



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, AUGUST 13, 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/89438884540>

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1. CALL TO ORDER

2. ROLL CALL

A. Approval of Agenda - August 13, 2026 (additions/changes/deletions)

Motion to approve the August 13, 2026 agenda

B. Approval of Minutes - July 9, 2026 (additions/changes/deletions)

Motion to approve the July 9, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. 13 S. Union St - Site Plan Amendment - Mix-Use Building

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

Motion to [approve / approve with conditions / deny / table] the request made by Daniel Boggs of Daniel Boggs Architect, on behalf of AMK Properties, for approval of an amendment to the previously approved site plan under Section 24.06 and Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 3, 2026, and the revised site plan prepared by Daniel Boggs Architect for the parcel identified as P.P. 59-150-001-00, located at 13 S. Union St. All conditions of the Planning Commission's March 12, 2026, site plan approval shall remain in full force and effect unless specifically modified by this approval. (Roll Call Vote)

B. Public Hearing - 211, 217, 225 W. Center St. - Special Land Use Request for 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 Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated July 31, 2026, on the parcel identified as P.P. 59-016- 039-20, 59-016-039-21, 59-016-039-22, located at 211, 217, 225 W. Center St. (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

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