



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, FEBRUARY 12, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

To view remotely, join online or by phone.

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

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1. CALL TO ORDER

2. ROLL CALL

A. Approval of Agenda - February 12, 2026 (additions/changes/deletions)

Motion to approve the February 12, 2026 agenda

B. Approval of Minutes - November 13, 2025 (additions/changes/deletions)

Motion to approve the November 13, 2025 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

A. Ron and Mira Levine - Letter

B. Mark Macheca - Letter

C. Charles E. von Brecht - Letter

D. Chris Baker - Letter

E. Heather Foderingham - Letter

F. Charles Baker - Letter

5. NEW BUSINESS

A. Westshore PUD Amendment - Consideration of a Preliminary Planned Unit Development (PUD) Amendment and Preliminary Site Condominium Plan

Motion to open the public hearing

- a. Planning and Zoning Administrators Report
- b. Applicant Presentation
- c. Public Comments
- d. Commissioner Questions

Motion to close the public hearing

Motion to recommend to City Council [**approval / approval with conditions / denial / tabling**] of the preliminary Planned Unit Development amendment plan and preliminary condominium plans submitted by Ric Dyk on behalf of BDR Inc. for the Westshore Planned Unit Development, pursuant to Article 27 and Section 16.24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in this staff report for the parcel identified as P.P. 59-830-000-02, located on Center Street.

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

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