



**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**

AGENDA

To view remotely, join online or by phone.

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1. CALL TO ORDER

2. ROLL CALL

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

Motion to approve the July 9, 2026 agenda

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

Motion to approve the June 11, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

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

- Motion to Open the Public Hearing (Roll Call Vote)

a. Applicant Presentation

b. Planning and Zoning Administrators Report

c. Public Comments

d. Commissioner Questions

- Motion to Close the Public Hearing (Roll Call Vote)

Motion to [approve / approve with conditions / deny / table] 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.

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@douglasmichigan.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, JUNE 11, 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.

Present

Chair Thomas Hickey
Vice-Chair Matt Balmer
Secretary Paul Buszka
Commissioner Patty Hanson
Commissioner Jennifer Ludwick
Commissioner Steven Merouse
Commissioner Laura Peterson
Commissioner Neal Seabert

Not Present

Commissioner John O'Malley

Also Present

Planning & Zoning Administrator Sean Homyen
City Manager Lisa Nocerini

2. ROLL CALL

- A. Approval of Agenda - June 11, 2026 (additions/changes/deletions)

Motion by Merouse, seconded by Buszka, to approve June 11, 2026 agenda. – *Motion carried by unanimous voice vote.*

- B. Approval of Minutes - May 14, 2026 (additions/changes/deletions)

Motion by Buszka, seconded by Balmer to approve the May 14, 2026 meeting minutes. - *Motion carried by unanimous voice vote.*

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

- 4. PUBLIC COMMUNICATION – WRITTEN - None**

- 5. NEW BUSINESS**

A. 415 Wiley Rd - Site Plan Approval - Addition (Fire Department)

a. Planning and Zoning Administrators Report - Planning and Zoning Administrator Homyen presented the staff report, summarized the proposed 8,655-square-foot fire station addition, discussed the governmental function of the facility, reviewed agency comments, and noted that the final Wiley Road driveway design would be subject to review by the City Engineer and City staff.

b. Applicant Presentation – Jeremy Huntoon of Brivar Construction and Andrew Walters of Metro Consulting Associates, representing the Saugatuck Fire District, presented the proposed fire station addition, including the apparatus bays, operational layout, stormwater improvements, and shared access with the existing municipal complex.

c. Public Comments – None

d. Commissioner Questions – Commissioner Buszka asked whether additional screening could be provided to help buffer noise for neighboring properties. Commissioners Peterson, Balmer, and Ludwick had no questions. Commissioner Hanson inquired about the height of the proposed building. Commissioner Meroose asked about emergency ingress and egress, shared use of the driveway with the City, and potential traffic impacts at the Blue Star Highway and Wiley Road intersection. Fire Chief Janik explained that the Fire District coordinates emergency response with the Allegan County Sheriff's Office and Marine Division and that mutual aid is routinely provided across jurisdictional boundaries.

Motion by Buszka, seconded by Balmer, to approve with conditions the request made by Brivar Construction Company on behalf of the Saugatuck Fire District 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 report dated June 1, 2026, on the parcel identified as P.P. 59-021-016-00, located at 415 Wiley Rd subject to the following conditions:

1. The applicant shall obtain approval from the Allegan County Drain Commission (ACDC), Kalamazoo Lake Sewer and Water Authority (KLSWA), and the City Engineer prior to the issuance of any permits.
2. The applicant shall obtain all other federal, state, and local permits if required.
3. The final design and configuration of the Wiley Road access driveway and drive aisle shall be subject to review and approval by the City Engineer and City staff.
4. The applicant shall coordinate with the City regarding the preferred access alternative and incorporate any required modifications prior to issuance of permits.

Motion carried by unanimous roll call vote.

6. UNFINISHED BUSINESS

A. 47 W Center St - Site Plan Approval

a. Planning and Zoning Administrators Report – Planning and Zoning Administrator Homyen presented a brief staff report, noting that the applicant had received the necessary Zoning Board of Appeals approvals, revised the site plan in response to previous Planning Commission comments, and recommended approval subject to the conditions outlined in the staff report.

b. Applicant Presentation –Ken Dixon of Dixon Architecture reviewed the proposed revisions, including additional landscaping along the southern property line, replacement of the proposed vinyl fence with a wood privacy fence, revised exterior building materials to provide consistency on all elevations, and updated parking calculations based on the proposed restaurant use. He also reviewed the requested parking reduction and explained the proposed restaurant parking demand.

c. Public Comments – None

d. Commissioner Questions – Commissioner Buszka asked about the lighting plan. Commissioner Peterson asked questions regarding the proposed restaurant use and expressed concern about parking demand extending into nearby residential areas. Commissioner Balmer inquired about the proposed grease interceptor and referenced the Master Plan's discussion of downtown parking. Commissioner Hanson asked whether the proposed parking complied with the conditions of approval and inquired about postal parking. Commissioner Ludwick had no questions. Commissioner Merouse expressed concerns regarding the proposed balcony design.

Motion by Balmer, seconded by Ludwick, to approve with conditions the request made by Turan Ufuk 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 report dated June 3, 2026, on the parcel identified as P.P. 59-150-002-00, located at 47 W Center St subject to the following conditions:

1. The applicant shall obtain approval from Kalamazoo Lake Sewer & Water Authority (KLSWA), and Allegan County Drain Commission (ACDC), 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 architectural floor plans to consistently identify the first floor commercial space as a restaurant.
5. All exterior lighting must comply with Zoning Ordinance Sections 19.05(6) and 24.03(9).
6. The Planning Commission grants a reduction in the required parking spaces as outlined in Section 19.03 and Section 10.04 (d) (1) to allow for 7 parking spaces on site, that is a reduction of 43 parking spaces .

Motion carried by unanimous roll call vote.

7. REPORTS

- A. Planning and Zoning Administrator Report – The Planning and Zoning Administrator reported that the application for 13 S. Union Street may return to the Planning Commission next month. The Commission was also reminded to provide comments on the draft zoning ordinance update.
- B. Planning Commissioner Remarks (limit 3 minutes each, please) – Commissioner Buszka appreciated the applicant's responsiveness to the Commission's comments. Commissioner Peterson commended the applicant's revisions and encouraged the applicant to consider Commissioner Merouse's comments.

Commissioner Balmer expressed appreciation for the revisions and thanked the Mayor for serving on the Fire Board. Commissioner Hanson inquired about the inoperable shaved ice truck and boardwalk at Swingbridge. Commissioner Ludwick expressed interest in future development projects. Commissioner Meroose thanked everyone, and Commissioner Hickey expressed enthusiasm for the continued activity downtown.

8. **PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)** - None
9. **ADJOURNMENT** – *Motion by Balmer, seconded by Meroose to adjourn the meeting. Motion carried by unanimous voice vote.*

To: City of the Village of Douglas Planning Commission
Date: June 22, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: 86 W. Center St – Special Land Use Request for Hotel/Motel (Section 26.23)



The Village of Friendliness – Since 1870

Background. David Isljamovski, on behalf of 1857 Hospitality Group, LLC, has submitted a Special Land Use application to convert the former City building into a hotel at 86 W. Center Street per Section 26.23. The proposal includes constructing a rear building addition, expanding the rear deck, constructing a front patio, and installing new exterior stairs. The property is zoned C-1 Village Commercial District and is located at the corner of Union Street and Center Street within the Dudleyville Plat. The proposed development will consist of six hotel rooms on the second floor, while the first floor will include a lobby, bar/lounge, event space, and associated support areas. The basement will be utilized for housekeeping, storage, and mechanical/utility equipment.

Procedure. The Planning Commission is tasked with reviewing the request providing an approval, with or without conditions, denial, or tabling of the request.

Site and Building Placement Standards

Standard (Corner Lot)	Required	Existing	Proposed
Lot Area	4,000 sq. ft.	8712SF	
Lot Frontage	20 ft.	66 ft. & 132 ft.	
Lot Coverage	80% max	33%	35.48%
Front Setback (south)	0 ft.		2 ft. - 10"
Rear Setback	25 ft.		Approx. 41.3 ft. (Full distance should be provided.)
Front Setback (East)	0 ft.	0 ft.	0 ft.
Side Setback (west)	5 ft.		Pre-existing
Height	28 ft. Max		Approx. 34.3 ft.
Stories	2 Stories Max		2 Stories

Section 10.03 Performance Standards

a) Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.

Remarks. Not proposed. If such activity occurs in the future, it shall comply with Section 10.03(a) of the Zoning Ordinance.

b) No major repairs or refinishing of products shall be done outside of the principal structure.

Remarks. Not proposed. If such activity occurs in the future, it shall comply with Section 10.03(b) of the Zoning Ordinance.

c) No lighting shall in any way impair the safe movement of traffic on any street or highway.

Remarks. No lighting is provided, but any future lighting shall comply with Section 10.03 (c) & Section 24.03(9)

d) Screening at least six (6) feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles or be closer than thirty (30) feet to any street right-of-way line.

Remarks. Met. A pre-existing fence is located along the northern property line adjacent to the residential property.

e) Material which is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than six (6) feet in height.

Remarks. Met. A six-foot wooden dumpster enclosure is proposed at the northwest corner of the property.

f) All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

Remarks. Not proposed. If such activity occurs in the future, it shall comply with Section 10.03(f) of the Zoning Ordinance.

g) All building structural components shall be made of wood, masonry, pre-cast concrete, or metal. All building facades shall be constructed or clad with wood, brick, stone, fluted block glass, or similar decorative material. With the exception of roofing materials, exterior finish materials shall not be factory finish metal siding or sheeting. Canvas, nylon, and other synthetic materials may be utilized for decorative and non-structural porticos, canopies, and other attachments.

Remarks. Met. The proposed addition is designed to match the existing exterior finishes to maintain the building's historic appearance.

h) In recognition of developing technologies in building materials, the Planning Commission may approve other materials in consideration of the following standards.

1. Whether or not the finished treatment is compatible with surrounding properties in terms of color and overall image

Remarks. N/A. Pre-existing

2. Relative scale of the building in terms of height and area.

Remarks. N/A. The building height is legal non-conforming. The addition does not increase its non-conformity.

3. The extent to which the building is set back from the street frontage(s) and the amount and quality of landscaping on the street frontage(s) and along the building.

Remarks. Landscaping is provided in the front yard along Center Street. Landscaping is also proposed along Union Street; however, portions are located within the public right-of-way. After discussion with the DPW, landscaping within the public right-of-way should be removed. The site plan shall be revised accordingly.

4. Such other conditions which the Planning Commission may deem relevant in order to protect the health, safety, and general welfare of the City and its inhabitants.

i) The use of a roof area of a building shall meet the following standards:

1. No more that fifty (50) percent of the roof area shall be used.

2. The area used by the tenants or owners of the building shall be secured by fence or similar structure with a height of four (4) feet.

3. The uses of the roof area shall be compliant with the Noise Ordinance of the City.

4. The area of the roof to be used shall not be closer that eight (8) feet to the edge of the roof.

5. The area of the roof to be used shall contain a surface that is fire resistant as approved by the Fire Chief.

6. The Fire Chief shall review the roof area and provide comments on public safety concerns if any.

j) Each property subject to site plan review shall be required to provide the following elements unless waived by the Planning Commission as being impractical or unreasonable during the site plan review process.

Remarks. N/A – the deck is part of the second floor, and the roof is not proposed to be used.

1. Provision of street trees between the front of the building and the street.

Remarks. There is a 16'-10" space between the front of the building and property line. The Planning Commission shall determine if there is adequate space for any trees.

2. Provision of green space in the form of a planting area, flower box, planting structure, or similar landscape element to soften the effect of concrete and asphalt on the site.

Remarks. Greenspace is provided in the front yard, the Planning Commission shall determine if this is met.

3. Provision of a patio, street furniture or similar public use area to enhance the pedestrian elements of the downtown area.

Remarks. N/A. The applicant is not proposing any public use area.

4. The placement of street furniture or other elements noted above should not diminish the area or space between the front of the building and the curb of the street to less than eight (8) feet in width.

Remarks. N/A. No street furniture or similar elements are proposed.

k) Where a building is proposed to be constructed with a setback from the primary street frontage of greater than 10 feet, the applicant shall be required to install a minimum five foot landscape strip along the entire linear frontage of the site which shall include landscaping as required within Article 21 as well as a consistent hedge row or stone or masonry sitting wall no taller than three (3) feet and no shorter than eighteen (18) inches to maintain a consistent and defined street edge along the public right of way. The Planning Commission may approve a public use area in lieu of a landscape strip or sitting wall provided that such use area is determined to be readily available to the general public and satisfies the requirements of Section 10.03U).

Remarks. N/A. This is a pre-existing building, the ordinance applies to new construction.

Driveway – Article 18

Remarks. N/A. The Driveway is Pre-existing, there are no plans for modification to the driveway.

Parking – Article 19

Section 19.03 Parking Space Requirements

33) Motels, Auto Courts, Hotels: One (1) parking space for each sleeping unit, plus one (1) additional space for each five (5) rooms, plus one (1) space for each employee on the largest work shift.

Parking Calculation -

- Six (6) guest rooms = 6 spaces
- One (1) additional space for every five (5) rooms = 1 space
- Total Required = 7 parking spaces

Remarks. Met. The applicant is proposing a total of eight (8) parking spaces, with seven (7) designated for hotel guests and one (1) designated for an employee. The parking calculation is based on the proposed hotel use. Although the first floor includes a lounge and event space, the Zoning Ordinance defines a hotel as a facility that may provide additional services, such as restaurants and meeting rooms (see definition below). Therefore, the lounge and event space are considered part of the hotel use and do not require separate parking calculations.

HOTEL. A facility offering transient lodging accommodations on a daily rate to the general public and may provide additional services, such as standard restaurants, meeting rooms, and recreational facilities.

Section 19.04 Location of Parking Areas

1) Off-street parking facilities shall be located as hereafter specified. When a distance limit is specified it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance of the building or use that such facility is required to serve. Property owners shall be responsible to have at all times maintained the minimum standards, as follows:

a) For all residential buildings and for all nonresidential buildings and uses in residential zones, required parking shall be provided within one hundred (100) feet of the building or use they are required to serve.

Remarks. N/A. The standard applies to residential or nonresidential uses located within residential districts. The subject property is located in a commercial district.

b) For all commercial and nonresidential buildings and uses in business zones, required parking shall be provided on the premises within three hundred (300) feet of the building or use they are required to serve.

Remarks. Met. Required parking is provided on the premises and located directly adjacent to the principal building, well within the 300-foot distance allowed for commercial uses.

c) For industrial buildings or use, required parking shall be provided on premise or within five hundred (500) feet of the buildings or uses they are required to serve.

Remarks. N/A. The proposed use is commercial/residential, not industrial.

d) Parking areas shall be set back a minimum of five feet from any public

right-of-way and in no case shall a new parking area be placed between the principal building on site and the primary street frontage. Parking lots shall be set back from all other property lines a minimum of one half (1/2) the applicable setback requirement unless connected to a parking lot on an adjacent lot, in which case the parking lot may be constructed to the property line.

Remarks. N/A. the parking area is non-conforming

Section 19.05 Site Development Requirements

All off-street parking areas shall be designed, constructed and maintained in accordance with the following standards and requirements. These requirements shall apply to all developments where a new building is proposed as well as to lots in which the gross floor area is proposed to be enlarged or expanded by more than 50%.

1) Marking and Designation: Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles. Individual parking spaces shall be delineated by paint markings on paved parking surfaces; and the delineations shall parallel the minimum dimensions required for parking spaces.

2) Driveways: Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided. Driveways which intersect with a public street or private road shall meet the requirements of Section 18.01.

a) Except for parking space provided for one-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than twenty-four (24) feet wide and so located as to secure the most appropriate development of the individual property.

Remarks. N/A. The existing driveway is pre-existing and no modifications are proposed.

b) Each entrance to and exit from an off-street parking area shall be at least twenty-five (25) feet from any adjacent lot within a residential district.

Remarks. N/A. The existing driveway is pre-existing and no modifications are proposed.

c) A minimum separation distance of 12 feet shall be installed between all driveways and buildings or parking areas within 30 feet of a public right of way.

Remarks. N/A. The existing driveway is pre-existing and no modifications are proposed.

d) A clearly defined pedestrian crosswalk shall be installed across all driveways. Crosswalks shall be permanently defined by the installation of an alternate material than that used for the majority of the drive, such as stamped and stained concrete, brick or similar materials.

Remarks. Met.

3) Site Maneuverability: Each parking space, within an off-street parking area, shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street right-of-way shall be prohibited. The width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows: (See Figure 19.1)

a) For right angle parking patterns seventy-five (75) to ninety (90) degrees, the maneuvering lane width shall be a minimum of twenty four (24) feet.

Remarks. The existing maneuvering lane was approximately 10 feet in width. Based on the proposed modifications, it appears the maneuvering lane has been widened. Although the proposed improvements reduce the existing nonconformity, the applicant shall provide the final maneuvering lane width on the site plan.

Section 19.06 Loading and Unloading Space Requirements

1) Intent and Purpose: In order to prevent undue interference with public use of streets and alleys, every use similarly and customarily receiving or distributing goods by motor vehicle shall provide space on the premises for that number of vehicles that will be at the premises at the same time on an average day of full use.

2) Additional Parking Space: Loading space required under this Section shall be provided in addition to off-street parking space as required under Section 19.02 and shall not be considered as supplying off-street parking space.

3) Space Requirements: There shall be provided adequate space for standing, loading, and unloading service not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, for uses listed in the following table, or for similar uses similarly involving the receipt or distribution by vehicles of material or merchandise. Such loading spaces may be shared by more than one business per the standards of Section 19.02(5).

TABLE OF LOADING SPACE REQUIREMENTS

<u>USABLE FLOOR AREA</u>	<u>Minimum Spaces Required (square feet)</u>
Commercial uses, such as retail stores, personal services, amusement, automotive service.	First 5,000: none next 20,000 or fraction thereof: one space, each additional 20,000 or fraction thereof one space

Remarks. N/A. The use is for hotel.

Landscaping - Article 21

5) Site Landscaping:

a) Except in the case of a planned unit development and in addition to any buffer zone and/or parking lot landscaping required by this section, ten (10) percent of the site area, excluding existing thoroughfare right-of-way, shall be landscaped.

Remarks. The site is pre-existing. The Planning Commission shall determine whether additional landscaping is required as part of this application. It should be noted that the parking area is almost entirely covered by impervious surfaces.

b) Areas used for storm drainage purposes, such as unfenced drainage courses or retention areas in front or side yards, may be included as a portion of the required landscaped area not to exceed five (5) percent of the site area.

Remarks. N/A. A pre-existing leach basin is located within the parking area. No changes to the stormwater facilities are proposed as part of this application.

c) Landscaping along public rights of way shall include a minimum of one (1) tree at least fifteen feet in height or a minimum caliper of three (3) inches (whichever is greater at the time of planting) for each thirty (30) lineal feet, or major portion thereof, of frontage abutting said right of way. Tree species shall be selected from the City of Douglas recommended species list. The remainder of the landscaping within the right of way shall comply with the recommendation of the Blue Star Corridor plan or other streetscape plans on file at the time of application and may include grass, ground cover, shrubs, and/or other natural, living, landscape material.

Remarks. Due to the existing building placement and limited available space along Union Street and Center Street, planting additional street trees may not be feasible. The Planning Commission shall determine whether there is sufficient space to accommodate the required trees or whether the existing conditions satisfy the intent of this standard.

6) Lighting: Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation.

a) Lighting shall be designed and constructed in such a manner to:

1. ensure that direct or directly reflected light is confined to the development site
2. that all light sources and light lenses are shielded
3. that any light sources or light lenses are not directly visible from beyond the boundary of the site.

b) Lighting fixtures shall be a down-type having one hundred (100) percent cut off with no

protruding lenses. The light rays shall not be emitted by the installed fixture at angles above the horizontal plane, as may be certified by photometric test.

c) Unless as otherwise approved by the Planning Commission, light sources shall not be visible.

d) Recreation area and amusement area lighting shall be equipped with baffling or other devices to assure that the above requirements are achieved.

e) The applicant shall submit the specifications for the lights, poles, fixtures and light sources to the City for approval prior to installation.

f) The lights shall be put on timers or other devices to come on only as needed after the use closes or the last employee leaves or where a security concern requires a longer lighting period.

Remarks. No lighting is provided, but any future lighting shall comply with Section 24.03(9).

7) Stormwater Management: All parking lots shall include on site stormwater management which incorporates one or more of the following:

a) Rainwater gardens shall be a minimum of 10 feet from any building foundation and shall be constructed to a depth of 6 to 18 inches. Rainwater gardens shall be designed to include a minimum four (4) foot buffer of turfgrass between perennial plantings and any impervious surface and shall be graded to a slope of no more than ten (10) percent. Plants shall be selected to reduce maintenance and which are tolerant of snow storage and winter salt and sand. All proposed rainwater gardens shall be reviewed and approved by the City Engineer prior to approval and inspected by the City Engineer following construction. Failure to construct or maintain any component of the stormwater management plan shall be considered a violation of this ordinance and enforced per the standards of a civil infraction within the Douglas code of ordinances.

b) Infiltration Basins: a stormwater runoff impoundment designed to capture the entire volume of a 5 year storm event, hold this volume and infiltrate it into the ground over a period of days. An infiltration basin shall not be designed to retain a permanent pool of water. The bottom of an infiltration basin shall be vegetated with deep-rooted native plant species as approved by the Planning Commission.

c) Alternative stormwater management designs may be approved where recommended by the City Engineer and when determined to meet the intent of this ordinance.

Remarks. Any required stormwater management improvements shall be reviewed and approved by the Allegan County Drain Commission (ACDC), if applicable.

8) Landscape Elements: The following minimum standards shall apply:

a) Quality. Plant material and grasses shall be of generally acceptable varieties and species, free of insects and diseases, hardy to the climate, conform to the current minimum standards of

the American Association of Nurserymen, and shall have proof of any required governmental regulations and/or inspections.

Remarks. The Planning Commission shall determine whether the proposed plant materials satisfy the quality standards of this section.

b) Composition. A mixture of plant material, such as evergreens, deciduous trees and shrubs, is recommended as a protective measure against insect and disease infestation. A limited mixture of hardy species is recommended rather than a large quantity of different species to produce a more aesthetic, cohesive design and avoid a disorderly appearing arrangement.

Remarks. The Planning Commission shall determine whether the proposed landscape composition satisfies the intent of this section.

c) Berms. Berms shall be constructed with slopes not to exceed a 1 :3 gradient with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point and extending the length of the berm. Berm slopes be protected with sod, seed, shrubs or other form of natural ground cover.

Remarks. N/A – The site plan does not propose any berms; therefore, this standard is not applicable.

d) Existing Trees.

1. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques such as fencing or barriers, shall be installed at the drip line around the perimeter of the plant material during construction. No vehicle or other construction equipment shall be parked or stored within the drip line of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.

Remarks. Existing spruce trees are identified to remain on the site plan. Tree protection measures shall be installed during construction in accordance with this section.

2. In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the drip line, as determined by the City, the Contractor shall replace them with trees which meet Ordinance requirements.

3. Trees labeled "To be removed" on a site plan or landscape plan prepared under Section 21.01 (2) shall be replaced, with a similar species, or by a similar tree from among those listed in subsection e which follows, and in minimum size as required in the size elements of Section 21.01 (7).

Remarks. One tree is proposed to be removed, the Planning Commission shall determine if the tree shall be replaced in the area or in other areas of the property if possible.

Section 26.23 Motels/Hotels

1) Locational Requirements:

- a) Motels/Hotels are permitted by Special Use Permit in the C-2 General Commercial district.
- b) Ingress and egress to the motel shall be only from a paved major thoroughfare.
- c) A hotel is permitted by Special Use Permit in the C-1 Village Center District.

2) Site Requirements:

- a) The minimum lot size shall be one (1) acre with a minimum width of one hundred fifty (150) feet, provided that there shall be at least eight hundred (800) square feet of lot area for each guest. This requirement does not apply to a hotel in the C-1 District.

Remarks. N/A. Property is located in the C-1 Village Commercial District.

- b) The maximum lot coverage of all buildings, including accessory buildings, shall not exceed twenty-five (25) percent of the area within the lot lines of land developed at any one time. A hotel proposed in the C-1 District shall comply with the lot coverage requirements of Section 10.02(c).

Remarks. The property is located within the C-1 Village Commercial District. Therefore, the proposal is subject to the lot coverage requirements of Section 10.02(c). The proposed uncovered porch and deck do not increase lot coverage.

- c) Off-street parking and loading is as required in accordance with Article 19. Hotels located in the C-1 District shall also be subject to the provisions of Section 10.04.

3) Buffering Requirements:

- a) The front twenty-five (25) feet of the lot shall be landscaped buffer zone, unpaved, and shall not be used for off-street parking, except a hotel proposed in the C-1 District shall comply with the requirements of Section 10.03.

Remarks. See Staffs Review of Section 10.03.

- b) The outdoor storage of trash or rubbish shall be screened in accordance with Section 21.01 (10) of this Ordinance.

Remarks. Met

4) Performance Standards:

a) No kitchen or cooking facilities shall be provided in guest rooms unless specifically approved by the Planning Commission, in which case the design shall conform to all Building Code requirements.

Remarks. Kitchen is not proposed in guest rooms.

b) The minimum floor area of each guest unit shall be two hundred-fifty (250) square feet.

Remarks. Met

c) No guest shall establish residence at the motel for more than 30 days.

Remarks. The applicant shall revise the project narrative to state that no guest may establish residence for more than thirty (30) consecutive days.

d) All exterior lighting shall be in accordance with Section 19.05(6) and 24.03(9) hereof.

Remarks. Any proposed exterior lighting shall comply with Sections 19.05(6) and 24.03(9) of the Zoning Ordinance.

AGENCY REVIEW

Kalamazoo Lake Sewer & Water Authority (KLSWA): Currently under review.

Allegan County Drain Commission (ACDC): Currently under review.

Saugatuck Township Fire Department (STFD): Currently under review

City Engineer: Currently under review.

Final Thoughts. The Planning Commission should review the site plan in accordance with the applicable standards of the Zoning Ordinance. As highlighted in this report, there are several areas where additional clarification or discretion by the Planning Commission is required.

Specifically, the Planning Commission shall determine:

- Whether the proposed exterior building materials and design are compatible with the historic character of the existing building and satisfy Sections 10.03(g) and (h).
- Whether the proposed landscaping is sufficient to satisfy the intent of Article 21, including landscaping along the public rights-of-way where existing site conditions limit available space.
- Whether additional landscaping should be required due to the existing amount of impervious surface within the parking area per Section 21.04 (a).
- Whether the proposed landscape composition and the replacement of the tree proposed for removal satisfy the requirements of Section 21.08 (d)

- Whether the existing site constraints justify the continuation of the existing nonconforming parking layout and maneuvering lane, and whether the applicant should provide the final maneuvering lane width on the site plan per section 19.05 (3) (a)
- Whether any future exterior lighting should be conditioned upon compliance with Sections 21.01(6) and 24.03(9) of the Zoning Ordinance.
- Whether the applicant has provided sufficient information to address the remaining plan review comments identified in this report.
- Whether outstanding agency review comments from the City Engineer, Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and Saugatuck Township Fire District may be addressed as conditions of approval or whether additional review is necessary prior to approval.

RECOMMENDATION.

At the upcoming meeting, the Planning Commission will review the updated site plan. Commissioners should carefully consider the information presented in this report, along with comments from the applicant and the public. The Planning Commission should also review the remarks highlighted in yellow and determine whether the applicable standards of the Zoning Ordinance have been met.

Staff has reviewed the performance standards under Section 10.03, and remarks are provided throughout this report for each applicable item. Conditions included in the suggested motion reflect standards clearly applicable to this proposal. The Planning Commission may add additional conditions of approval if deemed necessary.

If the Planning Commission determines that the applicable standards have been sufficiently met and that any remaining concerns are minor in nature and may be addressed through the conditions outlined in the suggested motion, staff recommends approval of the site plan for 86 W. Center St. If the Planning Commission determines that the outstanding items identified in this report should be resolved prior to approval, staff recommends tabling the request until those items are addressed.

SUGGESTED MOTION

Suggested Motion. I move to [approve / approve with conditions / deny / table] the request made by David Isljamovski 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.
5. All exterior lighting must comply with Zoning Ordinance Sections 19.05(6) and 24.03(9).

Please feel free to reach out with any questions.

Site Plan Review Checklist – 86 W. Center St.

Applicant Information	Met	Not Met	Comments
Name, address, email, and phone number	X		
Property Ownership			
Proof of property ownership	X		
Information on options or Liens	N/A		
Project Impact Statement			
Written statement on the proposed project’s impact on existing infrastructure (traffic, schools, utilities)		X	Revision to narrative as condition of approval
Written statement on the proposed project’s impact on natural environment		X	Revision to narrative as condition of approval
Phase 1 and Phase 2 environmental review (if required)			Planning Commission will determine if this is required
Property Details			
Dimensions and legal description	X		
North Arrow	X		
Certificate of survey if less than (1) acre and a land division	N/A		
Project Description			
Total number of structures, units, and bedrooms, offices	X		Noted in building plans
Square footage (total and usable floor area)	X		
Carports/garages	N/A		Noted in building plans
Employees by shift	X		Added in narrative
Recreational and open space details	N/A		
Type of recreation facilities provided			
Natural and Man-Made Features			
Woodlots, streams, drains, lakes/ponds	N/A		
Topography (at 2-foot intervals)			Planning Commission will determine if this is required, this is a historic building and lot
Existing roads and structures (indicate what will be retained/removed)	X		
Public and Private Access			
Existing or proposed public right-of-way	X		
Private easements	X		

Proposed Access and Parking			
Streets, driveways, parking spaces, sidewalks	X		
Direction of travel		X	Need to provide
Inside radii of all curves			No curves are proposed
Width of streets, driveways, sidewalks	X		
Total number of parking spaces and dimensions of typical spaces	X		Provided in narrative and site plan
General public pedestrian access (as approved by City Attorney)	N/A		Not proposed
Vicinity Sketch			
Location of the site in relation to surrounding streets and land uses (within 300ft)		X	Need to provide
Utilities Location			
Natural gas, cable, electric, phone			Utility locations are not shown on the site plan. Final locations and connections will be verified and addressed through the MISS DIG process prior to construction.
Fire hydrants		X	Need to provide
Water supply, stormwater management, wastewater systems			Water and sewer will be reviewed by KLSWA, and stormwater by the Allegan County Drain Commission (ACDC).
Landscaping Plan			
Locations of plantings and screening	X		
Fencing and lighting (in compliance with Article 21)			Mentioned in general notes Can be listed as condition of approval
Proposed locations of common open spaces (if applicable)	N/A		
Storage Facilities			
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances			
Locations and specifications for any existing or proposed containment structures or clear zones required by government authorities			
Stormwater Management	X		Will be addressed with the ACDC if required
Location of Exterior Drains			

Location of Dry Wells			
Location of Catch Basins	X		
Location of Retention and/or detention areas			
Location of Sumps and other facilities for stormwater or wastewater			
Location of point of discharge for all drains and pipes			
Site Lighting			
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)			Not provided, listed as condition of approval
Permit Statement			
Statement identifying all other federal, state, and local permits required (if any)			Listed as condition of approval
Project Completion Schedule			
Timeline for project completion	X		
Tri-Community Plan Compliance			
Evidence of compliance with the recommendations of the Tri-Community Plan	N/A		
Additional Information:			
Any other necessary information for the Planning Commission to determine conformity with the Ordinance			
Professional Seal			
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan	X		
Grading Plan:			
Grading plan per Section 16.20.5			Need to provide
Special Studies or Research (If Required by PC or ZA)			Planning Commission will determine if this is required
Current site condition and status of buildings (to be preserved or removed).			
Flora and fauna (include endangered species).			
General topography and drainage patterns (including regulated features).			
Adjacent waterways.			
Existing wells (depth and use).			
Description of proposed abatement methods.			
Nature of contamination and proposed mitigation methods.			

Description of proposed work and methodology to protect waterways.			
Description of existing soils and their suitability for proposed use.			
Methods to protect and preserve any historic or archaeological resources.			
Description of emissions related to air quality and their effects.			
Methods to contain hazardous materials and prevent migration.			
Characterization of discharges (quantity, quality, chemical constituents).			
Description of findings from any previous assessments and provide reports.			
Anticipated noise levels at property lines and proposed mitigation measures.			
Description of anticipated traffic impacts from the proposed use.			
Description of site restoration after construction.			
Methods for handling sanitary waste during and after construction.			
Description of how potable water will be provided (including wells or lake-draw systems).			
Any other items needed to relay potential environmental impacts			
The individual preparing the Environmental Assessment must sign and seal the document (if prepared by a registered engineer, land surveyor, community planner, or landscape architect).			
Traffic Impact Study (if required by PC or ZA)			Planning Commission will determine if this is required
Narrative Summary (Applicant and project name, Location map, Size and type of development, Traffic volumes based on the Institute of Transportation Engineers' <i>Trip Generation</i> (current edition)			
Project Phasing and Access Plan (Phases of development, including year for each phase, Proposed access plan for each phase)			
Transportation System Inventory (Physical, functional, and			

operational characteristics of the study area highway system, Location of transit services (where appropriate), Data on: Peak-hour volumes (existing and projected), Number of lanes, Cross-section, Intersection traffic signals and configuration, Douglas Zoning Ordinance, Traffic signal progression, Percentage of heavy trucks, Adjacent access point locations, Jurisdiction Grades			
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Sean Homyen

To: Ken Bosma
Subject: RE: [External] 98 W Center St - Site Plan Review

From: Ken Bosma <KBosma@preinnewhof.com>
Sent: Tuesday, June 9, 2026 12:45 PM
To: Sean Homyen <pzadmin@DouglasMI.gov>; Chris Bernhardt <cbernhardy@saugatuckfire.org>; Greg Janik <gjanik@saugatuckfire.org>; Greg Salinas <gsalinas@DouglasMI.gov>; robert@klswa.com; mieras@williams-works.com
Cc: Lucas Timmer <ltimmer@preinnewhof.com>
Subject: RE: [External] 98 W Center St - Site Plan Review

Sean, here are our comments:

1. Waste water flows should be submitted to KLSWA and they should determine if there is capacity in the existing system.
2. KLSWA should be reviewing if there is a food preparation – oil/grease interceptors may need to be added.
3. The water service should be verified. Does fire protection need to be added for this use? The records indicate a 2” service that is copper.
4. Will parking spaces be sufficient for the use?

Kenneth A. Bosma, P.E.

Kenneth A. Bosma, P.E.

Prein&Newhof

t. 616-394-0200 d. 616-432-6691

[Website](#) | [Blog](#) | [LinkedIn](#)

Sean Homyen

To: Ken Bosma
Subject: RE: [External] 86 W Center St - Applicant's Engineer Calculations

From: Ken Bosma <KBosma@preinnewhof.com>

Sent: Thursday, July 2, 2026 7:44 AM

To: Sean Homyen <pzadmin@DouglasMI.gov>; mieras@williams-works.com; Robert Miller Jr. <robert@klswa.com>

Subject: RE: [External] 86 W Center St - Applicant's Engineer Calculations

A couple of items related to this:

1. KLSWA should review if there is the capacity in the existing sewer.
2. Please have the architect/engineer put the demands in gallons per day rather than fixture count.
3. They note a 4" fire line. Please have them note that Douglas requires a 6" as a minimum fire line.

Kenneth A. Bosma, P.E.

Prein&Newhof

t. 616-394-0200 d. 616-432-6691

[Website](#) | [Blog](#) | [LinkedIn](#)

Email: PZAdmin@douglasmi.gov



Special Land Use Permit Application

Application Fee: \$1,000

Escrow Fee: \$2,000

Payable Online Option at: tinyurl.com/PayItOnline

The Village of Friendliness - Since 1870

Applicant Information

Company Name: 1857 HOSPITALITY GROUP, LLC Applicant Name: DAVID ISLIAMOVSKI
 Phone Number: 616-298-4851 Email Address: disliamovski@gmail.com
 Mailing Address / PO Box 350 MAPLE ST. City: SAUGATVUK State: MI Zip: 49453

Property Information

Owner/Agent Name: SAME
 Phone Number: SAME Email Address: SAME
 Address: 86 W. CENTER ST. City: DOUGLAS State: MI Zip: 49406
 Parcel Number: 59-551-001-00 Property Size: 0.2 A. Zoning District: C-1

Proposed Use: HOTEL WITH LOUNGE AND EVENT SPACE
 Describe the Special Use Requested: TO ALLOW A HOTEL IN THE C-1 ZONING DISTRICT

Review Application Requirements: (for Site Plan requirements please see Article 24, City of Douglas Zoning Ordinance)

Y N N/A

- Completed Site Plan Review Application
- Project Description/Narrative
- Application Fee
- Provide one (1) digital copy Emailed and fourteen (14) folded copies of the site plan

Yes, I have read the City of Douglas Zoning Ordinance Article 25 Special Use Procedures

David Isliamovski Signature of Owner Date 5/11/2026

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW
 Approved Conditional Approval Denied Permit Number _____
 Rationale _____ Fee Paid Application Complete
 Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)
 Signature of Planning & Zoning Administrator _____ Date _____

Dutcher Hotel Narrative

6/30/26

Proposed Use

The Proposed Dutcher Hotel's name is derived from the historic use of the property, when it functioned as the Dutcher Lodge. Most recently the structure was the City of the Village of Douglas City Hall. It is a two-story building with a partial basement. The basement was used for document archives and mechanical equipment. The first floor held offices and the public meeting space for the City Council, Planning Commission and other boards and commissions. The second floor at some point had been used as a large assembly space, but currently is unfinished and in an un-usable condition.

The proposed use of the property is as a small boutique hotel, featuring six hotel rooms on the second floor. The first floor will have an intimate lounge and event venue, suited to small weddings and gatherings. A catering kitchen will support these uses. The basement will be used for housekeeping, storage and mechanical / utility equipment.

Site Conditions

The property will expand the use of outdoor space, by placing a patio on Center Street and a deck off the back of the building. The lounge patio will allow guests and patrons to interface with the charm of the downtown and add to the life of the streetscape. The back deck is for event guests to mingle away from the planned activities.

The site vehicular circulation and driveway will remain as is, with shared access to the adjacent property at 98 Center Street. The Post Office is across Union Street from the driveway and is closed evenings, with limited weekend hours. The traffic volume may temporarily increase when there is an event, however there are fewer businesses concentrated at this end of the downtown and significant street parking is present. The property currently has five on-site parking spaces, with plans to expand it to eight spaces.

Parking Calculations

Hotel - 8 spaces: 6 (1 per unit), + 1 per 5 units, + 1 employee

Event Space - 20 spaces: $700 \text{ sf} \div 15 \text{ sf per person} = 47 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 16, + 4$ employees

Lounge - 20 spaces: $768 \text{ sf} \div 15 \text{ sf per person} = 51 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 17, + 3$ employees

Patio – 11 spaces: $512 \text{ sf} \div 15 \text{ sf per person} = 34 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 11$ spaces

Total Required Spaces – 69 spaces (39 when Event Space is not use)

Provided Parking – 8 spaces (7 spaces are designated for hotel guests)

Parking is available on the surrounding streets. Counting paint striped street parking west of Union Street, there are roughly 61 public spaces and an additional 12 in the library's lot for use

when closed, for a total of 73. Six of these spaces are barrier free. This total does not include parking on private property, and most businesses have some on-site parking. A substantial amount of additional parking is located east of Union Street down to Berry Field.

The property is 0.2 acres with a building coverage of 35.78 percent.

Public Services

Minimal impact to public services is anticipated. The building will be fire protected. The small event venue and the upscale lounge are unlikely to create public safety situations that may be associated with a nightclub or pool hall type establishment. Utilities appear to be adequate to handle the proposed use, and will be reviewed by the authorities.

Regulatory Permits

A Liquor License will be required and is being applied for.

Neighbor Impact

The building will retain much of the current appearance, with the intention of maintaining the historic integrity, while bring the structure up to code. New windows, and doors will be installed throughout. A new stair tower is proposed off the parking lot, and a new deck and patio are planned.

The property is surrounded by C-1 zoning, with R-3 to the north. The contextual character of the property will remain, with it becoming more actively connected to the downtown streetscape.

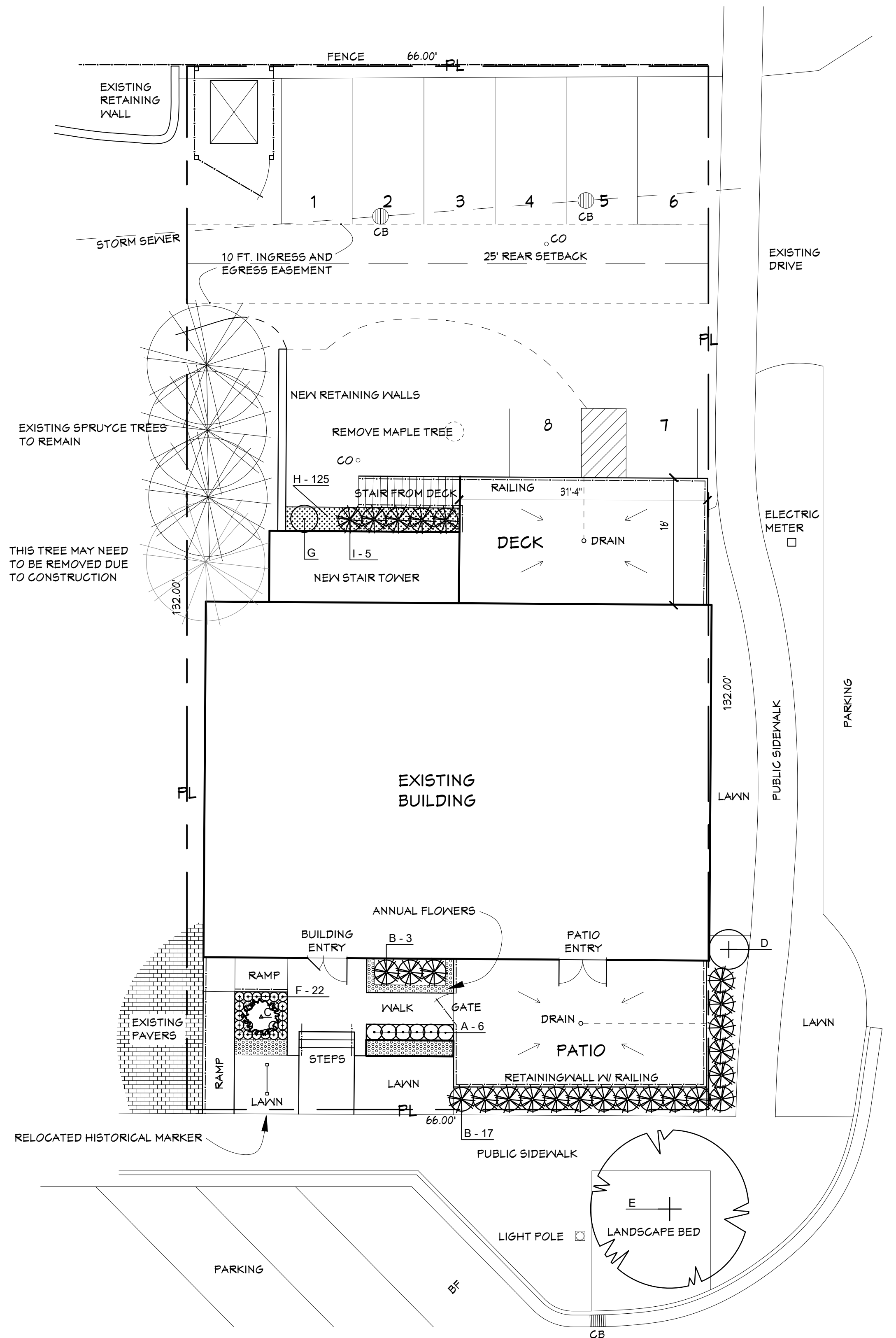
Nuisance issues do not seem likely, as deliveries and waste removal are generally daylight activities. The 512 sf lounge patio is appropriate on Center Street, and adding to the vitality of the C-1 district. The 509 sf rear deck will be mostly a mingling area off the event space, with the majority of event activity held inside the building. There is no perceived reason that smoke, fumes or glare will come from these spaces.

6/30/2026

MARK	DATE	DESCRIPTION

SITE PLAN

L1

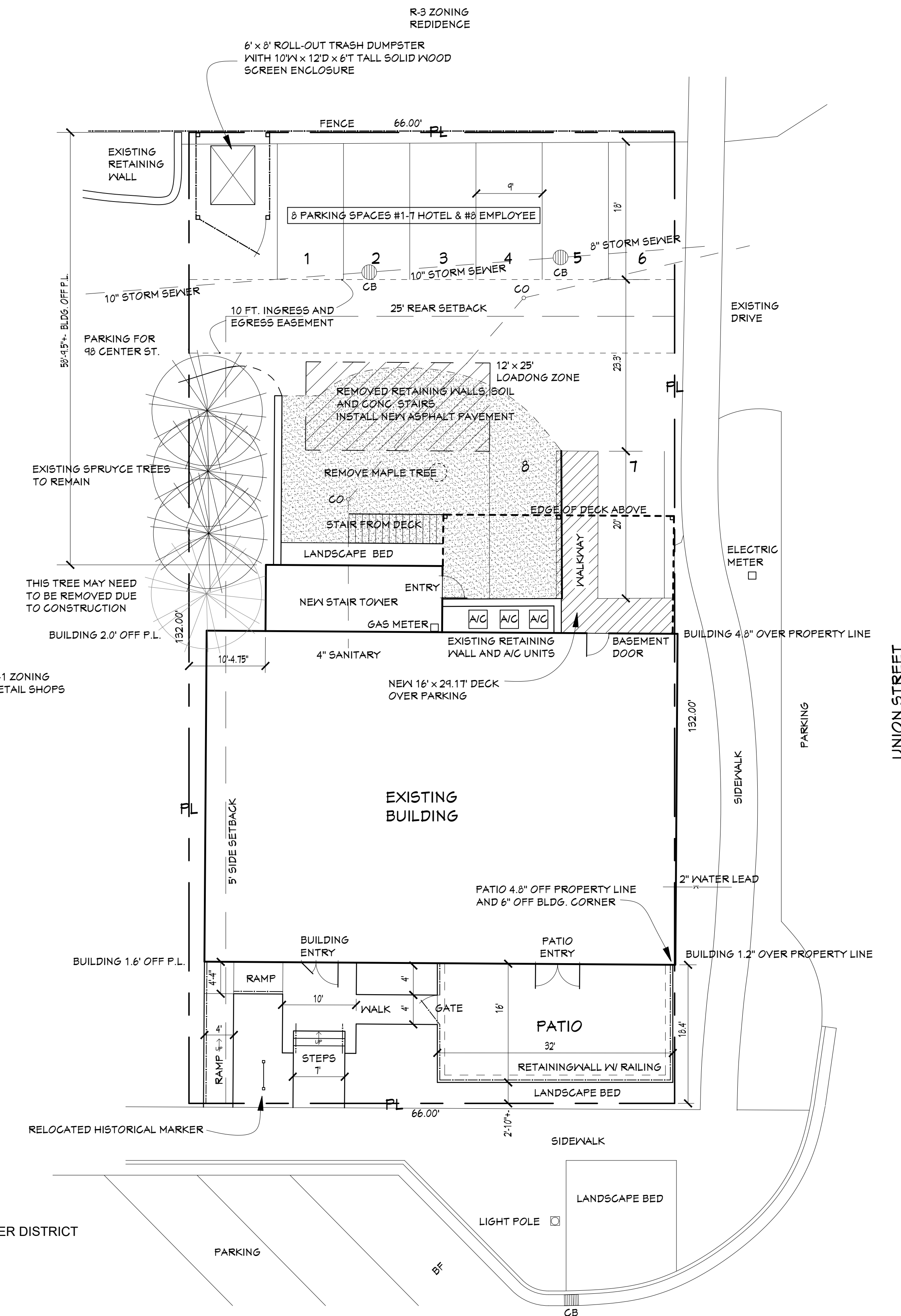


LANDSCAPE PLAN
SCALE: 1" = 10'

PLANT LIST

KEY/QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	REMARKS
A 5	BERBERIS THUNBERGI 'GENTRY'	ROYAL BURGUNDY COMPACT BARBERRY	#2	CONT.	SPACE AS SHOWN
B 20	BUXUS X 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	#3	CONT.	SPACE 5' O.C.
C 1	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	4'-5'	CONT.	
D 1	EUONYMUS ALATA	DWARF BURNING BUSH	36"	CONT.	
E 1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY COLUMNAR GINKGO	2.5"-3"	B&B	
F 22	LIRIOPE MUSCARI 'VARIAGATA'	VARIEGATED LILY TURF	#2	CONT.	SPACE AS SHOWN
G 1	MISCANTHUS SINENSIS 'VARIAGATA'	VARIEGATED MAIDEN GRASS	#2	CONT.	
H 16	PACHYSANDRA TERMINALIS	PACHYSANDRA	2.5"	FLAT	SPACE 5' O.C.
I 5	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4'-5'	CONT.	SPACE 5' O.C.

NOTE: PLANT LABEL EXAMPLE: A-3 (A = KEY FOR TYPE OF PLANT AND 3 FOR THE NUMBER OF PLANTS IN THAT LOCATION)



SITE PLAN
SCALE: 1" = 10'

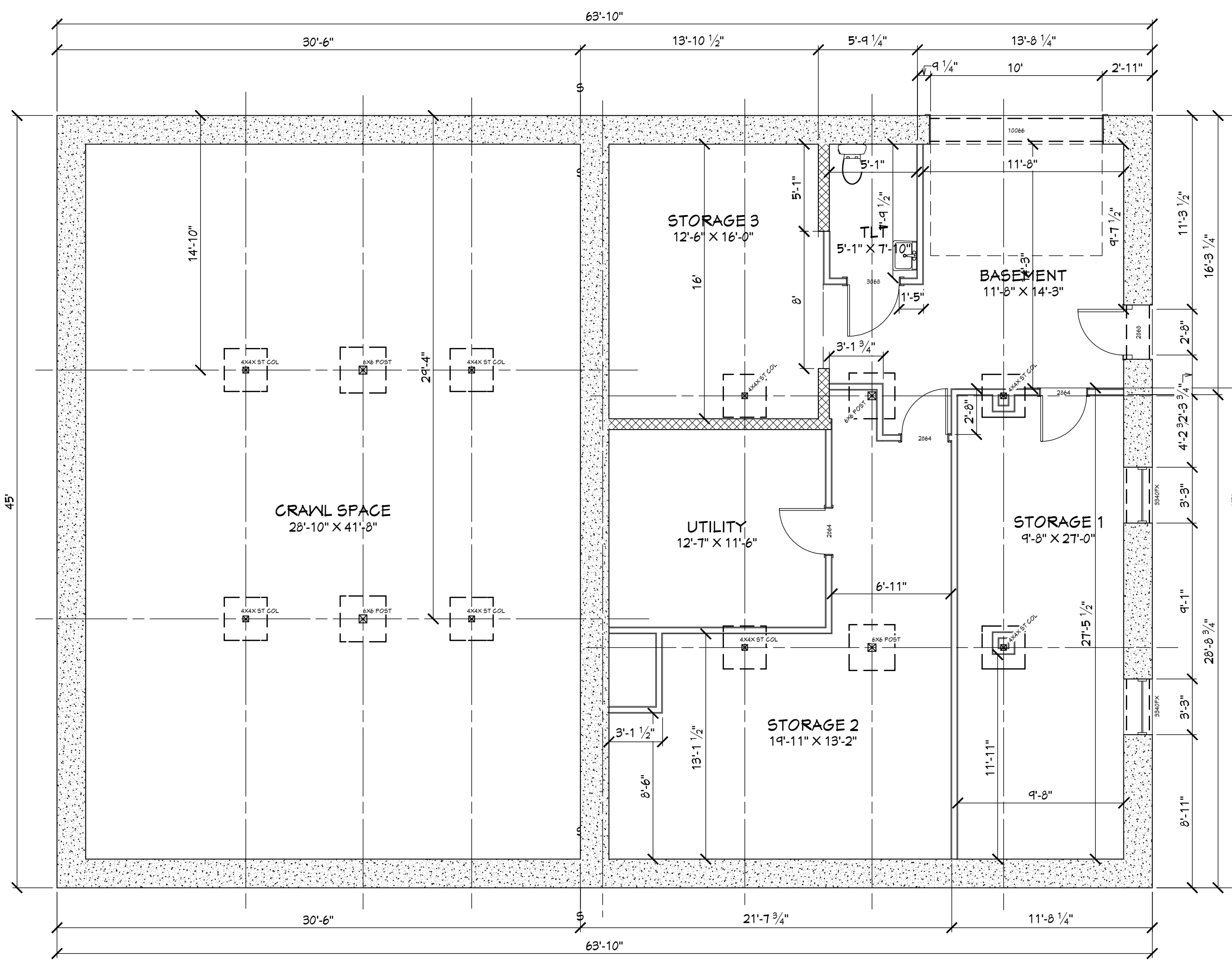
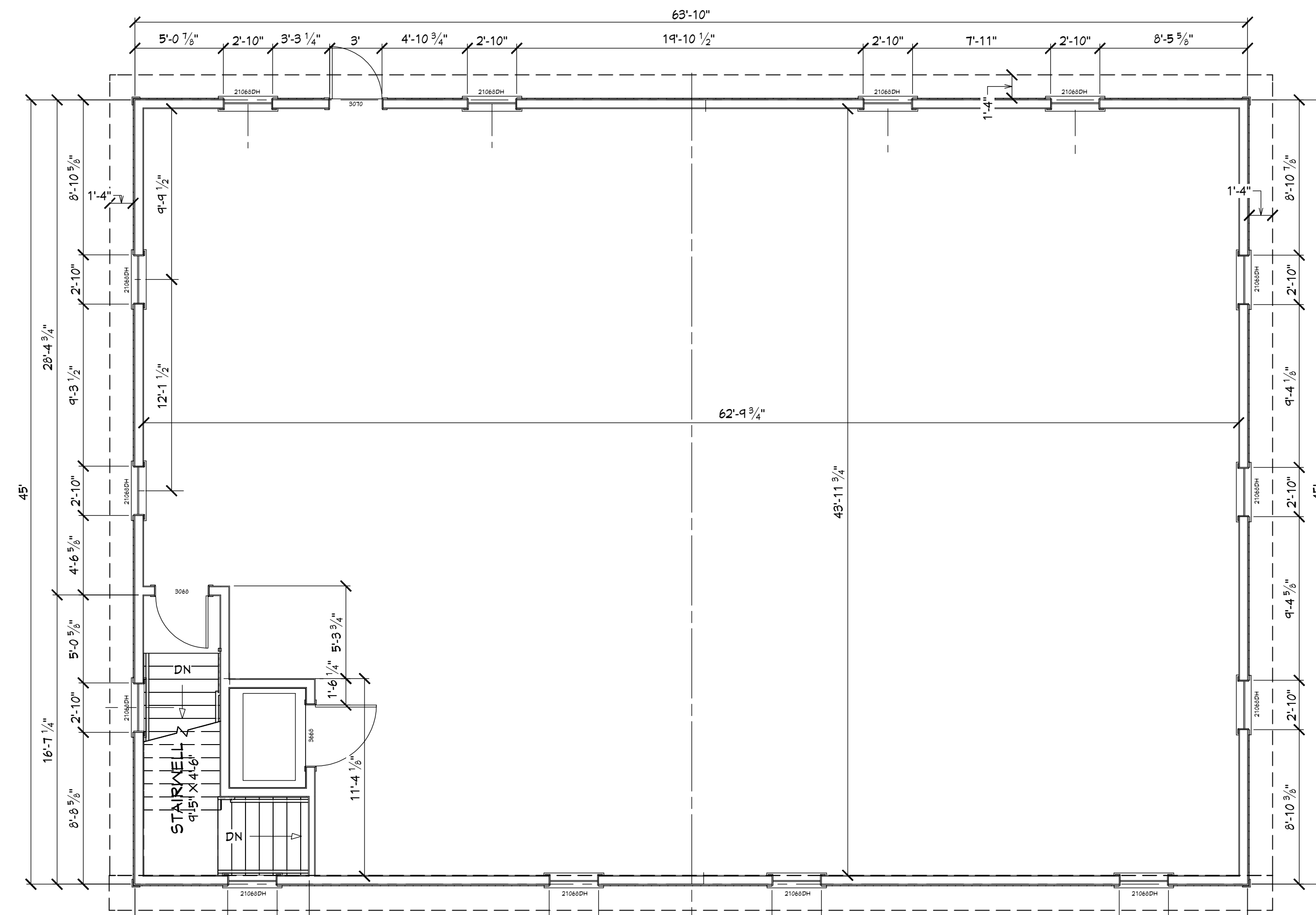
DESCRIPTION
Land situated in the State of Michigan, County of Allegan, City of the Village of Douglas.

Lot 10f Spencer's Addition to the Village of Douglas according to the recorded plat thereof, the same being on Section 16 of Town 3 North of Range 16 West.

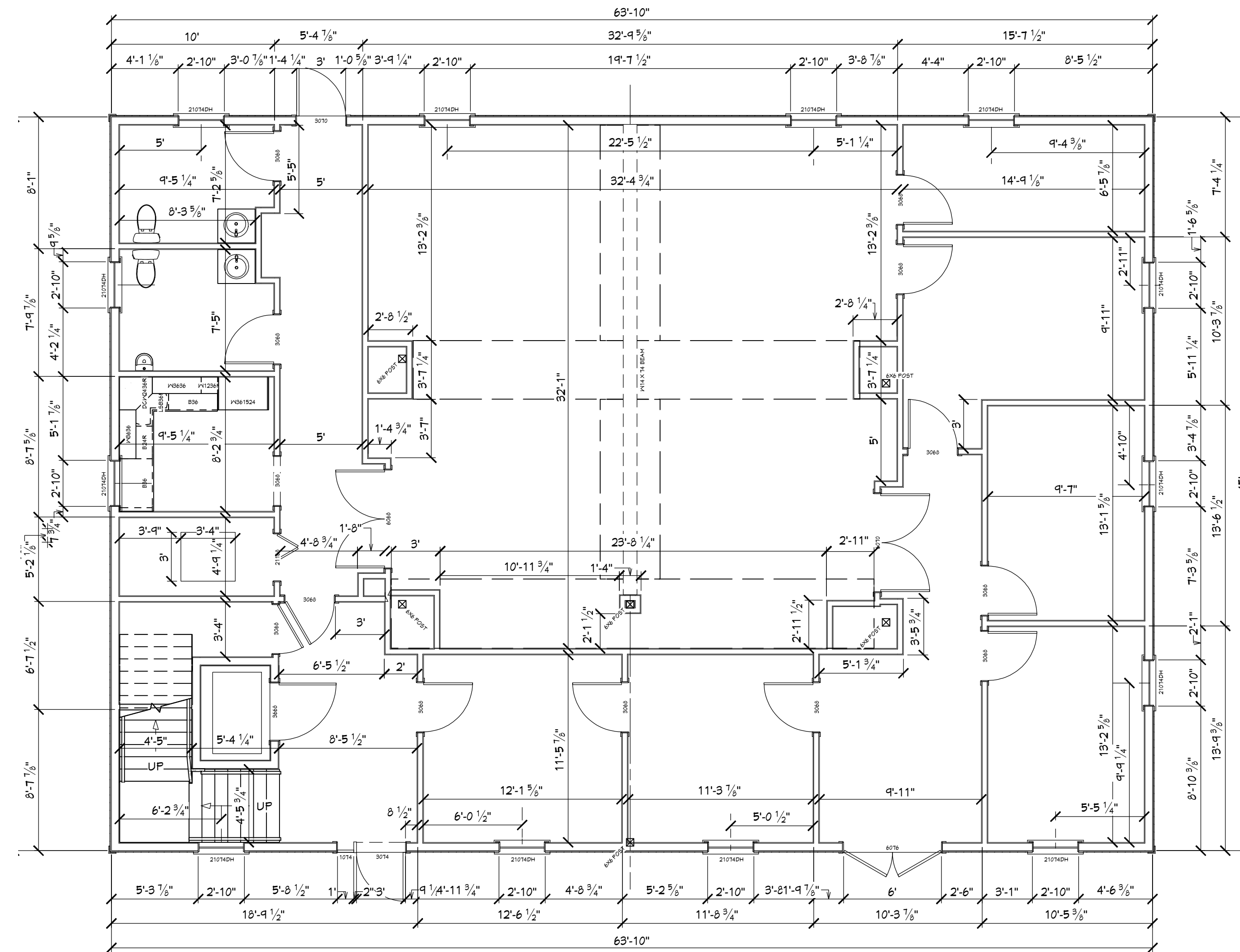
SURVEY NOTE
This drawing is based on survey information prepared by Nederveld Surveying. Project # 25202177.1 dated: 12/18/2025 and # 26200481 dated: 3/27/2026

PROGRESS PLANS
NOT FOR CONSTRUCTION
06/30/26

PROGRESS PLANS
NOT FOR CONSTRUCTION
06/29/2026



FLOOR AREA
1500 SQ FT



FLOOR AREA
2873 SQ FT



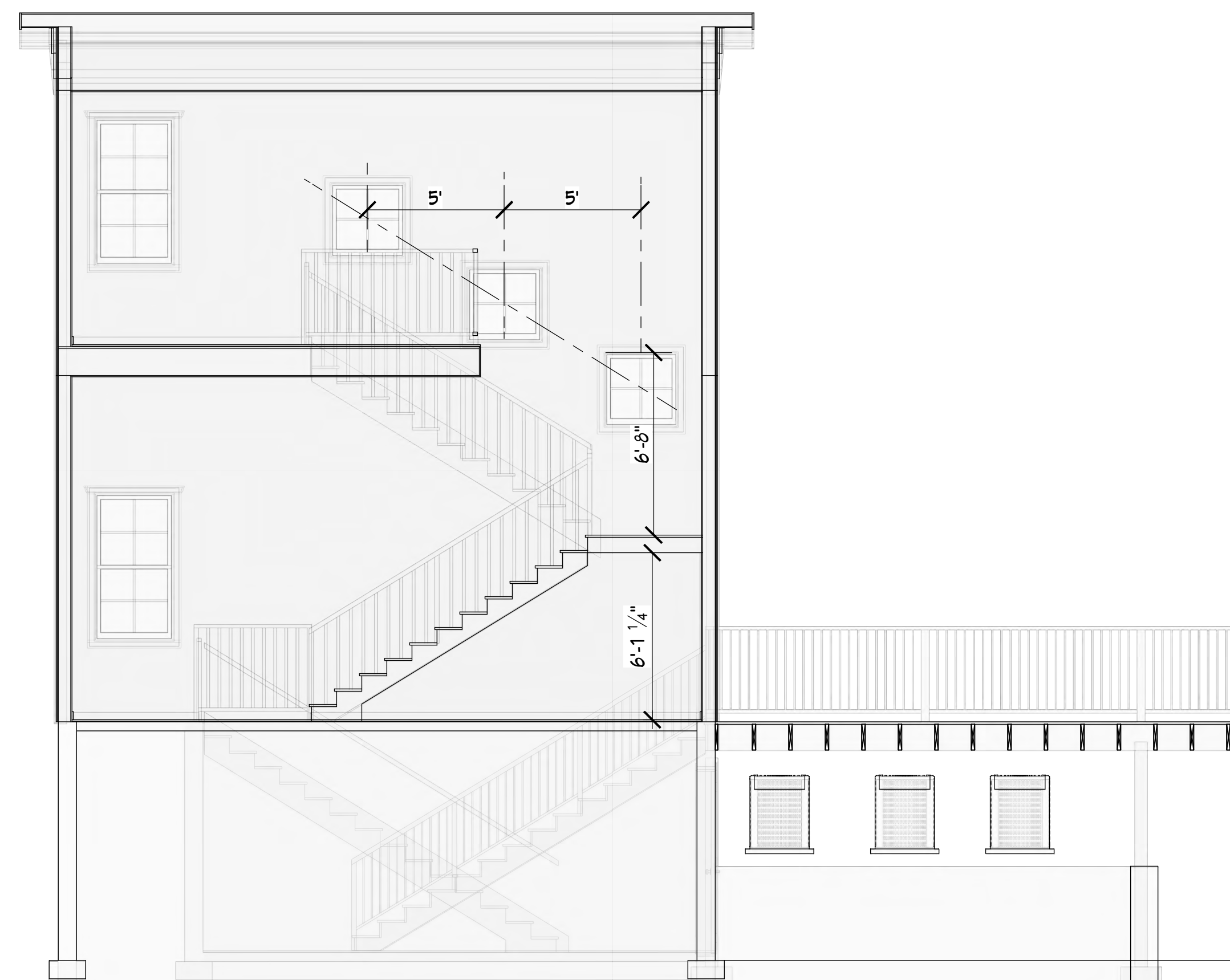
ADDITION & ALTERATIONS
THE DUTCHER HOTEL
1875 HOSPITALITY GROUP, LLC
86 CENTER ST., DOUGLAS, MICHIGAN 49406

THE PURPOSE OF THIS DRAWING IS ONLY TO DEPICT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

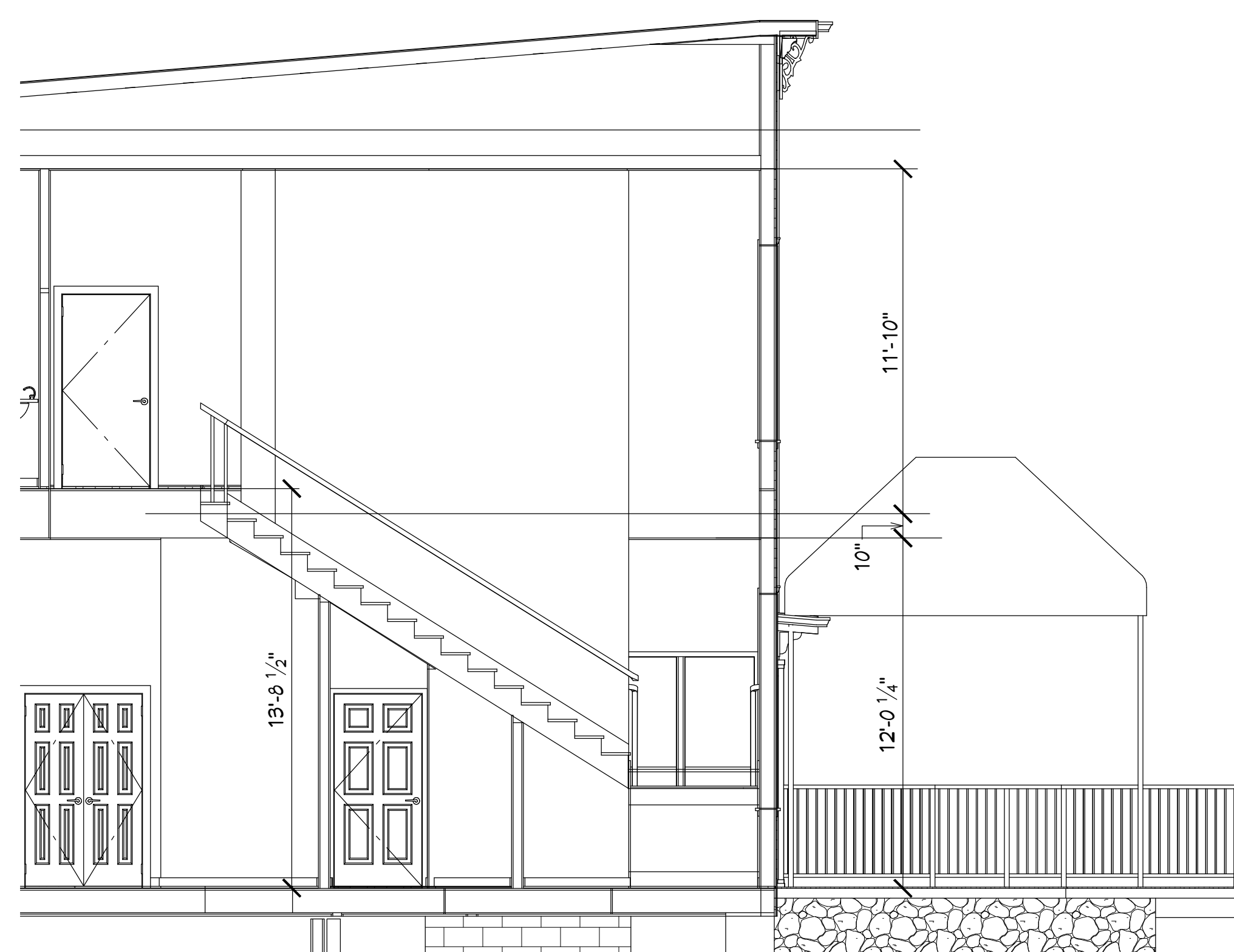
MARK	DATE	DESCRIPTION

DRAWN: BPS
CHECKED: BOW
DATE: 06/02/2026
PROJECT: #23011
©2026 STUDIO TWO, LLC NOT PUBLISHED. ALL RIGHTS RESERVED.

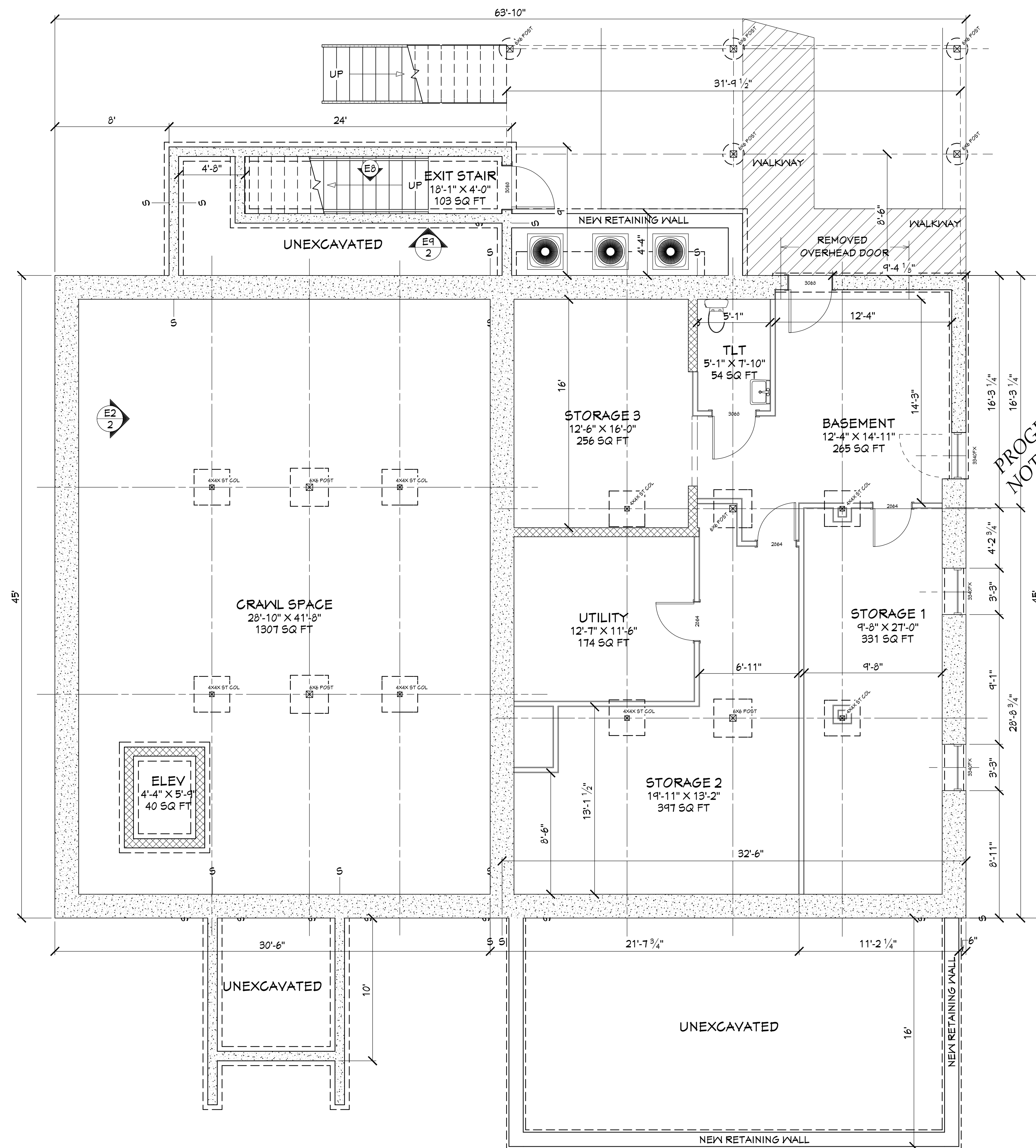
EXISTING
FLOOR PLANS



Elevation 9



Elevation 2



BASEMENT PLAN
FLOOR AREA 1,463 S.F. SCALE: 1/4" = 1'-0"

PROGRESS PLANS
NOT FOR CONSTRUCTION
06/29/2026

ADDITION & ALTERATIONS
THE DUTCHER HOTEL
1875 HOSPITALITY GROUP, LLC
86 CENTER ST., DOUGLAS, MICHIGAN 49406

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MARK	DATE	DESCRIPTION

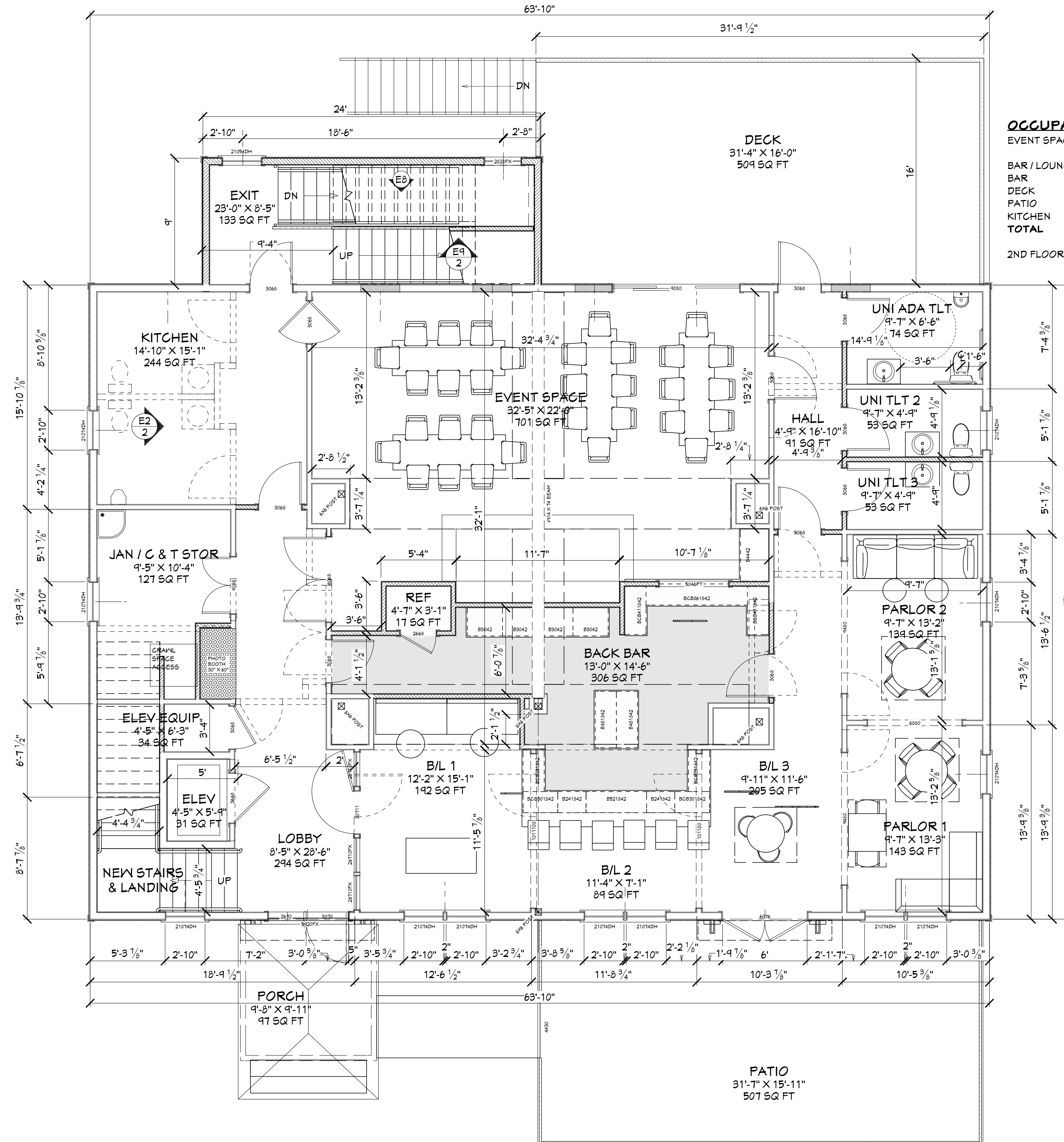
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 DATE: 06/09/2026
 PROJECT: #23011
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BASEMENT / FOUNDATION PLAN

OCCUPANT LOAD

EVENT SPACE	700 SF / 15 = 47
BAR / LOUNGE	768 SF / 15 = 51
BAR	306 SF / 100 = 3
DECK	509 SF / 15 = 34
PATIO	510 SF / 15 = 35
KITCHEN	244 SF / 100 = 3
TOTAL	133

2ND FLOOR SIX (6) HOTEL ROOMS



PROGRESS PLANS
NOT FOR CONSTRUCTION
06/29/2026

ADDITION & ALTERATIONS
THE DUTCHTER HOTEL
1875 HOSPITALITY GROUP, LLC
86 CENTER ST., DOUGLAS, MICHIGAN 49406

THE PURPOSE OF THIS DRAWING IS ONLY TO DEPICT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

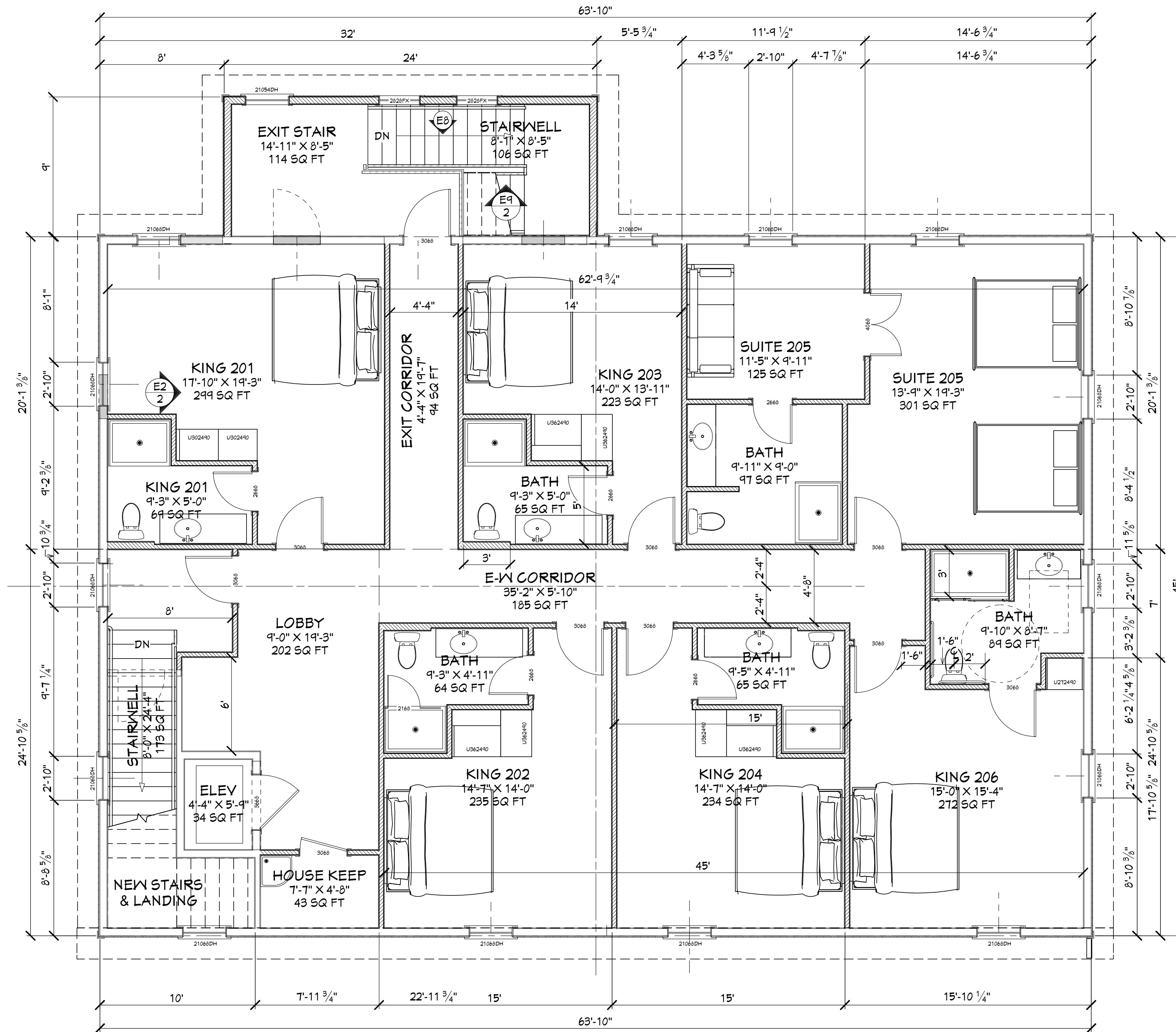
MARK	DATE	DESCRIPTION

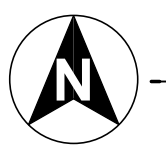
DRAWN: BPS
CHECKED: BOW
DATE: 10/01/2026
PROJECT: #26011
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FIRST FLOOR PLAN

1 of 6
A-3

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"
FLOOR AREA 3,175 S.F.
2,875 SQ. FT. ORIGINAL BUILDING




SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"
 FLOOR AREA 3,175 S.F.
 2,875 SQ. FT. ORIGINAL BUILDING

PROGRESS PLANS
 NOT FOR CONSTRUCTION
 06/29/2026

ADDITION & ALTERATIONS
THE DUTCHTER HOTEL
 1875 HOSPITALITY GROUP, LLC
 86 CENTER ST., DOUGLAS, MICHIGAN 49406

THE PURPOSE OF THIS DRAWING IS ONLY TO DEPICT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

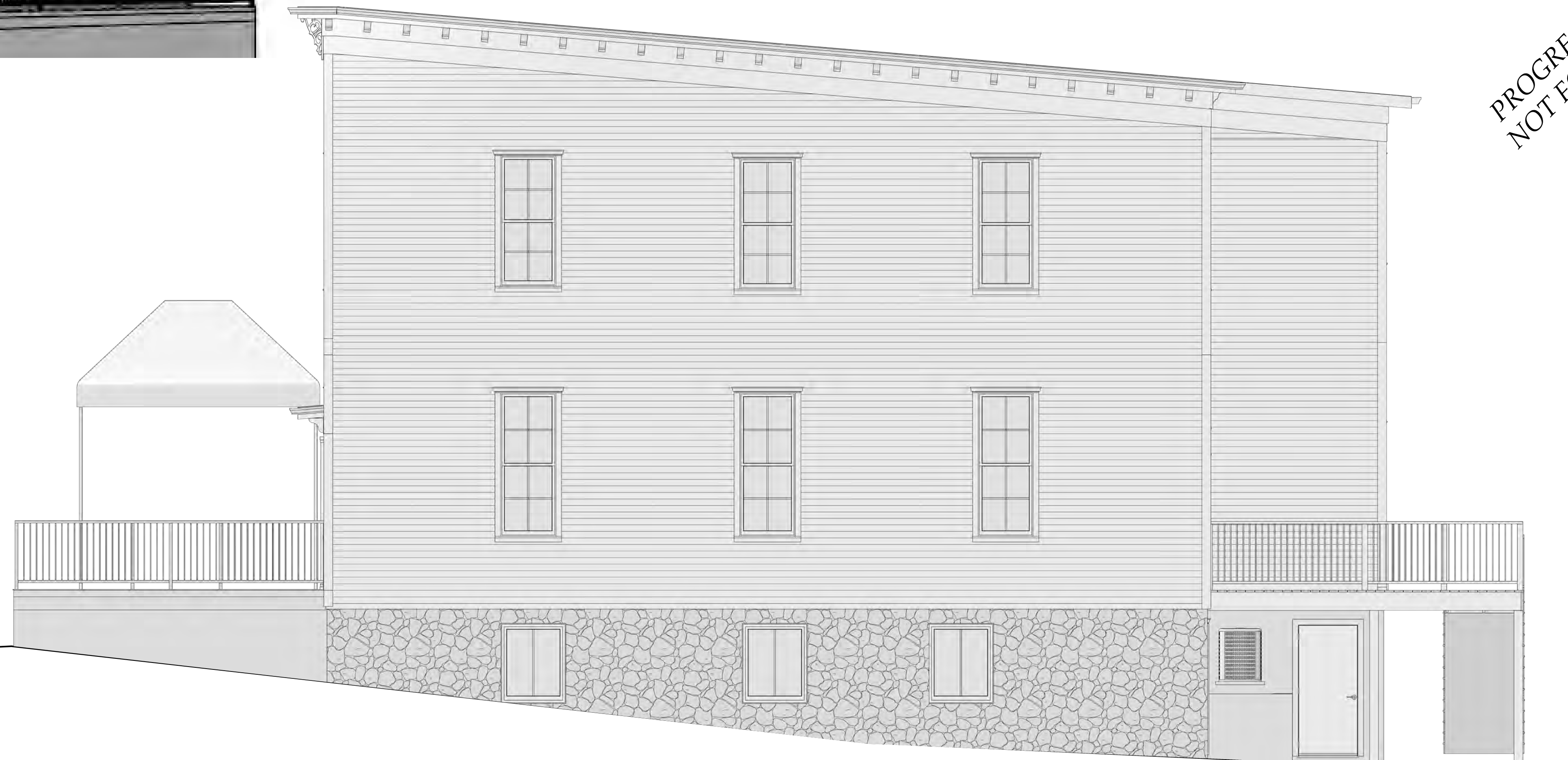
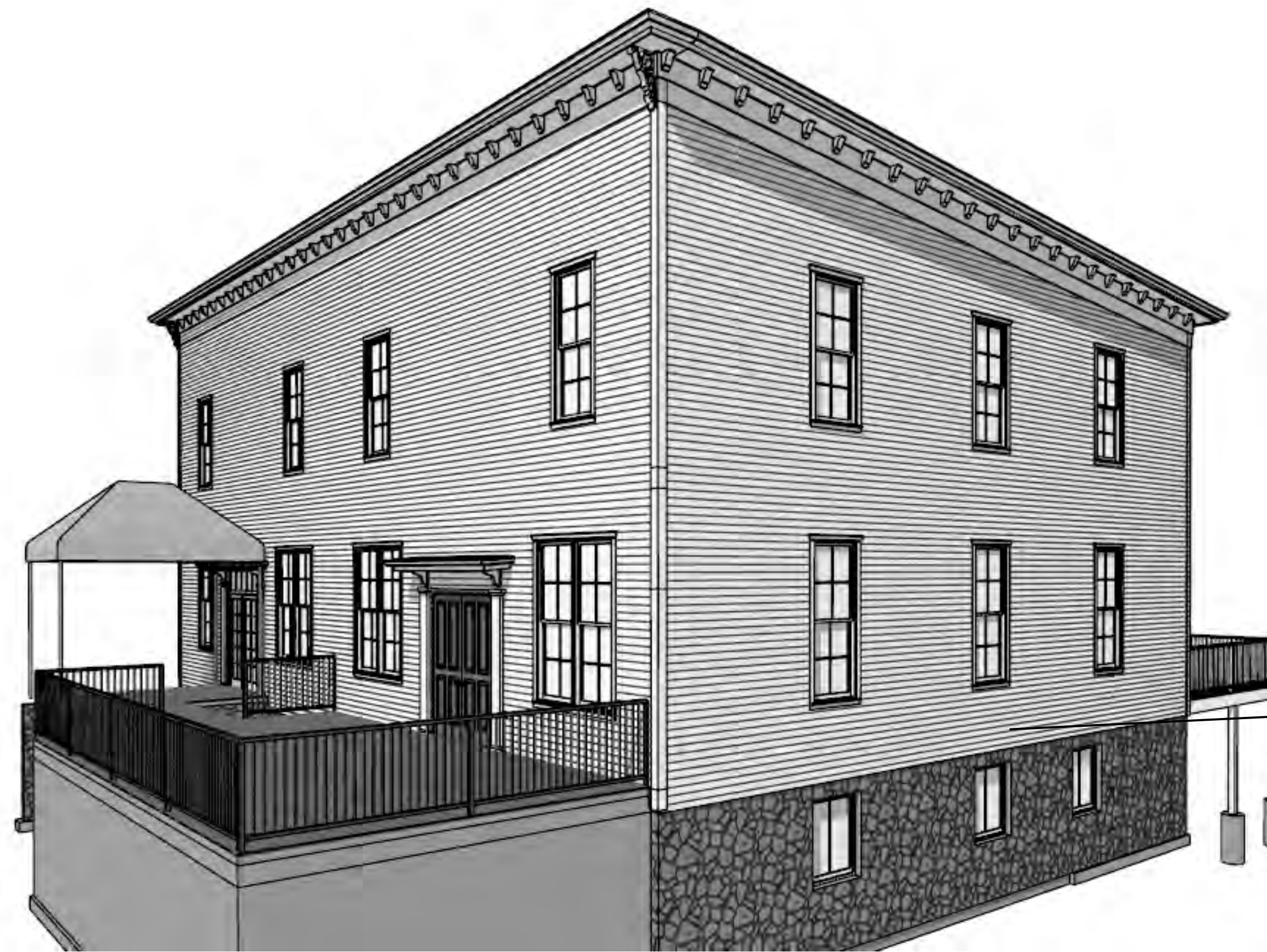
MARK	DATE	DESCRIPTION

DRAWN: BPS
CHECKED: BOW
DATE: 06/02/2026
PROJECT: #26011
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SECOND FLOOR PLAN



SOUTH ELEVATION SCALE: 1/4" = 1'-0"



EAST ELEVATION SCALE: 1/4" = 1'-0"

PROGRESS PLANS
NOT FOR CONSTRUCTION
06/29/2026

ADDITION & ALTERATIONS
THE DUTCHER HOTEL
1875 HOSPITALITY GROUP, LLC
86 CENTER ST., DOUGLAS, MICHIGAN 49406

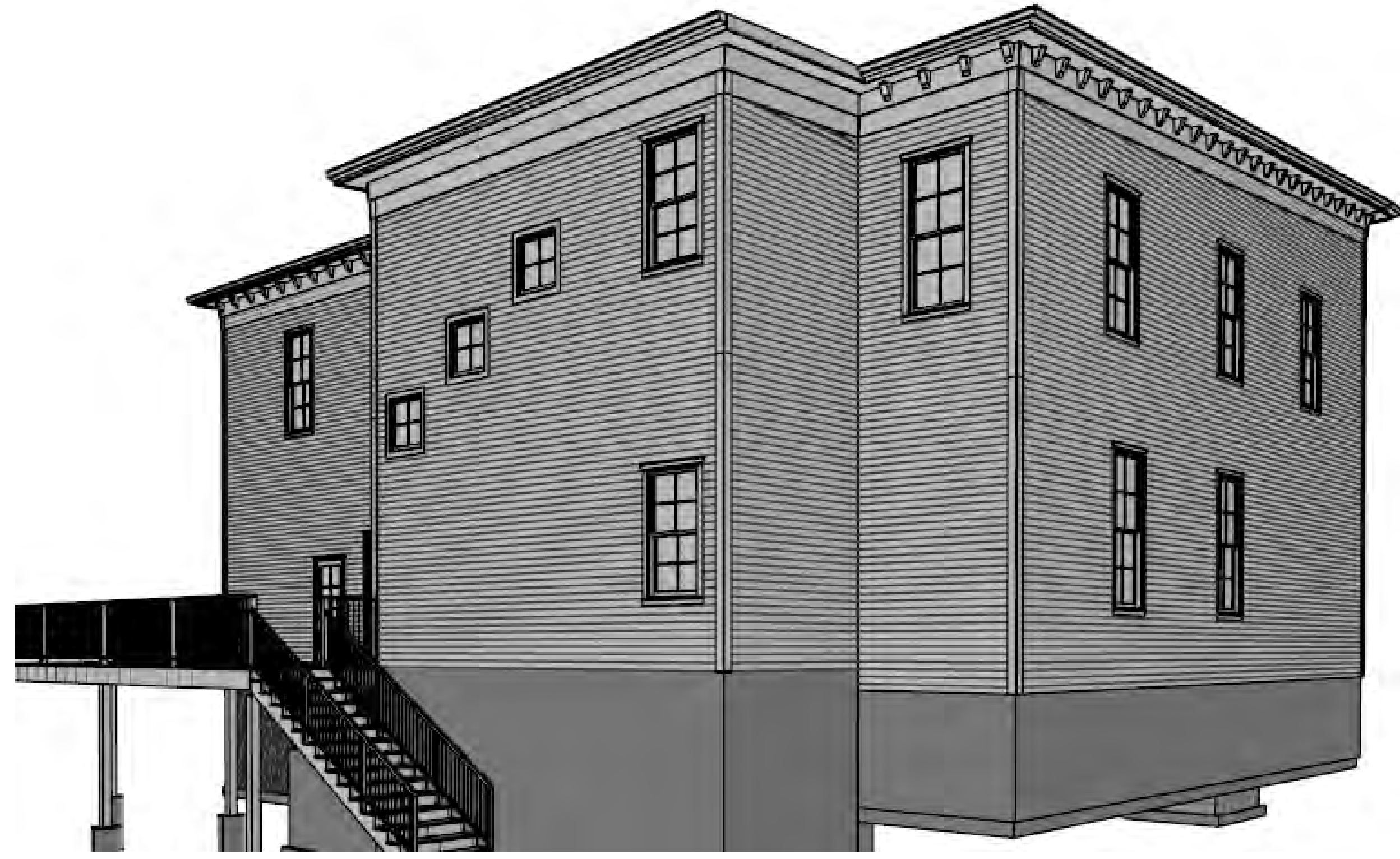
THE PURPOSE OF THIS DRAWING IS ONLY TO DEPICT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

MARK	DATE	DESCRIPTION

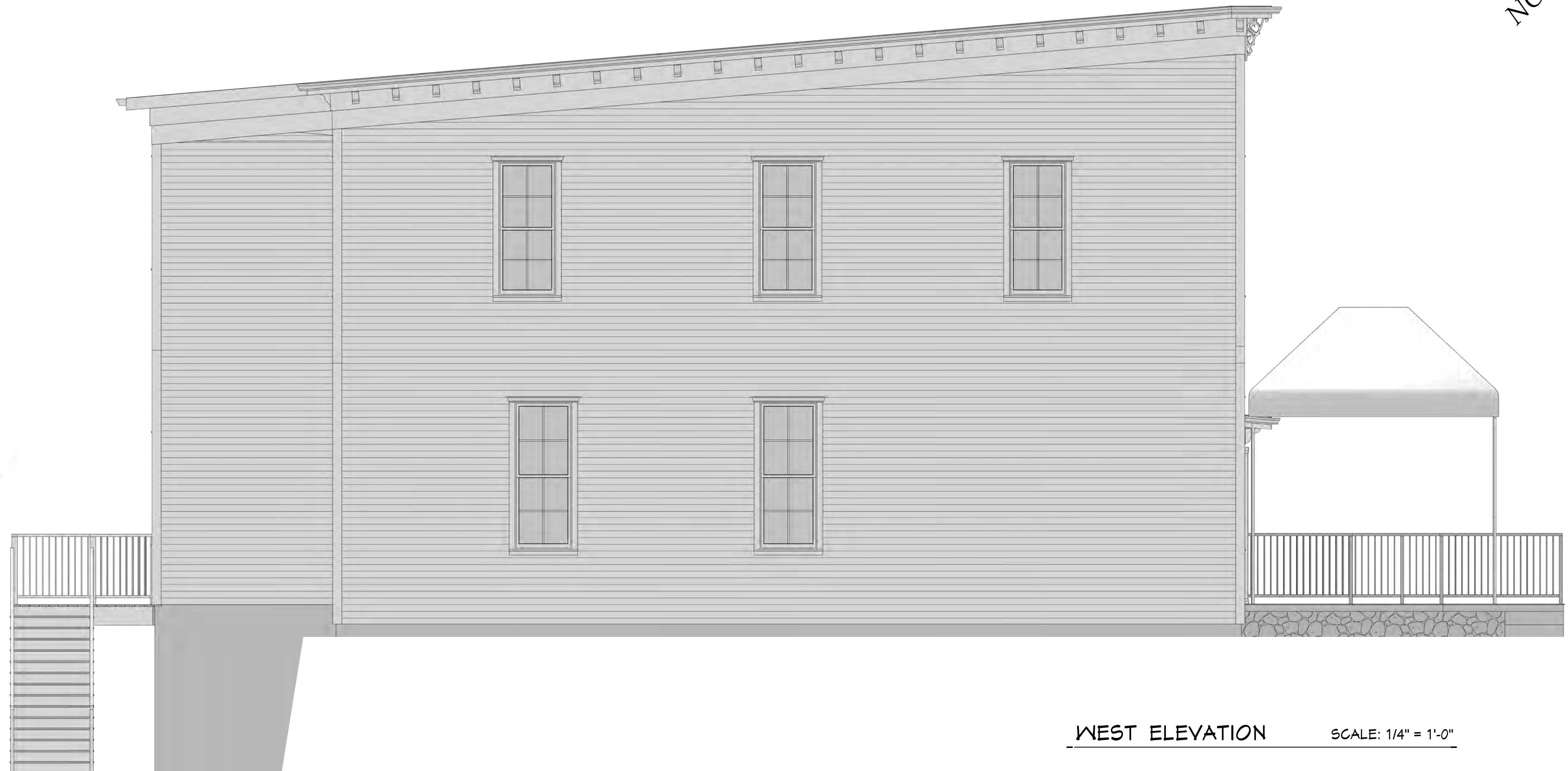
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DATE: 06/29/2026
PROJECT: #23011
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EXTERIOR ELEVATIONS

1 of 6
A-5



NORTH ELEVATION SCALE: 1/4" = 1'-0"



WEST ELEVATION SCALE: 1/4" = 1'-0"

PROGRESS PLANS
NOT FOR CONSTRUCTION
06/29/2026

ADDITION & ALTERATIONS
THE DUTCHER HOTEL
1875 HOSPITALITY GROUP, LLC
86 CENTER ST., DOUGLAS, MICHIGAN 49406

THE PURPOSE OF THIS DRAWING IS ONLY TO DEPICT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

MARK	DATE	DESCRIPTION

DRAWN: BPS
CHECKED: BOW
DATE: 06/29/2026
PROJECT: #26011
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ALL RIGHTS RESERVED

EXTERIOR
ELEVATIONS

1 of 6
A-6



MICHAEL J. WYSOCKI, P.E.

Owner

4398 Roger B Chaffee Blvd.
Wyoming, MI 49548
Ph (616) 299-1481 / Fx (616) 825-6208

July 01, 2026

PROJECT NAME:
DUTCHER HOTEL

PROJECT ADDRESS:
86 CENTER STREET
DOUGLAS, MICHIGAN 49406

OWNER:
1875 HOSPITALITY GROUP, LLC

ARCHITECT:
STUDIO TWO, LLC
433 AMITY LANE
P.O. BOX 669
DOUGLAS, MI 49406
(269) 455-5583

PROJECT DESCRIPTION:
RENOVATION, ALTERATIONS, AND ADDITION TO AN EXISTING HISTORIC TWO-STORY BUILDING WITH BASEMENT FOR USE AS A BOUTIQUE HOTEL, EVENT SPACE, BAR, AND WARMING KITCHEN. THE PROJECT INCLUDES NEW HOTEL GUEST ROOMS, PUBLIC RESTROOMS, BAR SERVICE AREA, WARMING KITCHEN, ELEVATOR, STAIR ADDITION, DECKS, PATIOS, AND ASSOCIATED MEP SYSTEMS.

BUILDING USE:
GROUP R-1 (HOTEL GUEST ROOMS)
GROUP A-2 (BAR / EVENT SPACE)
ACCESSORY SUPPORT AREAS INCLUDING KITCHEN, STORAGE, LAUNDRY, JANITOR, MECHANICAL, AND ELECTRICAL ROOMS.

NUMBER OF STORIES:
THREE LEVELS
• BASEMENT
• FIRST FLOOR
• SECOND FLOOR

BUILDING AREAS (ARCHITECTURAL)

BASEMENT	1,463 SF
FIRST FLOOR	3,175 SF
SECOND FLOOR	3,175 SF

TOTAL BUILDING AREA	7,813 SF
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HOTEL GUEST ROOMS:
6 GUEST ROOMS

FIRST FLOOR OCCUPANT LOAD:
133 OCCUPANTS (PER ARCHITECTURAL PLANS)

CONSTRUCTION TYPE:
EXISTING HISTORIC BUILDING WITH ADDITIONS
(TYPE TO BE VERIFIED BY ARCHITECT)

FIRE PROTECTION:
BUILDING TO BE PROTECTED THROUGHOUT WITH AN AUTOMATIC NFPA
13 FIRE SPRINKLER SYSTEM UNDER SEPARATE DEFERRED SUBMITTAL.

WATER SERVICE / FIRE SERVICE DESIGN BASIS

EXISTING 2" DOMESTIC WATER SERVICE TO BUILDING SHALL REMAIN FOR
DOMESTIC WATER USE.

PROVIDE NEW SEPARATE FIRE SPRINKLER SERVICE TO BUILDING. FIRE
SERVICE SIZE, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION,
AND SPRINKLER SYSTEM SHALL BE DESIGNED BY LICENSED FIRE
SPRINKLER CONTRACTOR UNDER SEPARATE DEFERRED SUBMITTAL.

PRELIMINARY BASIS:
DOMESTIC WATER SERVICE: EXISTING 2"
DOMESTIC WATER METER: VERIFY EXISTING / 1-1/2" MIN. IF REPLACED
FIRE SPRINKLER SYSTEM: NFPA 13
PRELIMINARY FIRE SERVICE SIZE: 4" MIN., VERIFY BY HYDRAULIC
CALCULATION
FIRE SERVICE BACKFLOW: 4" DOUBLE CHECK DETECTOR ASSEMBLY OR AS
REQUIRED BY AHJ / WATER UTILITY
FDC: PROVIDE FIRE DEPARTMENT CONNECTION PER FIRE MARSHAL
LOCATION REQUIREMENTS

NOTE:
FINAL FIRE SPRINKLER SERVICE SIZE SHALL BE BASED ON HYDRANT
FLOW TEST, AVAILABLE WATER PRESSURE, BUILDING HAZARD
CLASSIFICATION, SPRINKLER LAYOUT, BACKFLOW PRESSURE LOSS, AND
NFPA 13 HYDRAULIC CALCULATIONS.

DOMESTIC WATER:

COLD WATER FIXTURE UNIT CALCULATION-

BASEMENT

FIXTURE	COUNT	CWFU/EA	TOTAL CWFU
WATER CLOSET, TANK TYPE	1	2.5	2.5
LAVATORY	1	1.0	1.0
MOP / SERVICE SINK	1	0	2.5
FLOOR DRAIN	2	0	0
CLOTHES WASHER	2	2.5	5.0
BASEMENT TOTAL			11.0

FIRST FLOOR

FIXTURE	COUNT	CWFU/EA	TOTAL CWFU
WATER CLOSET, TANK TYPE	3	2.5	7.5
LAVATORY	3	1.0	3.0
4-COMPARTMENT BAR SINK	1	2.0	2.0
KITCHEN SINK	1	1.5	1.5
HUB DRAIN / CONDENSATE	1	0.0	0.0
MOP / SERVICE SINK	1	2.5	2.5
FLOOR DRAIN	2	0.0	0.0
FIRST FLOOR TOTAL			16.5

SECOND FLOOR

FIXTURE	COUNT	CWFU/EA	TOTAL CWFU
WATER CLOSET, TANK TYPE	6	2.5	15.0
LAVATORY	6	1.0	6.0
BATHTUB / SHOWER	6	2.0	12.0
MOP / SERVICE SINK	1	0	2.5
SECOND FLOOR TOTAL			35.5

BUILDING TOTAL COLD WATER FIXTURE UNITS 63 CWFU

ESTIMATED PEAK COLD WATER DEMAND

- RECOMMENDED MINIMUM BUILDING COLD WATER MAIN 1-1/2"
- RECOMMENDED RISER TO SECOND FLOOR HOTEL ROOMS 1-1/4"
- RECOMMENDED BRANCH TO INDIVIDUAL BATHROOM GROUP 1/2" H&CW
- RECOMMENDED BRANCH TO FIRST FLOOR TOILET GROUP 3/4" MIN.
- RECOMMENDED BRANCH TO BAR / KITCHEN AREA 3/4" MIN.

SANITARY SEWER:
EXISTING PUBLIC SANITARY SEWER.

SANITARY PIPE SIZING - PRELIMINARY

PIPE / AREA	LOAD	MINIMUM SIZE
INDIVIDUAL LAVATORY WASTE	1 DFU	1-1/2"
INDIVIDUAL SHOWER / Toiletry WASTE	2 DFU	2"
INDIVIDUAL FLOOR DRAIN	2 DFU	2"
INDIVIDUAL MOP SINK WASTE	3 DFU	3"
INDIVIDUAL WATER CLOSET WASTE	4 DFU	3"
HOTEL ROOM BATHROOM GROUP BRANCH	7 DFU	3"
SECOND FLOOR SANITARY STACK	42 DFU	4"
FIRST FLOOR SANITARY MAIN	29 DFU	4"
BASEMENT SANITARY MAIN	12 DFU	4"
BUILDING SANITARY MAIN	92 DFU	4" MINIMUM
BUILDING SANITARY TO SITE/SEWER	92 DFU	4" MINIMUM

MECHANICAL, ELECTRICAL, AND PLUMBING:
NEW MEP SYSTEMS TO SERVE THE RENOVATED HOTEL, EVENT SPACE,
BAR, WARMING KITCHEN, PUBLIC RESTROOMS, LAUNDRY, AND SUPPORT
AREAS.

Please call if you have any question or need revisions

Thanks

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