



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION MEETING
THURSDAY, JUNE 13, 2024 AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Chair Paul Buszka

Vice-Chair Louise Pattison

Commissioner John O'Malley

Commissioner Neal Seabert

Commissioner Matt Balmer

Commissioner Patty Hanson

Commissioner Thomas Hickey

Also Present Planning & Zoning Administrator Sean Homyen

City Clerk Laura Kasper

ABSENT

Secretary Kelli Heneghan

Commissioner Laura Peterson

A. Approval of Agenda - June 13, 2024

B. Approval of Minutes - May 9, 2024 *workshop & regular meeting*

Motion by Balmer, second by Hickey, to approve the June 13, 2024 agenda and the May 9, 2024 workshop & regular meeting minutes. Motion carried by unanimous voice vote.

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

Martin Wagner – (304 McVea Dr) wanted to express his opposition to using McVea as an access and wanted to make sure the City received the stack of the 150 signed petitions.

Tim Smith (749 Golfview Dr) also wanted to make sure the City received the stack of the 150 signed petitions.

Adam Clingman (301 McVea) wanted to also express his opinion related to the old golf course and noted that it's a treasure. He added that it allows the people on the north end of the community to access the trails from the north. The path that goes from Ferry St that is made private doesn't make sense.

Pia Crandell (225 Lakeshore Dr) does not want any of the trails to be public because it's super close to her

home. She added that more people are using the public walkways to access the public beach and not using center street

Al Shaheen (737 Golfview Dr) who gets to use the private portions of the trail? Can a fence be put between the trail and the existing homes? How can you put a trail in unless you know where the future homes are going to go? How far is the trail going to be from existing homes? How much space is there? Who owns and maintains these trails.

Jerry Wagner (241 Lakeshore Dr) noted that this “path” has been his driveway for X number of years. If the trail is public, who enforces this? He noted that the same traffic will be using the same path he uses for his driveway that he’s used since 1992.

Andrea Johnson (453 Center) asked about the trails and wanted some clarity on the plan in terms of what’s public and what’s private.

4. PUBLIC COMMUNICATION - WRITTEN

A. Charity Nosse - 719 Golfview Dr - Written Communication

5. NEW BUSINESS

A. PUD AMENDMENT - Westshore PUD – Request to modify the location and public/private designation for the internal non-motorized pathways.

a. Applicant presentation

Ric Dyk from BDR gave an explanation of the proposed changes and pointing the locations of the areas of the trails that are public and private. He wanted to let everyone know that they are ready for the construction of the trails.

b. Comments from Public

Dave Bohn (40 Ferry St) wanted to everyone to know there is no issues with the path if it were to become public.

Peggy Luth (265 Lakeshore Dr) spoke and noted that the “benefit to the community” needs to be taken into consideration in terms of what it means to each party affected, but it should not be something that is just convenient for the developer.

Karen Pulick (221 Artisan Row/President of Westshore HOA) wanted to clarify that some issues in the Williams & works memo that noted the HOA as “wanting” private pathways. She wanted it to be clear that the HOA did not ever offer the idea for the trails to be private. She also noted that the HOA’s expectation

Janet Lugers (288 McVea Dr) states that she has been there since 1973. She noted that she loves the old golf course she indicated that she would hate path that connects to Lakeshore drive. She noted that people would park on McVea to access the trail, she is concerned that there will not be anything to prevent parking in front of her house for those that want to access the trail from there.

John Crandell (225 Lakeshore Dr) feels it tries to concentrate walkers on a small area. His concerns are related to increased flooding problems, and he does not want to see more impervious surfaces for the trail. He is also concerned with motorized vehicles using pathway. He would like to see some measures in place that would prevent this.

Paul Grantham (7 Wildwood Ln) has concerns related to the letter from the attorney that was in the packet. He was confused with the differences between 2022 map and 2024 map and the amenities and features that would change if the amendment is approved. He was also concerned with the eastern privatization and the elimination of a circular loop feature of the trail. He feels that it's important for this loop to be there for the recognizable and substantial benefit. It could turn this area into a treasured recreational space for many years to come and urged the PC to not approve the private designations. He also would like to see it used by elementary schools.

Kurt Wittenberg (711 Golfview Dr) noted that the long boardwalk section that would need extensive pillars, concerns with having to maintain this portion so that the HOA doesn't incur costs related to the maintenance of this.

Mark Lauterbach (13 Wildwood Lane/President of the Association). He is interested in the big picture of the trail system and knew that the trail was going to be planned in 2012. He noted that there was a promise to connect a trail to the other trails in the community to serve the public and the people that own property in Westshore. He was concerned with the connections and how people will access the trail. He added that the journey that the pathway would encompass was previously through the beautiful wetlands and whether the new plans to clip that part out makes it less meaningful. He added that the Douglas beach is a public amenity and people access it and park along lakeshore to use it. And there should be a friendly view on the pathways as there is for the beach park.

c. Comments from the Planning & Zoning Administrator

Planning & Zoning Administrator Sean Homyen advised the Planning Commissioners to use this as an opportunity to ask questions from the public and developer.

Tricia Anderson from Williams & Works gave comments and spoke to some of the comments made by the public and went through items in her memo regarding the rationale for this amendment

d. Comments from the Planning Commission

Balmer noted that the original PUD proposed public trails and he provided some historical perspective.

Pattison noted that she agrees with Matt in that she feels that they should be public.

Hickey agreed that the trails should be public.

O'Malley agreed they should be public.

Hanson concurred with everyone else.

Seabert asked Ric Dyk from BDR what the original plan looked like from 2012. Ric tried to describe it. He noted that he remembered that all the trails would be public and that no motorized vehicles would be allowed. He too would like the trails to be public.

Buszka had questions for Ric, He asked about the "access" at McVea and that people have also been using it to historically access the trail. How can the city limit parking on McVea, the City needs to understand what kind of signage will be and what the design will be of the bollards to impede motorbikes from going on the path. He also asked about the concerns from the written comments regarding fencing or barrier between the neighboring properties and the trail. He was concerned with the location of the trail between units 18 and 19. He wanted something to be in place that would reduce the incident of people straying off the trail and onto private property.

Balmer noted that these details that Buszka is discussing is not relevant to the request to designate the trails public or private

Buszka asked additional questions regarding safety. He asked what the status was and how Jerry Wagner's concerns would be addressed.

Tricia Anderson from Williams & Works noted that she believes that is an issue between the developer and Mr. Wagner concerning the access to his home using the area designated as the public trail that leads to Lakeshore Drive.

Mr. Dave Keast spoke to this issue as well as others related to the comments. He added that we're not drawing on a blank easel anymore like we were in 2012.

Motion by Balmer, second by Hickey, to call to order and take a roll call vote

Motion by Balmer, second by Seabert, to forward a recommendation to council to uphold ordinance number 03-2012, an ordinance to amend the City of Douglas Zoning Ordinance and Zoning Map to establish the Westshore Golf Course Redevelopment Planned Unit Development Project.

Motion carried by majority roll call vote.

Voting yes: Balmer, Hanson, O'Malley, Hickey, Pattison, Seabert.

Abstain: Buszka

6. UNFINISHED BUSINESS

Buszka wanted to inform the Planning Commissioners that there was a procedural error at the May 9, 2024 in regards to the recommendation to City Council for assigning a zoning district to the 6825 Wiley Rd. He gave a detailed explanation and wanted to make sure that this was read not the record.

7. REPORTS

A. Planning and Zoning Administrator Report

Planning & Zoning Administrator Sean Homyen informed the Planning Commission members that that the Parks and Recreation plan was recently updated and that the 2015 plans that was referenced was outdated. He also informed them that 319 Ferry St resubmitted their application and will be on the July 11 meeting.

B. Planning Commissioner Remarks (limit 3 minutes each, please)

Hickey wanted to thank Sean for providing documentation to help understand the Westshore Development.

Pattison has questions on who recently updated the Parks and Recreation Plan and took out the mention for the 17 acre property being a park. She also asks why wasn't the procedural error addressed at the meeting.

Balmer says he believes that they did the right thing keeping the trails public

Seabert wanted to apologize for not being to attend the previous meeting

Hanson wanted to thank the community for giving input regarding the Westshore Project

O'Malley agreed with Hanson.

The Planning Commission members had additional comments regarding the future of the Westshore Development

8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES) - None

9. ADJOURNMENT

Motion by Hickey, second by O'Malley, to adjourn