



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, SEPTEMBER 12, 2024 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**AGENDA**

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**To view remotely, join online or by phone.**

**Join online by visiting:** <https://us02web.zoom.us/j/84100073894>

**Join by phone by dialing:** +1 (312) 626-6799 | **Then enter "Meeting ID":** 841 0007 3894

**1. CALL TO ORDER**

**2. ROLL CALL**

- A.** Approval of Agenda - September 12, 2024 (additions/changes/deletions)

*Motion to approve the September 12, 2024 agenda*

- B.** Approval of Minutes - August 8, 2024 *regular meeting* (additions/changes/deletions)

*Motion to approve the August 8, 2024 regular meeting minutes*

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

**4. PUBLIC COMMUNICATION - WRITTEN**

- A.** Trevor McCoy - Written Communication

**5. NEW BUSINESS**

- A.** 30 Hamilton - Site Plan Amendment - Jeff Klemm

**6. UNFINISHED BUSINESS**

- A.** **MASTER PLAN** - Future Land Use Map & Chapter 7 Future Land Use Draft Review - S. Homyen

**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](mailto:clerk@douglasmi.gov) to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN**



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, AUGUST 08, 2024 AT 5:30 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER**

**2. ROLL CALL**

PRESENT

Chair Paul Buszka

Vice-Chair Louise Pattison

Secretary Kelli Heneghan

Commissioner John O'Malley

Commissioner Neal Seabert

Commissioner Matt Balmer

Commissioner Patty Hanson

Commissioner Laura Peterson

Commissioner Thomas Hickey

Planning and Zoning Administrator Sean Homyen

Deputy Clerk Dawn Raza

Williams & Works Consultant Tricia Anderson

A. Approval of Agenda - August 8, 2024 (additions/changes/deletions)

B. Approval of Minutes - July 11, 2024 *workshop & regular meeting* (additions/changes/deletions)

***Motion by Hickey, second by Seabert, to approve to approve the August 8, 2024 agenda and approve the July 11, 2024 workshop & regular meeting minutes – Motion carried by unanimous voice vote.***

**3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES):** No communication received

**4. PUBLIC COMMUNICATION – WRITTEN:** No communication received

**5. NEW BUSINESS-** None

**6. UNFINISHED BUSINESS**

**A. MASTER PLAN** - Williams & Works - Tricia Anderson gave an update on the Master Plan. A sub-committee consisting of Louise Pattison and Patty Hanson was formed to review the Goals and Objectives chapter before it goes to the Planning Commission.

**7. REPORTS**

- A. Planning and Zoning Administrator Report -  
Planning & Zoning Administrator Sean Homyen gave his report.
- B. Planning Commissioner Remarks -  
Hickey thanked Patty and Louise for being on the special committee.

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

**9. ADJOURNMENT:**

***Motion by Balmer, second by Hickey, to adjourn the meeting.***

9.5.24

Dear Planning Commission,

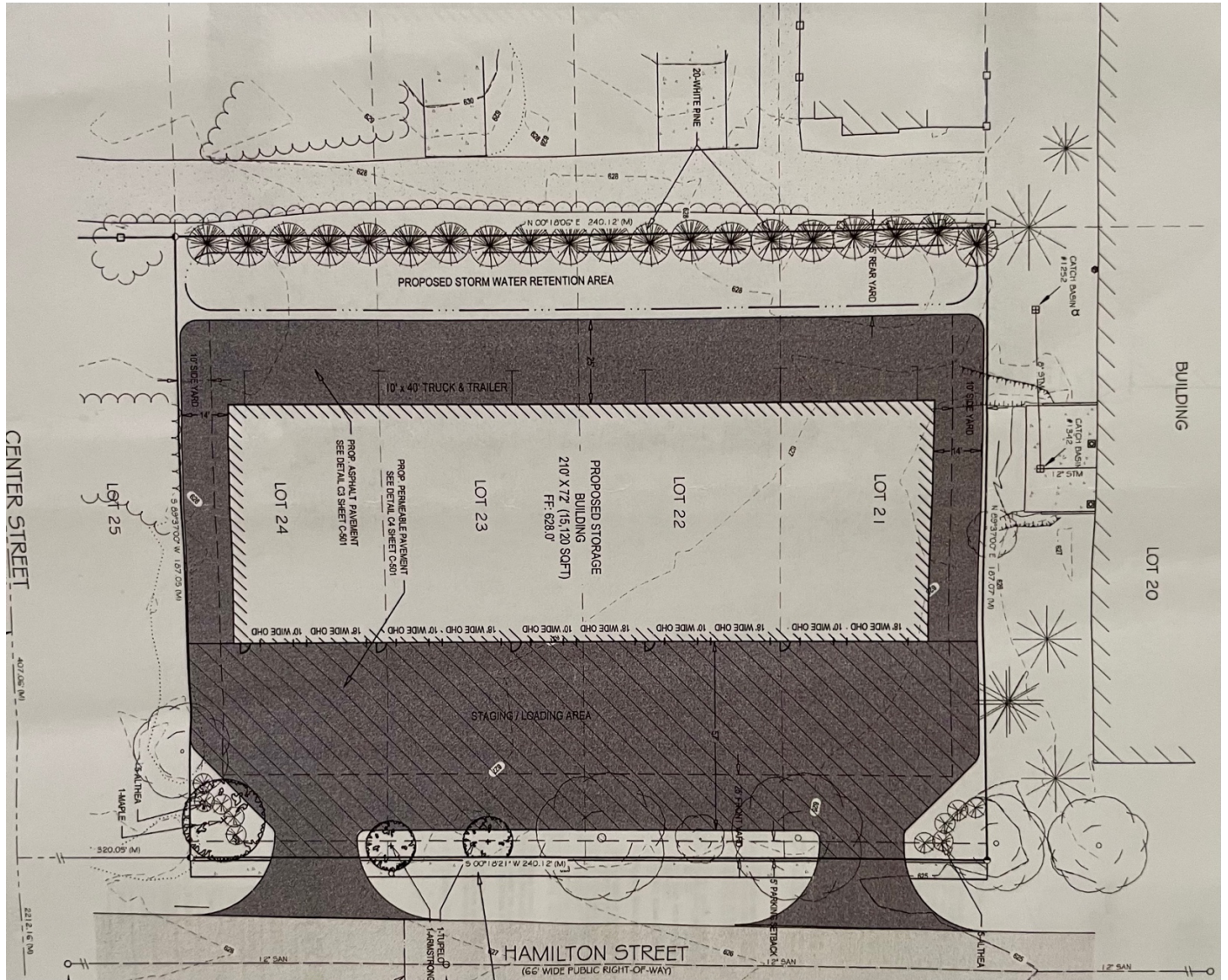
We are writing regarding the proposed amendment of the site plan at 30 Hamilton. We kindly ask that the Planning Commission does not allow an amendment to the original site plan for 80% screening of evergreens on backside.

It was our understanding that the planting of these evergreen trees was part of the original plan/commitment when the Planning Commission agreed to grant rezone and build.

Our 4 properties (15 Ferry, 35 Ferry, 45 Ferry, 55 Ferry) border the length of the entire backside of 30 Hamilton. Nearly every mature tree was cut down during construction and the new ones on our side per the site plan were supposed to be planted after building completion. That was 2 years ago.

See Original Site Plan Attached and Photos 1 - 5

Original Site Plan:



1.) Pre-Construction: Nearly All Mature Trees Removed in Front of Building:



2.) Pre-Construction: All Mature Trees Removed in Back of Building:



3.) Pre-Construction: Mature Trees Removed Overview:





4.) Post Construction: Back of building Showing Current Fence Panels  
South View



5.) Post Construction: Back of building Showing Current Fence Panels  
North View

\*Note: Fence panels with openings presents a hazard for wildlife and was damaged months ago and not yet repaired:



Because of the size 30 Hamilton and the proximity to our homes. We would strongly encourage the commission to stick to the original plan of evergreen trees with 80% screening to create a buffer in between the large industrial commercial building and residential properties without any more delay.

We also ask that planting of these evergreens are solely done with an access from 30 Hamilton. Construction is not allowed on our private drive as we would like to protect our recent driveway paving and recent grass planting along the edge of our driveway.

Sincerely,  
The residents of 15, 35, 45 and 55 Ferry Street

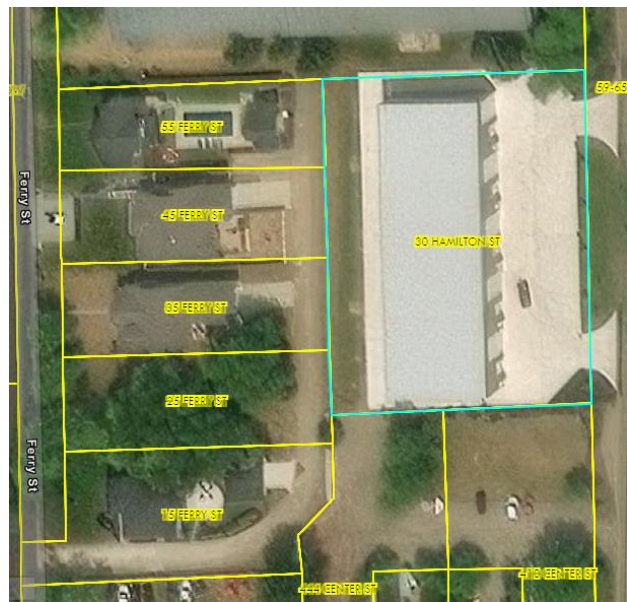
**To:** City of the Village of Douglas City Council  
**Date:** September 3, 2024  
**From:** Sean Homyen, Planning & Zoning Administrator  
**RE:** 30 Hamilton – Site Plan Revision



*The Village of Friendliness – Since 1870*

**Request.** Mr. Jeff Klemm has submitted an application for an amendment to the site plan under Section 24.06(1), located at 30 Hamilton St, in a R-4 Harbor Residential District. The proposed amendment involves the request to modify one of the Planning Commission’s conditions to a site plan that was approved back in 2021.

**Background.** The subjected property is located at 30 Hamilton St., zoned as R-4 Harbor Residential, and is 1.01 acres (43,995.6 SF). This parcel is a part of the Terrace Park Heights Plat. On November 10, 2021, the Planning Commission gave Special Land Use approval for the marine storage use, subject to the following three conditions:



- 1) The vegetative screen must meet 80% capacity in three years, or a fence is required,
- 2) The proposed lighting on the west side of the structure is adjusted to eight feet, ten inches
- 3) that all unpaid fees associated with the applicant be paid.

The condition of approval was to plant trees to create screening between the nonresidential and residential areas. To date, the applicant has not complied with condition #1. When Mr. Klemm was notified that he is in violation of the site plan conditions on October 16, 2023, he offered to have the landscaping planted OR install a fence by May 30, 2024. Upon notifying staff that he made the improvements required by condition #1, it was discovered that the 80% opacity in the condition was taken quite literally, as spaces between the fence panels were left unfenced, so as not to exceed 80%. He now would like to request that condition be modified to allow a tree between the spaces of each fence panel. The trees will be planted between the fencing and

seeks to reduce the number of the original approved trees from 20 to 11. This proposal would necessitate an amendment to the site plan, as well as approval from the Planning Commission.

The ordinance and definition of “buffer zone” is provided below.

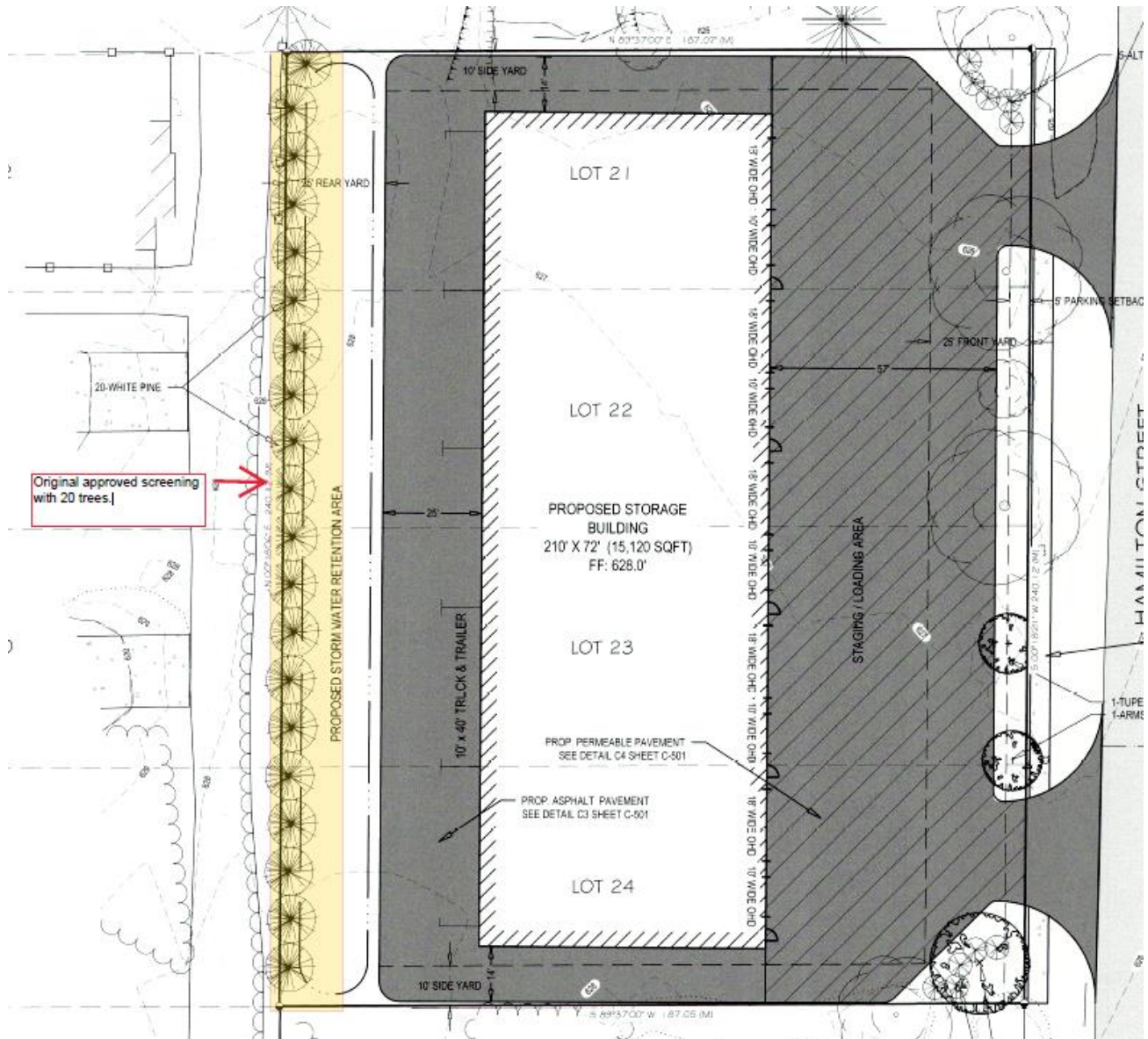
*BUFFER ZONE. A strip of land reserved for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often between abutting properties and properties in different zoning districts. Landscaping, berms, fencing or open space can also be used to buffer noise, light and related impacts from abutting properties even if not in a separately established buffer zone and may be so required by this Ordinance.*

Section 21.01 Landscaping, Buffering, and Fencing states:

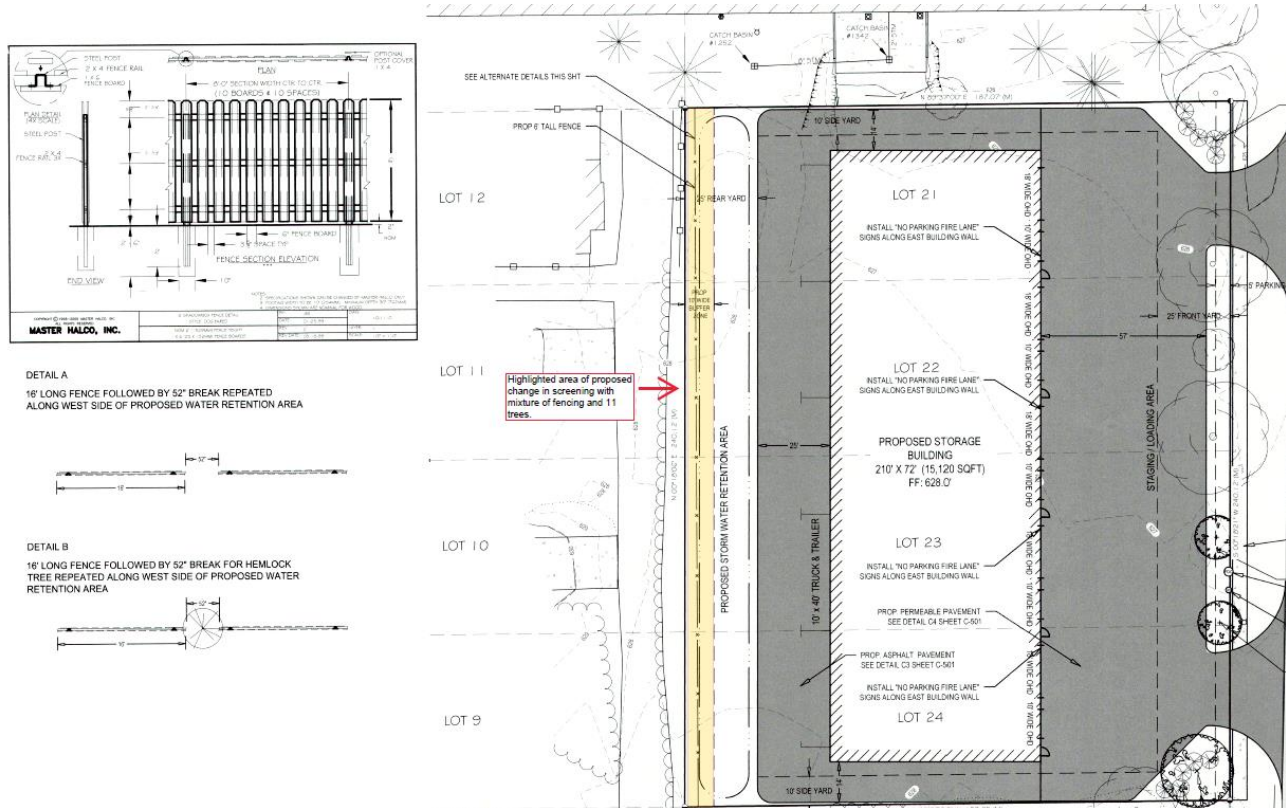
*3) Screening Between Land Uses:*

- a) Upon any improvement for which a site plan is required, or whenever a nonresidential use or multiple family dwelling abuts a residentially zoned or used property, the Planning Commission may require that screening be constructed at least six (6) feet in height along all adjoining boundaries with residentially zoned or used property. Either a buffer zone or solid wall may be used to provide the screening as provided below, or when the distance between structures or adjoining lots is greater than twice the minimum setbacks would require, a fence meeting the requirements of Subsection 10 may be required at the discretion of the Planning Commission. A buffer zone, at least ten (10) feet in width, may consist of earthen berms and/or living materials so as to maintain a minimum opacity of at least eighty (80) percent. Opacity shall be measured by observation of any two (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings shall meet this standard based upon reasonably anticipated growth over a period of three (3) years. The applicant shall agree in writing to install solid fencing after the expiration of the three (3)-year period, in the event that the landscaping has not totally blocked the view of areas required to be screened. The Planning Commission may waive some or all of these provisions for a planned unit development where the waiving of said provisions will strengthen the planned unit development concept.*

### 2021 Approved Site Plan



### Proposed Site Plan Amendment



**Procedure.** This request qualifies as a major change/amendment under Section 24.06(1)(b). As such, the Planning Commission is tasked with reviewing the site plan providing an approval, with or without conditions, denial, or tabling of the request.

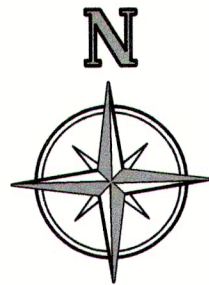
**Recommendation.** At the upcoming Planning Commission meeting, the Planning Commissioners should carefully consider the information presented in this report, comments given by the applicant, and comments provided by the public. If the Planning Commission chooses the deny the request, the applicant will still be tied to the original approved site plan, and the City will continue the enforcement completing the condition of a complete solid fence per Section 21.01 (3) (a) due to the expiration of the 3-year period. If the Planning Commission decides to approve the request, a suggested motion is shown below with conditions:

### Suggested Motion:

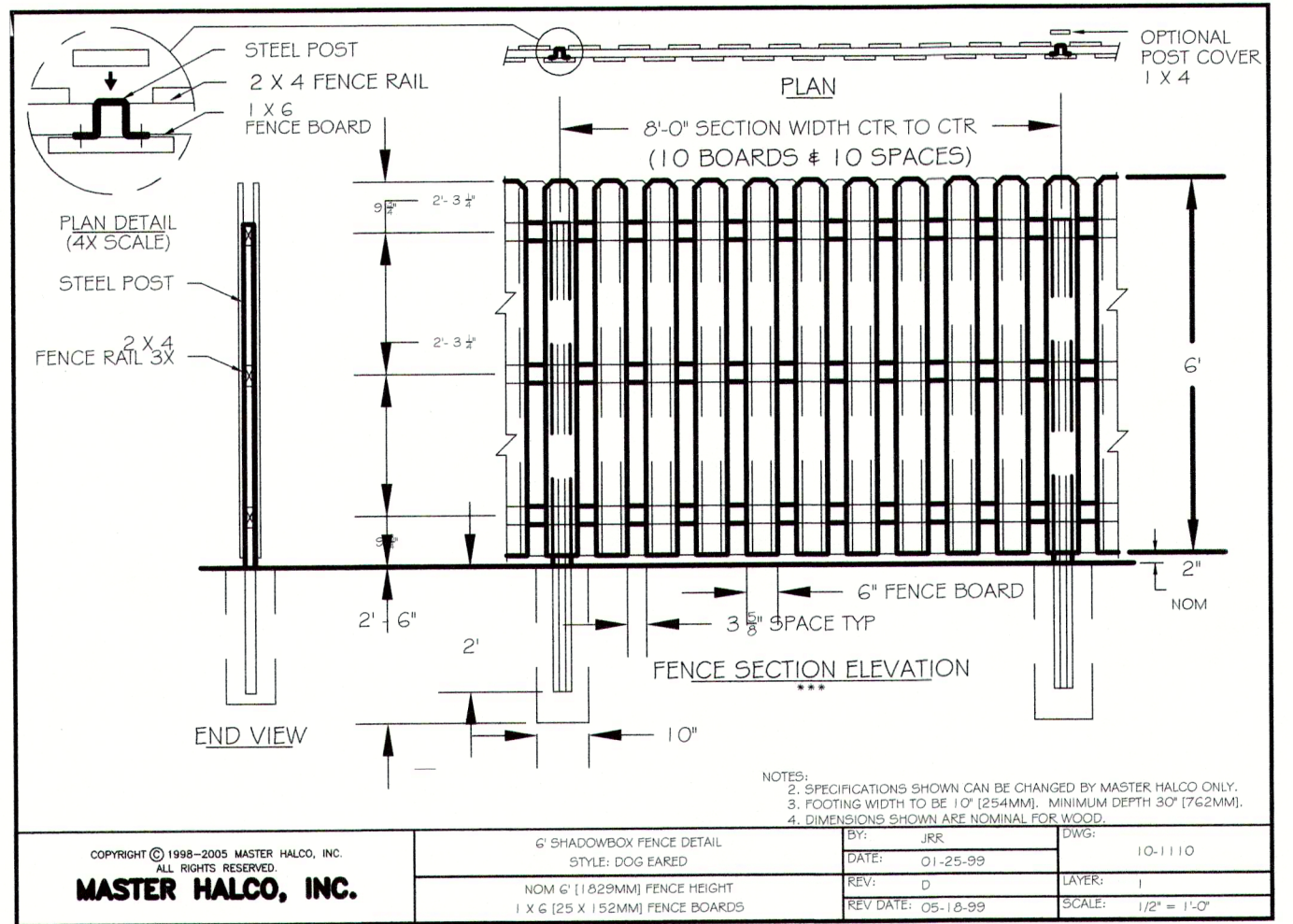
I move to **[approve/table/deny]** the site plan amendment request to modify the original condition of approval which to allow a mix of fencing and trees to serve as a buffer, which would reduce the number of trees from 20 to 11, for 30 Hamilton in the R-4 Harbor Residential District, (PPN 59-650-002-20), subject to the following conditions:

1. Applicant shall plant the trees no later than 10/31/2024.
2. All dead or diseased trees planted by the applicant shall be replaced in a timely matter.
3. If the trees are not planted by 10/31/2024 the applicant shall submit a performance guarantee to the City in the amount equal to the cost to install the trees in between fence panels, in accordance with the quote from the applicant's landscaping contractor that will install the trees.
4. Applicant shall obtain a fence permit from the City and pay the \$500 penalty fee due to constructing the fence without a permit by 10/31/2024.

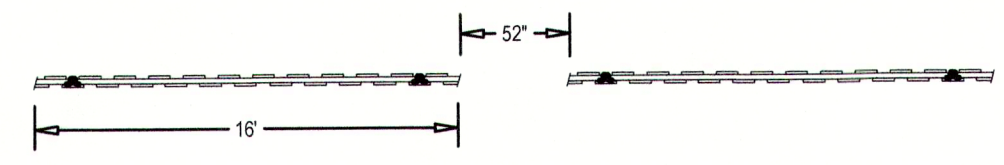




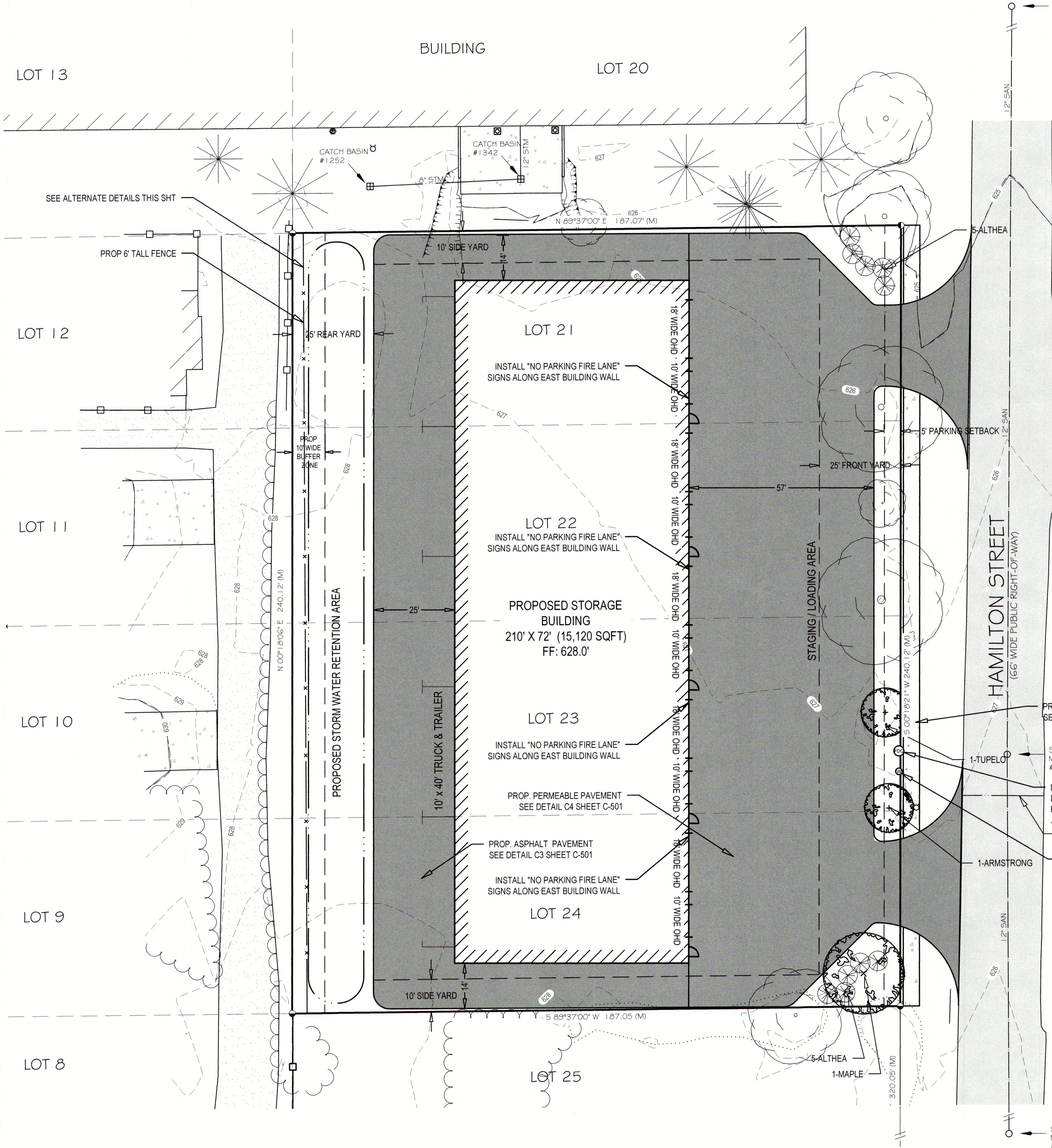
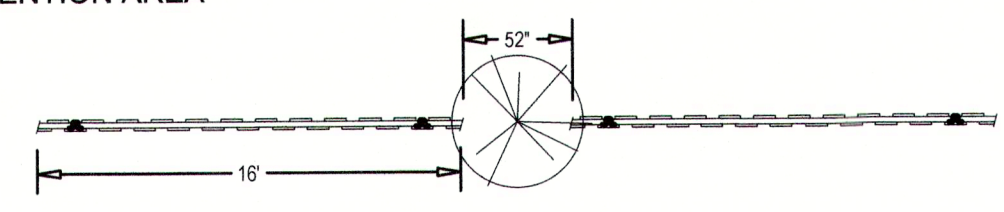
0' 10' 20' 40'  
SCALE 1" = 20'



DETAIL A  
16' LONG FENCE FOLLOWED BY 52" BREAK REPEATED ALONG WEST SIDE OF PROPOSED WATER RETENTION AREA



DETAIL B  
16' LONG FENCE FOLLOWED BY 52" BREAK FOR HEMLOCK TREE REPEATED ALONG WEST SIDE OF PROPOSED WATER RETENTION AREA



### ZONING

PROPOSED ZONING: R-4

- SETBACKS:  
FRONT YARD 25 FEET MIN.  
SIDE YARD 10 FEET MIN.  
REAR YARD 25 FEET MIN.  
HEIGHT 28 FEET MAX.  
LOT COVERAGE 35% MAX.  
PARKING 5 FEET MIN.

LOT AREA: 44,910 SQFT  
MAX. BUILDING SIZE: 44,910 X 0.35 = 15,718 SQFT

- NOTES:  
1) EXTERNAL GAS METER SHALL BE PROTECTED WITH GUARD POSTS OR OTHER MEANS THAT COMPLIES WITH SECTION 312.3 OF THE INTERNATIONAL FIRE CODE (IFC)  
2) A MINIMUM CLEAR HEIGHT OF 13.5' SHALL BE REQUIRED IN ALL FIRE LANE AREAS PER SECTION 503.2.1 OF THE IFC

UTILITY SCHEDULE					
STRUCTURE I.D.	STRUCTURE TYPE	RIM ELEVATION	PIPE DIRECTION	DIAMETER & MATERIAL	INVERT ELEVATION
MH # 1060	SANITARY MANHOLE	627.28'	NORTH SOUTH	12" PVC	609.71'
MH # 1066	SANITARY MANHOLE	620.79'	SOUTH	12" PVC	606.41'
MH # 1252	CATCH BASIN	626.30'	EAST	8" PVC	624.70'
MH # 1342	CATCH BASIN	624.28'	NORTH WEST	12" PVC	622.86'
MH # 1343	SANITARY MANHOLE	627.63'	NORTH	12" PVC	610.81'
MH # 1353	UNKNOWN	627.10'	NONE VISIBLE	-	624.07' TOP OF WATER

**HOLLAND ENGINEERING**  
220 Hoover Boulevard  
Holland, Michigan 49423-3766  
www.hollandengineering.com  
T 616-392-5939 F 616-392-2116

The Surveyor's liability for any and all claims, including but not limited to those of negligence, gross negligence, professional services, or misrepresentations shall be determined to an amount not greater than the fee for the service.

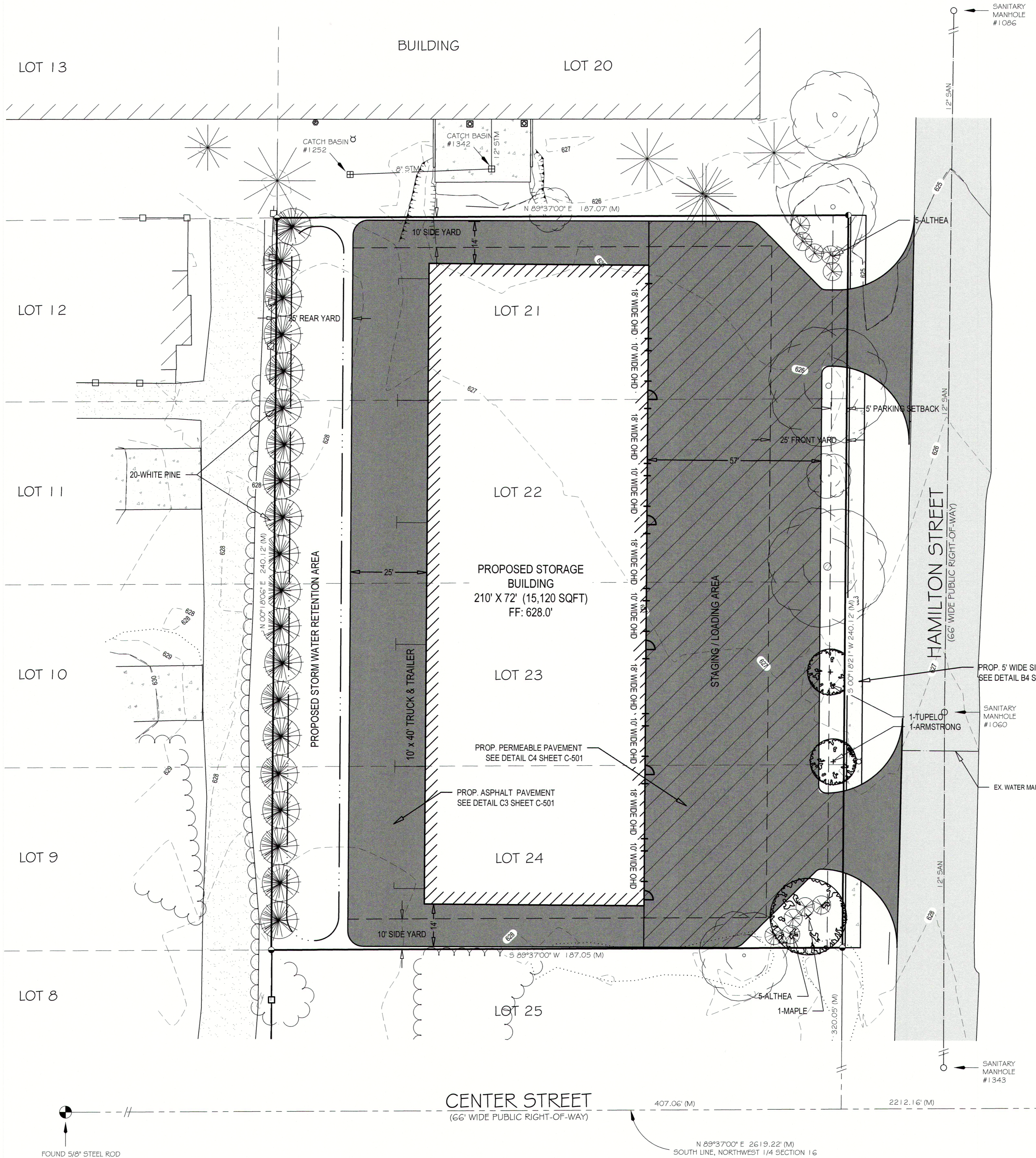
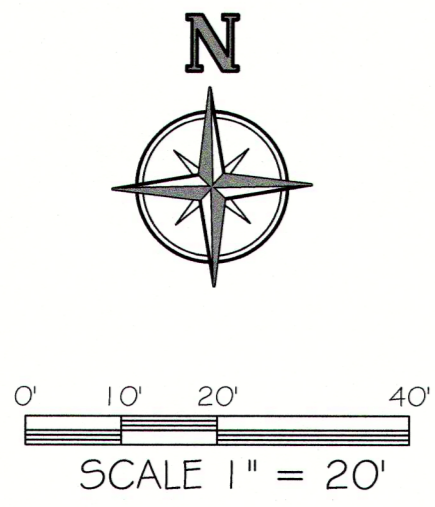
ATTN: MR. JEFF KLEMM  
30 HAMILTON ST  
DOUGLAS, MI 49406

**HAMILTON ST WEST MARINE STORAGE**  
30 HAMILTON ST  
DOUGLAS, MI 49406  
LOTS 21-24 OF TERRACE PARK HEIGHTS  
CITY OF THE VILLAGE OF DOUGLAS,  
ALLEGAN COUNTY, MI

Issued for:	
Date	Description
10/15/2021	SITE LAYOUT PLAN
07/11/2022	FIRE DEPARTMENT COMMENTS
03/03/2022	AGENCY COMMENTS

Project Manager RYAN T. YSELDYKE	
Vertical Datum NAVD88	Horz. Datum HEI 96
Drawn by TODD GOODROW	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 21-02-057	

Sheet Title  
**SITE LAYOUT PLAN**  
Sheet No.  
**C-101**



**ZONING**

PROPOSED ZONING: R-4

- SETBACKS:  
 FRONT YARD 25 FEET MIN.  
 SIDE YARD 10 FEET MIN.  
 REAR YARD 25 FEET MIN.  
 HEIGHT 28 FEET MAX.  
 LOT COVERAGE 35% MAX.  
 PARKING 5 FEET MIN.

LOT AREA: 44,910 SQFT  
 MAX. BUILDING SIZE: 44,910 X 0.35 = 15,718 SQFT

The Surveyor's / Engineer's liability for any errors or omissions in this plan is limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct. Warranties or misrepresentations shall not be made for an amount no greater than the service fee.

ATTN: MR. JEFF KLEMM  
 30 HAMILTON ST  
 DOUGLAS, MI 49406

HAMILTON ST WEST  
 MARINE STORAGE  
 30 HAMILTON ST  
 DOUGLAS, MI 49406  
 LOTS 21-24 OF TERRACE PARK HEIGHTS  
 CITY OF THE VILLAGE OF DOUGLAS,  
 ALLEGAN COUNTY, MI

Issued for:

No.	Description
A	SITE LAYOUT PLAN

Project Manager  
 RYAN T. YSSELDYKE

Vertical Datum	Horz. Datum
NAVD88	HEI 96

Drawn by  
 TODD GOODROW

Checked by	Date
Survey	
Civil	
Struc.	
L. A.	

HEI Project Number  
 21-02-057

Sheet Title  
 SITE LAYOUT PLAN

Sheet No.  
 C-101



THE CITY OF THE VILLAGE OF DOUGLAS  
 REGULAR MEETING OF THE PLANNING COMMISSION  
 86 W CENTER ST – DOUGLAS, MI  
 NOVEMBER 10, 2021 – 7:00 P.M.

- A. Call to Order: Meeting called to order by Chair Buszka
- B. Roll Call: Pattison, Florian, McIntyre, Naumann, Seabert, Buszka  
 Also Present: City Planner Wikar, Deputy Clerk Howell, City Clerk Aalderink
1. Approval of the Agenda  
*Motion by Florian, with support from Seabert, to approve the November 10, 2021, Agenda as submitted. Motion carried by unanimous roll call vote.*
  2. Approval of the Minutes  
*Motion by Pattison, with support from Seabert, to approve the October 13, 2021, meeting minutes as submitted. Motion carried by unanimous roll call vote.*
- C. Public Comments (limit of 5 minutes): No comments received.
- D. Communications: Written comments received for Centre St. PUD are on file at the Clerk's office for public review.
- E. New Business:
1. Public Hearing. Site Plan Review & Special Use Permit Application – Marine Storage; R-4 Harbor Residential District. 30 Hamilton (Jeff Klemm)

*Motion by Seabert, with support from McIntyre, to open the Public Hearing for 30 Hamilton. Motion carried by unanimous roll call vote.*

Jeff Klemm, 6565 Herring Ridge Rd. Saugatuck, the applicant addressed Commissioners stating the property was rezoned from C1 to R4. He has been working over the past three months on a number of draft site plans for sizes of building following the R4 requirements, the marine storage requirements were written recently. Working with the Allegan County Road Commission on drainage and other related requirements. The building coverage meets the R4 requirements. He will be using pervious concrete for two drives, one on each side of the building, each fourteen' and allowing traffic to drive around the building. The parking will be at the rear of the building, with the front being used as the staging area. Commission questions included a request the applicant lower the lighting to is would not bleed onto other properties. Will there be utility connections other than outside lighting.

Public Comments:

*Demetria Terrien* appreciated the commissioner's comment on lighting and suggested using timers. *Trevor McCoy*, 55 Ferry, questioned the height of the trees that will be planted behind the building and his home. He believes the requirement is five' to six'.



*Motion by Pattison, with support from Seabert, to close the Public Hearing. Motion carried by unanimous roll call vote.*

Staff Comments: City Planner Wikar reported the plan provided good responses to the requirements of the ordinance. Commended the applicant for his use of permeable material for the drives and his attempt to save trees. There were concerns with the lighting, the fees for the application were paid in full, however there is no record of the previous application payment. The applicant should submit in writing, regarding his choice of screening, that after three years of planting 80% of opacity be obtained or the applicant will put into place a fence along the property line. Regarding plumbing, Wikar will make sure that if approved the city verify and receive the fee to be paid.

*Motion by Pattison, with support from Seabert, that Planning Commission approve with conditions the special use permit application and site plan review for the marine storage zoned R4 property residential district located at 30 Hamilton for analysis and findings of fact related to the conformance pursuant to Section 26.21, Section 25.03, and 24.03 of the Zoning Ordinance. Conditions being: (1) The vegetative screen must meet 80% capacity in three years a fence is required, (2) The proposed lighting on the west side of the structure is adjusted to eight'-10', and (3) that all unpaid fees associated with the applicant be paid. Motion carried by unanimous roll call vote.*

2. Public Hearing. Review of Final PUD Plan – Site Plan Review & Special Use Permit Application for Multi-Family, Mixed Use Planned Unit Development; R4 Harbor Residential District, C1 Village Center District. 324 Center St (Jeff Kerr)

*Motion by Pattison, with support from Florian, to open the Public Hearing. Motion carried by unanimous roll call vote.*

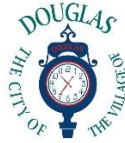
Jeff Kerr, 55 Ferry St. and Pam Blough, 11 South First St. Grand Haven, MI were present to address the PUD plan. Blough began by addressing the traffic study by Fleis & Vandenbrink. A full study has been completed and lay before Commission this evening. The applicant also stood before the Tree Board to present their plans for trees. The plan before Commissioners this evening has been color enhanced, sidewalks were added to the right of ways, roads have more of a curve design to slow traffic down, and a phasing plan was provided.

Public Comments:

*Tim Hoffman, St. Peters drive* thanked Kerr for their transparency throughout the process. Has concerns with the summer traffic on St. Peters drive and the traffic study, the study was conducted during off season and not during the heavy traffic season.

*Suzanne Dixon, 797 Center St.* addressed the three story proposed buildings. She appreciates the diversity housing that the plan will bring, however there are a lot of inconsistencies that are found in the plan and the narrative. There is a feeling the plan is incomplete.

*Robert Kenny, Peach Street,* agrees with Dixon on the lack of designations and missing pieces. The phasing plan is especially lacking information. A request was given that Commissioners go through the standards as they apply to the plan.



Staff Report: Commission will compare the application for the PUD against the standards of Articles 10, 16, 18, 19, 21, 24, 26, and 27. In addition to those standards the multi-family development guidelines and future land use and zoning plan in our Douglas Vision Master Plan should be considered.

*Motion by Pattison, with support from Seabert, to close the public hearing. Motion carried by unanimous roll call vote.*

Chair Buszka defined the objectives for the discussion of Commission. Each Commissioner will take an article and move through the standards, asking questions of the applicant when needed. The goal will be to determine if the plan has fulfilled the standards that apply to the applicant’s request.

Commissioner Seabert began by asking the applicant which buildings were multi-family and which were designated principal use? Following a very lengthy discussion between the Commissioner and the applicant it was determined the applicant could not answer the question, nor provided the designation on the plan. Seabert asked if the applicant would like the Public Hearing tabled? The applicant wished to continue.

Commissioner Pattison stated it was disappointing that there were no building sizes, set backs, dimensions on the plan, these measurements are what add to the completion of a plan. A typical plan would show how density applies, how the open space complies, we as a Commission are bound by the law to determine compliance. I encourage you to read the Zoning Ordinance and apply the standards.

Motion by McIntyre, with support from Pattison, to table the Public Hearing for Jeff Kerr, Kerr Real Estate, W Centre until the next regularly scheduled meeting of December 8<sup>th</sup>. Motion carried by unanimous roll call vote.

- F. Old Business
- G. Reports of Officers, Members, Committees
- H. Public Comment (limit 5 minutes)  
No comments.
- I. Adjournment  
Meeting was adjourned at 10:10 P.M.

CITY OF THE VILLAGE OF DOUGLAS

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Paul Buszka, Chair

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Pamela Aalderink, City Clerk



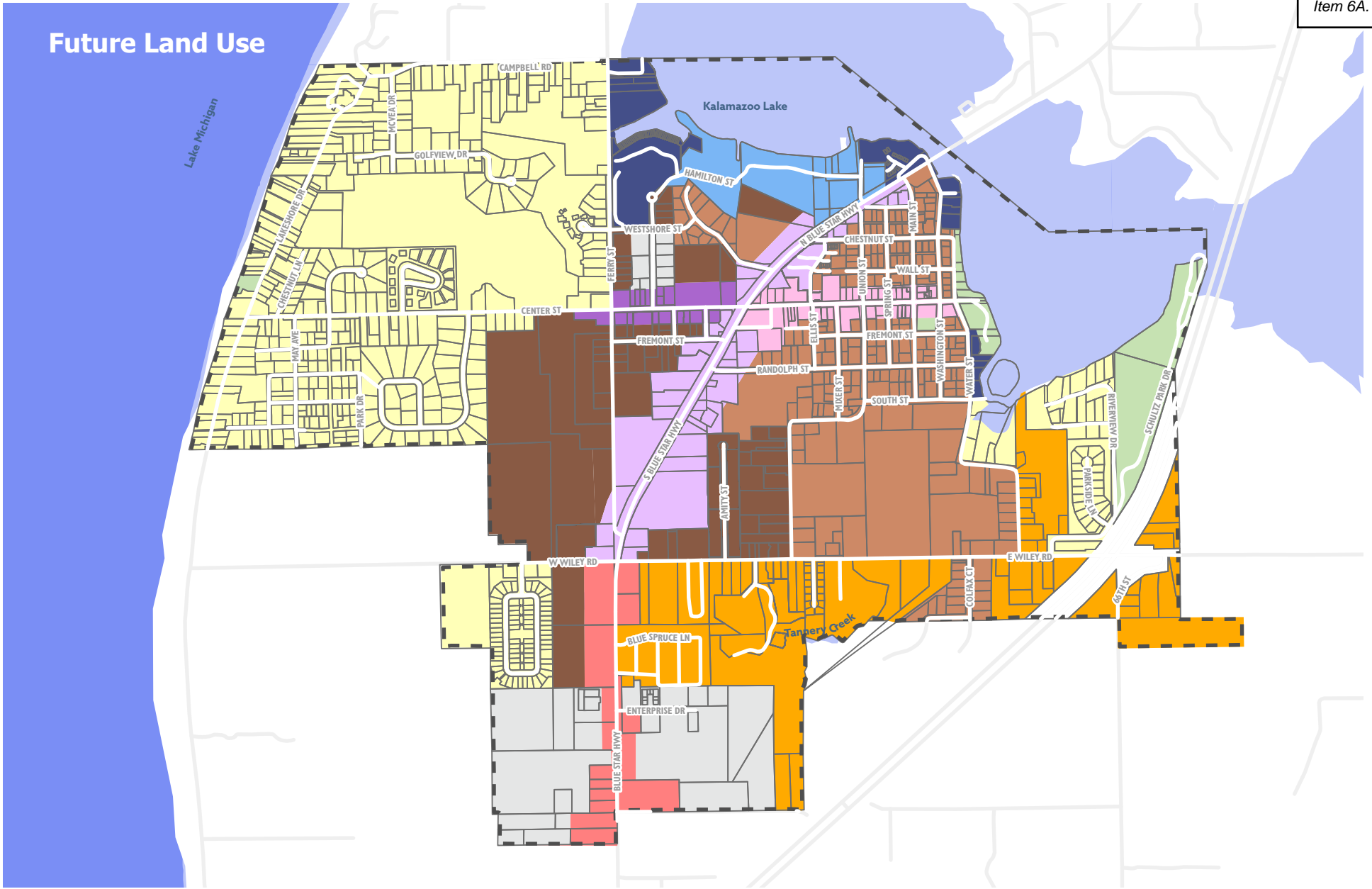
**Certification of Minutes**

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on \_\_\_\_\_. I further certify that the meeting was duly called and that a quorum was present.

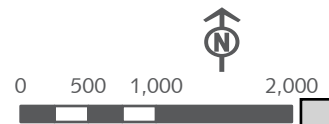
\_\_\_\_\_  
Pamela Aalderink, City Clerk

\_\_\_\_\_  
Date

# Future Land Use



- |   |   |   |
|---|---|---|
|  Suburban Residential |  Waterfront Residential              |  Harbor Commercial      |
|  Compact Residential  |  Blue Star South Highway Commercial  |  West Center Commercial |
|  Urban Residential    |  City Center Commercial              |  Light Industrial       |
|  Residential Mix      |  Blue Star Small Business Commercial |  Parks/Open Space       |



# Chapter 7: Future Land Use

## FLU Map

## Zoning Plan

This Plan establishes desirable land use patterns to guide growth and foster the preservation of the small town charm in the City for the next decade.

The Future Land Use Plan for the City has been thoughtfully developed by integrating key categories that address various aspects of growth and community well-being.

The future of land use in Douglas has been developed to with the is a compilation of descriptions and recommendations for future development, preservation of sensitive lands, views, character, and identity. It also serves as an overall framework for the management and regulation of future development and will be used as a basis for evaluating rezoning requests.

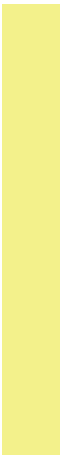
Twelve (12) future land use designations have been created and represent the future vision of land use in the City:

Suburban Residential	Waterfront Residential	Harbor Commercial
Compact Residential	Residential Mix	Blue Star South Highway Commercial
Urban Residential	City Center Commercial	Blue Star Small Business Commercial
West Center Commercial	Light Industrial	Public / Open Space

Each of these land use categories have evolved in their own way over time throughout the City. The community survey results would reveal that the residents and stakeholders care deeply about the local economy, availability of housing for all incomes and protecting the City’s natural features.



Finally, the land use vision implements the goals and objectives of the five master plan themes of Economic Development, Housing and Neighborhoods, People, Arts and Culture, Available and Safe Infrastructure, and Sustainability and Resiliency.



**Suburban Residential (4 units/acre density maximum)**

Intent: To address the need and desire for single-family development in a low-density suburban pattern. Lakeshore properties should maintain views by having generous setbacks and low building heights. Two-unit dwellings may be appropriate for new development if the density does not exceed a maximum of four (4) dwelling units per acre.



**Desired Building Types:**

Single-family detached house | Two-family homes | Civic buildings (schools, churches, etc.)



**Compact Residential (10 units/acre density maximum)**

Intent: This designation is intended to fulfill the need for a variety of housing forms that create opportunities affordability for varied income levels. By providing these opportunities, people can both work and live in the same community. Varied housing forms in this designation should accommodate and support a variety of living arrangements, including but not limited to seniors, families, couples, and individuals. New and existing neighborhoods should be well connected and walkable, offer a mix of densities and appeal to a broad range of incomes.



Pedestrian connections to schools and existing commercial corridors should be prioritized.

**Desired Building Types:**

Single-family detached homes | Two, three, and four-unit missing middle housing forms | Apartments | Townhouses/row houses | Tiny homes and Cottage Courts (homes with a main floor between 500 and 800 square feet) | Accessory Dwelling Units



**Traditional Residential (up to 6 units per acre)**

**Intent:** To preserve the existing character of the original Douglas Plat immediately north and south of Center Street and the City’s downtown, as well as the areas between South Street and Wile Road. This designation will set the design and housing form expectations for undeveloped areas between Wiley Road and South Street, with a continuation of the traditional urban residential character and style. Allowing additional housing forms in these older neighborhoods and undeveloped areas will allow for a broader range of price points and affordability to help address this need in the City.

**Desired Building Types:**

Detached Single-Family Homes | Missing Middle 2-3-unit Homes | Retrofit 2-unit Homes | Accessory Dwelling Units



## City Center Commercial

**Intent:** To address the desire for an identifiable focal point of the City, and provide a walkable mixed-use development pattern where residents from adjacent neighborhoods can obtain goods and services as well as provide for a place to attract those from outside the City. As the focal point of the City, the historic downtown corridor along Center Street between Blue Star Highway and the Water Street will continue to serve as a place to gather and greet friends, neighbors, visitors, and business owners. The City is encouraged to continue to hold City-sanctioned events, parades, and other types of public gatherings along this corridor.

### Desired Building Types:

Mixed-use buildings (ground floor commercial/residential upper floors) | Flex buildings | Two-story maximum height



## Residential Mix (up to 10 units per acre)

**Intent:** The intent of this designation is to provide for a variety of housing forms that provide higher vertical densities to fit the varied lifestyles of the people that are attracted to the City of the Village of Douglas. Live-work units will enhance convenience, economic growth, sustainability, while fostering social interaction and preserving local character. This designation aims to serve as a transition area between the more intense commercial uses along Blue Star Highway and traditional and suburban residential neighborhoods.

Non-residential uses in the Residential Mix designation may include small-scale retail, small-scale eating and drinking establishments, maker spaces and art-galleries, personal service establishments, such as salons, and professional and support offices.

### Desired Building Types:

Single-family detached house | Two, Three and Four-Unit Missing Middle Housing Forms | Live-work units | Townhomes | Apartments





### Waterfront Residential (Density Varies)

Intent: To provide for appropriate scaled residential uses on various properties having frontage on Kalamazoo Lake and Wade’s Bayou. family residential uses which abut Kalamazoo Lake and Wade’s Bayou. The eastern areas of this designation along Ferry Street in close proximity to the marina, and housing designs should complement the natural waterfront setting of the area. Lands in this designation are not intended for non-residential uses, such as marinas and boat storage.

Lands along Wade’s Bayou are largely built out, however, there is potential for redevelopment of some existing residential home site along Washington Street. Development in these areas will be encouraged to preserve views of the water bodies and restricted from disturbing any environmentally-sensitive areas.

#### Desired Building Types:

*Wade’s Bayou frontage:* single-family detached homes

*Kalamazoo Lake Frontage and surrounding area:* single-family detached homes | townhomes | apartments | tiny homes/cottage courts



## Blue Star South Highway Commercial

**Intent:** Lands in this designation are intended to support land uses that will provide goods and services to meet the needs of the larger Tri-Community Area, as well as convenience and hospitality uses near the interstate entrance and exit ramps. This future land use designation consists of parcels with frontage on Blue Star Highway, south of Wiley Road to the southern City boundary. Appropriately scaled businesses would not exceed a 50,000 a square foot building footprint. Curb-cuts on Blue Star Highway should be carefully considered, and shared with existing curb-cuts when possible. New development should be encouraged to share parking with existing uses to reduce unnecessary paved areas.

### Desired Building Types and Uses:

Maximum building footprint of 50,000 square feet | Retail, Hospitality, Personal Service and Office uses | Small-scale Retail with On-Site Light Manufacturing



## Blue Star Small Business Corridor

**Intent:** This future land use designation is intended to continue the character and small scale of business and mixed uses onto Blue Star Highway immediately north and south of Center Street. Buildings associated with uses in this designation should not a 10,000 square foot building footprint. A mix of residential and commercial uses are encouraged, with commercial uses on the main floor and residential uses on upper floors. Sites should be designed to place buildings and outdoor elements such as seating, art displays, and gathering spaces closer to the street where feasible, and along pedestrian pathways such as the Blue Star Highway trail to encourage traffic calming and pedestrian safety. Parking areas should be placed behind new development when possible. Strip commercial uses should be phased out and avoided in this area.

The 200 Blue Star parcel (former Haworth site) is located within this designation. Land uses and site design for this sub-area are further detailed in Chapter 8, along with the conceptual design that was accepted by the public.

### Desired Building Types and Uses:

Mixed-use with commercial on ground floor with street frontage limited to 2 stories in height | Outdoor gathering spaces | Small-scale retail, personal service establishments, and eating and drinking establishments | Small-scale boutique hotels | Indoor and outdoor recreation uses | Mobile food vending.





## Harbor Commercial

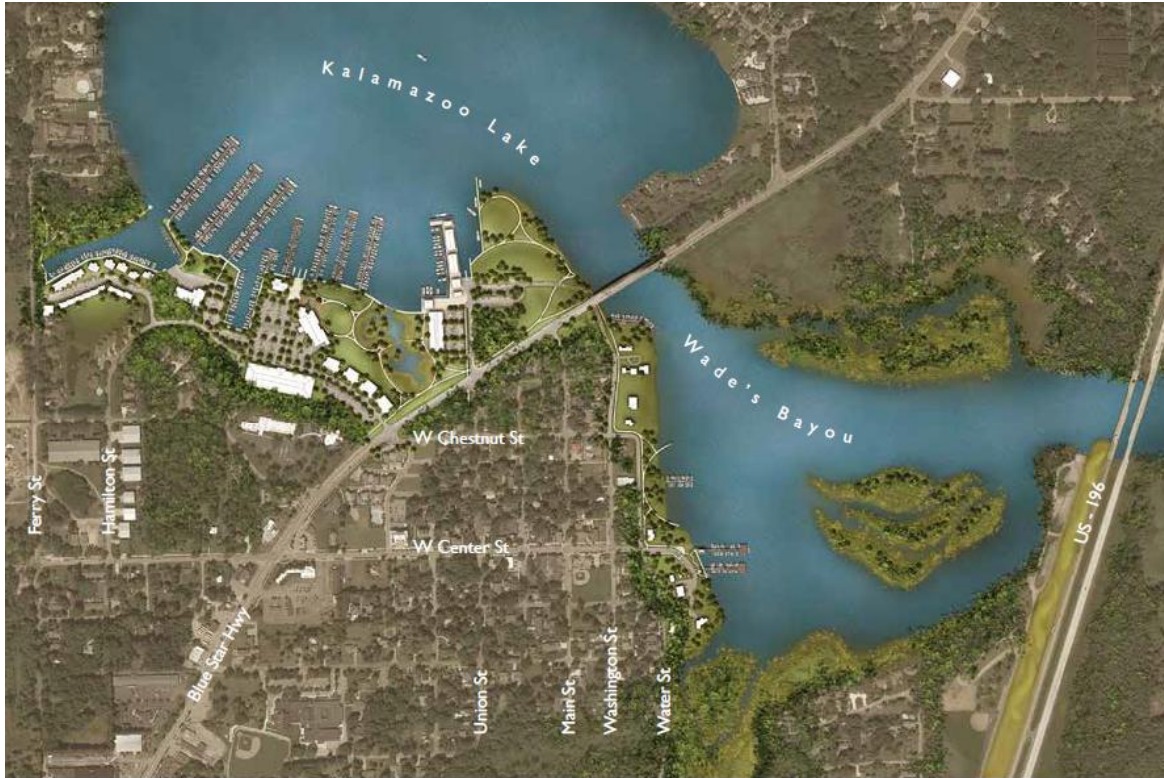
**Intent:** This designation envisions a vibrant, community-focused area that blends the natural features of Kalamazoo Lake and Lake Michigan with the economic vitality of small-scale, water-oriented businesses. This designation is intended to support local commerce while maintaining the character and charm of the City's waterfront. Lands in this designation should be carefully planned to reduce the environmental impact on the waterfront, wetlands, and other sensitive areas. Public and private uses are encouraged to occupy existing lands, buildings, docks and other creative areas to encourage gathering, sense of place, and access to the waterfront. Policies from this Plan, as well as the Waterfront Master Plan should be considered for proposed private development and expansion of existing uses within this designation. Creative parking solutions should be encouraged in this designation to ensure the efficient use of land. Views of the waterfront should be preserved by limiting the height of buildings associated with new development to one story.

### Desired Uses:

Marinas | Bait and tackle shops, and other small-scale retail | Dining establishments that offer lake views and seasonal outdoor seating | Limited residential uses in creative form | Temporary or seasonal uses such as mobile food vendors and boat rentals | Public uses such as a public boat launch or park



*Final Consensus Plan from 2016 City of the Village of Douglas Waterfront Master Plan*



The 2016 Waterfront Master Plan provides a vision for the waterfront as desired by the public through extensive community engagement efforts. Some of the goals of the Waterfront Master Plan have been achieved, such as a public marina, which is now located at the north end of Washington Street (Pleasant Point Marina). Other goals were associated with a specific plan for the City to acquire the Tower Marine and Swingbridge properties. Because this is no feasible, due to the Swingbridge property being developed and the Tower Marine property being under new ownership (Safe Harbor), the City should plan for an expansion of the marina property that incorporates the goals that are still feasible from the 2016 Waterfront Master Plan, while implementing the goals and policies of this Master Plan update to the extent feasible. The Harbor Commercial future land use designation is developed to incorporate both.

Some of the objectives in the "Consensus Plan" as shown in Figure X should continue to be honored, though it is unlikely for the amenities desired for this area to be fully funded by the City.

## West Center Commercial

**Intent:** To allow for a mix of residential and small-scale commercial uses intended to serve adjacent neighborhoods, users of the Beach to Bayou Trail, and Lake Michigan beach goers. This future land use designation would allow also for the retrofitting of ground-floor commercial in existing residential buildings and residential uses on upper floors. Other uses may include live-work units, recreation service uses, micro-scale manufacturing and associated retail, small-scale retail, eating and drinking establishments, personal service establishments, professional and support offices. Other residential uses that would be ideal in this area are single and two-family homes, and retrofit of single-family homes to two- or three-unit missing middle homes.

### Desired Building Types and Uses:

Retrofit mixed uses within existing homes with commercial on the main floor and residential on upper floors | Small-scale service, retail, rental, and eating and drinking establishments that cater to surrounding residential neighborhoods, beach-goers, and users of the Beach to Bayou Trail | Micro-scale manufacturing with associated on-site retail | Live-work units | Single and two-family homes.



## Light Industrial

**Intent:** To provide employment opportunities for area residents as well as manufactured goods and storage for the Greater Tri-Community Area. The designation is also intended to provide for small-scale industrial activities, research and development operations, shipping establishments, offices, business incubators, educational institutions, or other similar light industrial uses. Light Industrial areas may include limited retail, office condominiums, and other such uses that may support employment and workers.

These uses are best suited in the south end of the City, on parcels not having direct frontage on Blue Star Highway. New industrial uses in this area should intentionally be located in areas that will not have a negative impact on nearby sensitive lands.

Light industrial uses are also appropriate on Hamilton Street, south of Westshore Street to support the need for boat storage and repair near the marina. Industrial uses along Hamilton Street should also maintain or establish ample buffering and screening along residentially zoning districts and uses.

