



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, OCTOBER 08, 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 - October 8, 2026 (additions/changes/deletions)

Motion to approve the October 8, 2026 agenda

B. Approval of Minutes - September 10, 2026 (additions/changes/deletions)

Motion to approve the September 10, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. DDA Survey Results Presentation

B. Public Hearing - 64 Wiley Rd – Rezone Request from R-1 PUD to R-3 Neighborhood Conservation District

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 recommend [approval / denial / tabling] the request made by David Schermer, on behalf of Tan Creek, LLC, for the amendment to the zoning ordinance and map in reference to a parcel of land located at 64 Wiley Road (PPN 59-016-096-00), from R-1, Planned Unit Development (PUD) to R-3, Neighborhood Conservation District.

C. Westshore PUD Amendment

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 recommend to City Council [approval / approval with conditions / denial / tabling] of the Planned Unit Development amendment submitted by Ric Dyk on behalf of BDR Inc. for the removal of the western development area resulting in the modification of the PUD boundary, reduction in open space to 42%, and the relief from the 25' buffer from units 16-21 for the Westshore Planned Unit Development, pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance.

D. Westshore PUD – Rezone Request from R-1 PUD to R-1 Residential District

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 recommend [approval / denial / tabling] of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to amend the Zoning Ordinance and Zoning Map for approximately 46 acres of property located on Center Street (PPN 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District.

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