
Planning Commission Hearing	Yes <input type="checkbox"/>	Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
City Council Hearing	Yes <input type="checkbox"/>	Approved <input type="checkbox"/> Denied <input type="checkbox"/>	

Comments: _____

Zoning Administrator Signature: _____ Date: _____



CITY OF ALLEGAN

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Planning Commission of the City of Allegan, Michigan, shall hold a public hearing on Monday, October 16, 2023, at 6:00 p.m. at City Hall, 231 Trowbridge, Allegan, Michigan to consider the following requests:

1. An Application from Whitney Reeds, Lessee, for a Special Use Permit to establish and operate a Commercial Daycare Center at 402 Trowbridge St., also known as permanent parcel number 03-51-105-106-00 per Section 1801 of the City of Allegan Zoning Ordinance.
2. Such other and further business as comes properly before the Planning Commission

A copy of the application and related materials is available for viewing at City Hall during regular business hours. Questions and comments regarding this petition may be submitted prior to the Public Hearing to the Zoning Administrator at 1575 142nd Ave. Dorr, MI 49323 or calling 616-888-6156.

PLEASE TAKE FURTHER NOTICE that the City of Allegan will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days written notice to the City Clerk at 231 Trowbridge Street, Allegan, MI, 49010 or by phone at 269-673-5511.

JOEL DYE, MANAGER

CITY OF ALLEGAN

269-673-5511

mapping_id	ownername1	propstreet	mailing address	city	st	zip
51-105-088-00	DIOCESE OF KALAMAZOO	424 HUBBARD ST	215 N WESTNEDGE	KALAMAZOO	MI	49007
51-105-089-00	DONOVAN PAUL MOST REVEREND	422 HUBBARD ST	422 HUBBARD ST	ALLEGAN	MI	49010
51-105-090-00	ANTKOVIK PETER II & NANCY A	416 HUBBARD ST	3220 SPRINGHILL DR	ALLEGAN	MI	49010
51-105-091-00	CHURCH OF THE GOOD SHEPHERD	101 WALNUT ST	101 WALNUT ST	ALLEGAN	MI	49010
51-105-092-00	UNITED METHODIST CHURCH	117 WALNUT ST	117 WALNUT ST	ALLEGAN	MI	49010
51-105-094-00	ALLEGAN COUNTY HISTORICAL SOCIETY	113 WALNUT ST	113 WALNUT ST	ALLEGAN	MI	49010
51-105-096-00	BLESSED SACRAMENT CHURCH	429 TROWBRIDGE ST	110 CEDAR ST	ALLEGAN	MI	49010
51-105-097-00	DONOVAN PAUL MOST REVEREND	441 TROWBRIDGE ST	422 HUBBARD ST	ALLEGAN	MI	49010
51-105-100-00	HARPER MARGARET I	442 TROWBRIDGE ST	442 TROWBRIDGE ST	ALLEGAN	MI	49010
51-105-101-00	BIRD KYLE J	434 TROWBRIDGE ST	353 SHANGRI-LA CIRCLE	PLAINWELL	MI	49080
51-105-102-00	MOES JAMES J & MEYERS AUDREY A	426 TROWBRIDGE ST	426 TROWBRIDGE ST	ALLEGAN	MI	49010
51-105-104-00	RAHN JAASON & SARAH	424 TROWBRIDGE ST	424 TROWBRIDGE ST	ALLEGAN	MI	49010
51-105-105-00	ANTKOVIK MATTHEW A & LORI N	414 TROWBRIDGE ST	414 TROWBRIDGE ST	ALLEGAN	MI	49010
51-105-106-00	MOOSH& GOOBS LLC	402 TROWBRIDGE ST	24190 2ND AVE	OTSEGO	MI	49078
51-105-107-00	CLEARWATER JEFFREY & SHEILA	400 TROWBRIDGE ST	400 TROWBRIDGE ST	ALLEGAN	MI	49010
51-105-108-00	TERRELL EUGENE A & JUDITH I	223 WALNUT ST	223 WALNUT ST	ALLEGAN	MI	49010
51-105-109-00	VANLUVEN DAVID D & MCKENNEY PATTI L	219 WALNUT ST	311 CUTLER ST	ALLEGAN	MI	49010
51-105-110-00	MCKENNEY PATTI L & VANLUVEN DAVID D	311 CUTLER ST	311 CUTLER ST	ALLEGAN	MI	49010
51-105-111-00	FIRST CONGREGATIONAL CHURCH	317 CUTLER ST	317 CUTLER ST	ALLEGAN	MI	49010
51-105-112-00	FIRST CONGREGATIONAL CHURCH	323 CUTLER ST	317 CUTLER ST	ALLEGAN	MI	49010
51-105-113-00	TRIEMSTRA JAYNA M	335 CUTLER ST	335 CUTLER ST	ALLEGAN	MI	49010
51-105-114-00	RALPH JULIANNE	343 CUTLER ST	343 CUTLER ST	ALLEGAN	MI	49010
51-105-115-00	BERG JAMISON M	347 CUTLER ST	347 CUTLER ST	ALLEGAN	MI	49010
51-105-116-00	FORBES REBECCA MAE	353 CUTLER ST	130 45TH ST	BLOOMINGDALE	MI	49026
51-105-118-00	SOPKO RICHARD A JR & JULIA M	342 CUTLER ST	342 CUTLER ST	ALLEGAN	MI	49010
51-105-120-00	MYTTON DOUG & LISA	334 CUTLER ST	334 CUTLER ST	ALLEGAN	MI	49010
51-105-121-00	FELIX ALLEEN & BRYANT WILLIAM	326 CUTLER ST	1109 DE NARVAEZ	BRADENTON	FL	34209
51-105-122-00	FIRST CONGREGATIONAL CHURCH	318 CUTLER ST	317 CUTLER ST	ALLEGAN	MI	49010
51-105-123-00	DYE JOEL & ERIN	316 CUTLER ST	316 CUTLER ST	ALLEGAN	MI	49010
51-105-124-00	GREEN TODD	302 CUTLER ST	2845 130TH AVE	ALLEGAN	MI	49010
51-105-162-00	WALKER WILLIAM L III &	242 CUTLER ST	419 GRANT ST	ALLEGAN	MI	49010
51-105-176-00	ADVENTIST CHURCH	229 CUTLER ST	229 CUTLER ST	ALLEGAN	MI	49010
51-105-177-00	HUDSON NORMAN T & MARY M	235 CUTLER ST	2501 118TH	ALLEGAN	MI	49010

51-105-178-00	LOFTUS ROBERT J	245 CUTLER ST	245 CUTLER ST	ALLEGAN	MI	49010
51-105-179-00	EXCEL-ALLEGAN LIMITED DIVIDEND	330 TROWBRIDGE ST	3690 ORANGE PLACE #517	BEACHWOOD	OH	44122
51-105-184-00	ALLEGAN COUNTY	105 CHESTNUT ST	113 CHESTNUT	ALLEGAN	MI	49010

R1-A: Low Density Residential

Intent

This zoning district is intended to be comparable to a traditional suburban style neighborhood, offering larger lot and home sizes to accommodate family life with limited local traffic with fewer commercial or institutional uses to detract from the residential setting.

Permitted Uses

Single Family Dwellings Detached

Adult Foster Care Homes

Daycare Homes serving 1-7 children

Government Offices

Elementary and Middle Schools

Publicly or privately owned parks

Home Occupations- Minor

Accessory Structures **subject to section X**

Special Uses, **Subject to section X**

Accessory Dwelling Units- attached

Bed and Breakfasts with up to 6 guest rooms

Group Daycare Homes serving 8-14 children

Home Occupations- Major

Private Roads and Streets

R1-A: Medium Density Single Family Residential Zoning District

Intent

This zoning district is located closer to the downtown area, oftentimes within historic districts, providing a more traditional city-adjacent single family housing stock. Smaller lots serving single family dwellings with occasional accessory dwelling units arranged in traditional city block grid patterns prevail here. This district also recognizes pre-existing alterations to provide two or more dwellings within a structure that resembles a single-family home, however no additional alterations of this type shall be permitted to preserve the single family character of this district.

Permitted Uses

Single Family Dwellings Detached

Adult Foster Care Homes

Daycare Homes serving 1-7 children

Government Offices

Elementary and Middle Schools

Publicly or privately owned parks

Home Occupations- Minor

Public or Privately Owned Parks

Accessory Structures **subject to section X**

Special Uses- Subject to Section X

Accessory Dwelling Units- attached or detached

Bed and Breakfasts with up to 6 guest rooms

Group Daycare Homes serving 8-14 children

Home Occupations- Major

Private Roads and Streets

Hospice Care Homes

r2- sf, ADU, duplexes, 3plex

R-2: Medium Density Flexible Residential Zoning District

Intent

This zoning district is designed to permit additional housing opportunities within existing developed neighborhoods. Additions and alterations to include accessory dwelling units, duplex and attached single family homes are encouraged here. Relaxed lot size and frontage requirements in this district will allow for increased density creating creative spaces to meet changing housing needs.

Permitted Uses

Accessory Dwelling Units- attached
Single Family Dwellings- Detached
Single family attached (row houses/condos)
Adult Foster Care Homes
Daycare Homes serving 1-7 children
Government Offices
Elementary and Middle Schools
Publicly or privately owned parks
Home Occupations- Minor
Public or Privately Owned Parks
Accessory Structures **subject to section X**

Special Uses- Subject to Section X

Accessory Dwelling Units- detached
Limited Multi Family Dwelling Units*
Bed and Breakfasts with up to 6 guest rooms
Group Daycare Homes serving 8-14 children
Home Occupations- Major
Private Roads and Streets
Hospice Care Homes
Senior assisted living facilities
Funeral Homes

R-3- High Density Residential Zoning District

Intent

This zoning district is designed to offer many types of housing stock to encourage a vibrant and diverse neighborhood that encourages walkability, higher density, and more affordable housing to accommodate the variety

of Allegan residents. Single family homes, duplexes and smaller multifamily developments as well as groupings of smaller single dwelling units on more compact lots with common spaces are encouraged in this district, creating micro-communities within neighborhoods. While traditional garden apartments are permitted, innovative design exhibiting the above characteristics will be given priority.

Permitted Uses

Accessory Dwelling Units- attached

Single Family Dwellings- Detached

Single family attached (row houses/condos)

Limited Multi Family Dwelling Units

Multi Family attached

Multi Family detached

Senior assisted living facilities

Adult Foster Care Homes

Daycare Homes serving 1-7 children

Government Offices

Elementary and Middle Schools

Publicly or privately owned parks

Home Occupations- Minor

Hospice Care Homes

Accessory Structures **subject to section X**

Special Uses- **Subject to Section X**

Accessory Dwelling Units- detached

Bed and Breakfasts with up to 6 guest rooms

Group Daycare Homes serving 8-14 children

Home Occupations- Major

Private Roads and Streets

R-4: Manufactured Housing Development Zoning District

Intent

This district is intended to provide for the location and regulation of manufactured housing communities. It is intended that manufactured housing communities be provided with necessary community services in a setting that provides a high quality of life for residents and residential development standards consistent with all other residential districts in the City of Allegan. This use shall be located in areas where it will be compatible with adjacent land uses.

Determining the appropriate location for a manufactured housing community is a uniquely challenging task and may have a crucial impact on adjacent and surrounding land uses. A manufactured housing community contains specific site conditions unlike other types of residential development. Sites with an abundance of natural features such as forested areas, wetlands, and steep slopes and sites without the road and utility infrastructure to support a high-density living environment are not found to be suitable for the development of a manufactured housing community.

Within the R-4 District, manufactured housing communities shall be governed by this Section, by the requirements of the Act 96 of the Public Acts of 1987, as amended and the standards set forth in the Rules and Regulations promulgated by the Manufactured Housing Commission, including Part 9, Community Construction. The intent of this Section is to provide for manufactured home development, of long-term duration of stay, in areas which are developed in a manner which takes into account such special characteristics as locational needs, site layout and design, demand upon community services, and the relationship to and effect upon surrounding uses of land, and conformance to the City of Allegan Master Plan. All manufactured home developments shall comply with the applicable requirements of Public Act 96 of 1987, as amended. The controlling standards in this Section are not designed to generally exclude mobile homes of persons who engage in any aspect pertaining to the business of mobile homes or mobile home parks.

Permitted Uses

Offices as an accessory to a MH community

gathering spaces/clubhouses as an accessory to a MH community

Home occupations minor

General open space/park

Special Uses- Subject to Section X

Manufactured/mobile home communities

Private roads and streets