



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, OCTOBER 09, 2025 AT 6:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER at 6:00pm**

**2. ROLL CALL**

**PRESENT**

Chair Matt Balmer

Commissioner John O'Malley

Commissioner Laura Peterson

Commissioner Steven Merouse

Commissioner Paul Buszka

**Also Present**

Planning and Zoning Administrator Sean Homyen

**A. Approval of Agenda - October 9, 2025 (additions/changes/deletions)**

Motion to approve the October 9, 2025 agenda

Motion by Buszka seconded by Marcusse to approve the October 9, 2025 agenda

Motion carried by unamious roll call vote

**B. Approval of Minutes - September 11, 2025 (additions/changes/deletions)**

Motion to approve the September 11, 2025 regular meeting minutes

Motion by O'Malley seconded by Marcusse to approve the September 11, 2025 minutes

Laura Peterson requested that future meeting minutes specify who the property owners are and clarify their affiliation with the application or request. Motion carried by unanimous voice vote

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

**4. PUBLIC COMMUNICATION – WRITTEN - None**

**5. NEW BUSINESS**

A. 6779 Enterprise Dr. - Site Plan Review

- a. Planning and Zoning Administrators Report – Planning & Zoning Administrator Sean Homyen stated the memorandum was thorough and invited questions from the Planning Commission.
- b. Applicant Presentation – Bryon Pearson of Pearson Properties provided background on the property and explained his request.
- c. Public Comments - None
- d. Commissioner Questions – The Commission inquired whether buffering along the northern property line is required for the proposed addition. The Planning & Zoning Administrator confirmed that additional buffering is required. The Commission agreed that trees are not required to be planted along the private road.

Motion by Marcusse, seconded by O'Malley to approve the request made by Bryon Pearson of Pearson Properties for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff reported dated September 30, 2025, on the parcel identified as P.P. 59-021-018-76, located at 6779 Enterprise Dr subject to the following conditions:

- 1. The applicant shall revise the site plan to include the actual front yard setback of the proposed addition and a general note identifying existing landscaping.
- 2. The applicant shall provide additional screening or landscaping along the rear yard to ensure a continuous buffer between the site and adjacent residentially zoned properties, consistent with Section 13.04(b) and revise the site plan to reflect the requirement.
- 3. The applicant shall provide dimensions of the parking spaces and meet the requirements of Section 19.05 (4)
- 4. The applicant shall obtain a building permit and any other required permits from Michigan Township Services.
- 5. The applicant shall obtain approval from the Saugatuck/Douglas Fire Department
- 6. The applicant shall obtain approval from the Allegan County Drain Commission
- 7. The applicant shall obtain approval from the KLSWA
- 8. The applicant shall obtain all other federal, state, and local permits if required
- 9. Any proposed exterior lighting must comply with Zoning Ordinance Sections 19.05(6) and 24.03(9).
- 10. All operations shall comply with Chapter 16 of the General Ordinances (Health & Safety; Nuisances) regarding noise.
- 11. Any hazardous or industrial wastes generated shall be disposed of in compliance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements.
- 12. Any liquid, solid, or hazardous waste generated shall be handled and disposed of in compliance with state law and Sections 13.04(o)–(p) of the Zoning Ordinance.
- 13. Any temporary outdoor discard of materials must be fully screened by a six (6) foot opaque fence.

14. The applicant shall ensure that the new driveway complies with the standards of Section 18.01 of the Zoning Ordinance.

*Motion carried by unanimous roll call vote.*

## **6. UNFINISHED BUSINESS**

## **7. REPORTS**

- A. Planning and Zoning Administrator Report – Planning & Zoning Administrator Sean Homyen provided an update on future developments that the Planning Commission may be reviewing in the near future.
- B. Planning Commissioner Remarks (limit 3 minutes each, please) – Commissioners thanked the Planning & Zoning Administrator for putting together the packet.

## **8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES) –** Charity Noose (719 Golfview Dr) expressed concerns regarding motorized vehicles being driven on the trails and dogs running loose without leashes.

## **9. ADJOURNMENT**

Marcusse, seconded by Peterson to adjourn the meeting