



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, JULY 09, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES (DRAFT)

1. CALL TO ORDER – Chair Hickey called the meeting to order at 6:00pm

2. ROLL CALL

Present

Chair Thomas Hickey
Vice-Chair Matt Balmer
Secretary Paul Buszka
Commissioner Patty Hanson
Commissioner Jennifer Ludwick
Commissioner Steven Merouse
Commissioner Laura Peterson
Commissioner John O'Malley

Not Present

Commissioner Neal Seabert

Also Present

Planning & Zoning Administrator Sean Homyen

A. Approval of Agenda - July 9, 2026 (additions/changes/deletions)

Motion by Merouse, seconded by Buszka, to approve the July 9, 2026 agenda – *motioned carried by unanimous roll call vote.*

B. Approval of Minutes - June 11, 2026 (additions/changes/deletions)

Motion by Balmer, seconded by O'Malley, to approve the June 11, 2026 regular meeting minutes – *motioned carried by unanimous roll call vote.*

3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES) - Several members of the public spoke in support of the application. Danny expressed support for the proposed hotel. Mark, supported adding more lodging options downtown. Liz Engel, Diana Decker, Holly Anderson, Walley Peterson, Kim Ford, Max Madison, Ruth Crowe, Erica Shrubbery, Bill Underdown, Randy Walker, and Greg Plow also spoke in favor of the project. Speakers commented that the hotel would be a welcomed addition to Douglas, provide much-

needed lodging downtown, support local businesses, increase activity in the downtown, and reflect the applicants' investment in the community. Several speakers also expressed their support for Chad and David and their excitement for the project.

4. PUBLIC COMMUNICATION – WRITTEN - None

5. NEW BUSINESS

A. Public Hearing - 86 W. Center St. - Special Land Use Request for Hotel/Motel (Section 26.23)

Motion by Balmer, seconded by Ludwick to open the public hearing - Motion carried by unanimous roll call vote.

a. Applicant Presentation – David provided a brief history of his background and presented the proposed project.

b. Planning and Zoning Administrators Report – Planning & Zoning Administrator Sean Homyen provided a brief report highlighting items for the Planning Commission to consider during its review.

c. Public comments - None

d. Commissioner Questions - The Commissioners discussed several items related to the proposal. Commissioner Merouse had concerns about parking. Commissioner Ludwick had no comments. Vice Chair Balmer discussed cleaning up the landscaping requirements and agreed with the parking concerns. Commissioner O'Malley asked the applicant to think ahead about parking and asked when construction was expected to begin. Commissioner Peterson said he thought it was a good use of the building and noted there are other construction projects starting around the same time, raising concerns about parking, outdoor lighting, and signage. Bruce Stewart, the applicant's architect, stated that the existing light pole will remain and the proposed lighting will consist of down lighting. Commissioner Buszka asked for dimensions showing the direction of travel, had concerns about whether the garbage truck would have enough room to make the turn, requested a photometric plan, and noted that the door opens into the accessible ramp, suggesting the dumpster be moved to make it easier to empty. Commissioner Hanson asked if the project had been reviewed by the Building Committee, asked about the patio materials and accessibility, noted the ramp would be replaced, suggested screening the concrete wall with landscaping, and requested a lighting plan. Chair Hickey then asked if there were any additional comments. Commissioner Merouse again stated that a lighting plan should be required, Commissioner Ludwick had no additional comments, and Commissioner Peterson asked about the ramp and recommended using larger gutters.

Motion by Balmer, seconded by Merouse to close the public hearing. – *motioned carried by unanimous roll call vote.*

Motion by Balmer to approve the request made by David IsIjamovski of 1857 Hospitality Group, LLC for special land use approval for hotel/motel under Section 26.23 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated June 22, 2026, on the parcel identified as P.P. 59-551-001-00, located at 86 W. Center St subject to the following conditions

1. The applicant shall address all outstanding comments and requirements from the City Engineer, Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and Saugatuck Township Fire District prior to issuance of any permits

2. The applicant shall obtain all other federal, state, and local permits if required.

3. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.

4. The applicant shall revise the site plans and project narrative in accordance with Planning Commission direction and provide all missing information identified in the staff report and site plan review checklist prior to the issuance of permits including a grading plan.

5. Provide a photometric plan that's meets with Zoning Ordinance Sections 19.05(6) and 24.03(9).

6. UNFINISHED BUSINESS

7. REPORTS

- A. Planning and Zoning Administrator Report – Planning & Zoning Administrator Sean Homyen provided a brief report on upcoming items before the Planning Commission.
- B. Planning Commissioner Remarks – Commissioners were excited for the hotel coming into the Downtown.

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

9. ADJOURNMENT

Motion by Merouse, seconded by Balmer to adjourn the meeting. – Motion carried by unanimous voice vote.