



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, MAY 08, 2025 AT 6:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

To view remotely, join online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/84100073894>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 841 0007 3894

1. CALL TO ORDER

2. ROLL CALL

A. Election of Officers

- a. Nomination(s) for Chair - *Motion to Approve - voice vote*
- b. Nomination(s) for Vice Chair - *Motion to Approve - voice vote*
- c. Nomination(s) for Secretary - *Motion to Approve - voice vote*

B. Approval of Agenda - May 8, 2025 (additions/changes/deletions)

Motion to approve the May 8, 2025 agenda

C. Approval of Minutes - February 20, 2025 (additions/changes/deletions)

Motion to approve the February 20, 2025 regular meeting minutes

3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)

A. Nicole Villegas - President of the Boardwalk at Swingbridge Condominium Association - Letter

B. Joe Milauckas - Letter

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. Public Hearing - 98 W Center St – Special Land Use Request for Short-Term Rental Units (Section 26.34) and Ground Floor Residential (Section 26.13)

-Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

-Motion to Close the Public Hearing (Roll Call Vote)

-Motion to [approve / approve with conditions / deny / table] the request made by Erhan Kara for special land use approval for Ground Floor Residential at the basement level, per Section 26.13, and for Short-Term Rental Units on the second level and in the basement, per Section 26.34 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated May 2, 2025, and to [approve / deny] the request to waive all of the parking requirements for the residential uses on the parcel identified as P.P. 59-551-002-00, located at 98 W. Center St. - roll call vote

B. Public Hearing - 50 E Center St – Special Land Use Request for Short-Term Rental Units (Section 26.34)

-Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

-Motion to Close the Public Hearing (Roll Call Vote)

-Motion to [approve / approve with conditions / deny / table] the request made by Cynthia Miller for special land use approval for Short-Term Rental Units on the second level per Section 26.34 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated May 2, 2025, and to [approve / deny] the request to waive all of the parking requirements for the short term rental on the parcel identified as P.P. 59-100-009-00, located at 50 E. Center St., subject to the following conditions: - roll call vote

C. Public Hearing - Boardwalk at Swingbridge Condominium – amendment to the approved site plan under Section 16.24(11)(c)

-Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

-Motion to Close the Public Hearing (Roll Call Vote)

Motion move to recommend the [approval / approval with conditions / denial] of the request made by Dave Contant of BDR Inc. for amendment to the approved Boardwalk at Swingbridge condominium site plan under Section 16.24(11)(c) for the property at Swingbridge Condominiums, generally located just north and west of the Blue Star Highway/Union Street intersection, based on the findings outlined

in the staff report dated May 2, 2025, on the parcel identified as PPN 59-670-000-00/59-016-024-00. - roll call vote

6. UNFINISHED BUSINESS

7. REPORTS

- A. Planning and Zoning Administrator Report
- B. Planning Commissioner Remarks (limit 3 minutes each, please)

8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

9. ADJOURNMENT

Motion to adjourn the meeting.

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Laura Kasper, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN