



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, APRIL 11, 2024 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**AGENDA**

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**To view remotely, 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 - April 11, 2024 (additions/changes/deletions)

Motion to approve the April 11, 2024 Agenda. - roll call vote

**B.** Approval of Minutes - March 14, 2024 (additions/changes/deletions)

Motion to approve the March 14, 2024 Minutes. - roll call vote

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

**4. PUBLIC COMMUNICATION - WRITTEN**

**5. NEW BUSINESS**

**A.** Lakewood Construction (319 Ferry St) Presentation – Discussion Only

**6. UNFINISHED BUSINESS**

**A.** Master Plan Goals and Objectives - Discussion Only

**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

Motion to adjourn the meeting.

**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, MARCH 14, 2024 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER:** By Chair Buszka

**2. ROLL CALL:** By Clerk Kasper

PRESENT

Secretary Kelli Heneghan

Commissioner John O'Malley

Commissioner Neal Seabert

Chair Paul Buszka

Vice-Chair Louise Pattison

Commissioner Matt Balmer

Commissioner Patty Hanson

Also Present City Clerk Laura Kasper

Planning & Zoning Administrator Sean Homyen

Williams & Works Consultant Tricia Anderson

**A. Approval of March 14, 2024 Agenda (additions/changes/deletions) -**

*Motion by Balmer, second by O'Malley, to approve the March 14, 2024 agenda with amendment to item 5, the addition of a motion of action after closing the public hearing. Motion carried by unanimous roll call vote.*

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

*Motion by Balmer, second by Seabert, to approve the February 8, 2024 Minutes. Motion carried by unanimous roll Call Vote.*

- 3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES):** Joyce Petter (zoom) – Opposing rezone request at 11 N. Water, and specifically opposed to the vacation of Water St. She indicated that the waterfront is very important to the residents of the City and does not believe it meets the master plan. Michael Schmidt – indicated that he is opposed to the rezoning on Chestnut/Washington/Wall and noted that he agrees with Joyce Petter. Rosanne Ingersol – Opposed rezone and possible closing of Water Street.

**4. PUBLIC COMMUNICATION - WRITTEN**

- A. Thomas Vohs & Donald Berger - 121 Washington Street**

- B. Bud Baty & Max Matteson - 175 Washington Street  
Additional letters received by the Commission after agenda publication were acknowledged for addition to the record. Maria Droz - 21 N. Main, Chuck Gustafson – 37 N. Main, and Joyce Petter – 11 N. Water, each opposing the rezone request being reviewed during this public hearing tonight.

## 5. NEW BUSINESS

- A. **Public Hearing** - 57 Chestnut Street, 69 Washington Street, and 67 Washington Street - Rezone request from R-3, Neighborhood Conservation District, to R-4, Harbor Residential District

*Motion by Seabert, second by Heneghan, to Open Public Hearing. Motion carried by unanimous roll Call Vote.*

**a. Applicant Presentation** - Max Nykerk of Lakewood Construction was present on behalf of AMK properties, and gave an overview of AMK properties, and discussed a vested interest to create a positive experience for people in Douglas. He noted that the rezoning is meant to align with the master plan. Additionally, he noted that they've really worked through the master plan and the zoning ordinance to determine the possibilities for how the properties could be developed for a high-quality development. He noted that the commonly owned parcels do have frontage on the waterfront, some of the goals he feels would align within the rezoning, and ultimately the development approved.

**b. Planning and Zoning Administrators Report** – Tricia Anderson, Williams & Works - discussed background to the request and findings presented in her report. She mentioned how Master Plan is a guide that sets policies for future uses and while is not a law, the Planning Commission has some discretionary authority as it relates to making decisions on rezoning requests. While, general support for the conceptual development ideas that the applicant has conveyed, unfortunately, in a rezoning request for three of the parcels that are not assuredly connected to the other parcels under common ownership in a unified development plan, it would rely on the Planning Commission's determination of whether the rezoning standards are met, however the totality of the information presented, it was not proven that they are.

**c. Public Comments** - Joe Di Ambrose – noted that he encouraged Commissioners to think about denying the request because there is no assurance of what the plan is exactly, and he would urge to have the applicant go back and develop a plan before the Commission makes a decision.

Mike Schmidt – he agreed something needs to be done here and is bothered most by the fact that there is no requirement for a plan. He agreed that Douglas needs quality development, and that this area is not the place for affordable housing but does support the need for more affordable housing.

**d. Staff Remarks** - Sean Homyen, Planning & Zoning Administrator - reiterated the fact that the zoning stays with the land and does not stay with the owner. So, with no plan, there's no guarantee that the concept that is planned will come to fruition and the property could sell and do any of the uses permitted in the R-4 district.

**e. Commissioner Questions** - O'Malley felt that the parcels zoning should not be changed until they know what they're going to do. Hanson asked the applicant why there's no single-family homes and are pursuing multifamily. Max Nykerk answered that the parcels are somewhat small and that the master plan calls for affordable housing, so they thought this was a better plan. Heneghan stated concerns with Water St. being a substandard public street that is not marked for improvement, and that she appreciates all the public comments. Pattison did not believe in spot zoning and does not feel comfortable rezoning without knowing exactly what would be happening. Chair Buszka asked commissioners what characteristics they are looking to preserve when it comes to these properties.

Balmer said the ordinance. Heneghan said single family homes and the waterfront views. Pattison noted protecting the waterfront views. O'Malley said that the market is going to drive the price in this location and there's no way there would be affordable housing here without some kind of grant. Hanson agreed. Chair Buszka noted that if the rezone is approved, then the owner will have the right to develop a plan that is consistent with what's permitted in that zoning district, so it's important for the City to know what is going to be planned. He also asked about the vacated alley shown on the topo plan. He asked how we'd know whether the alley had been officially vacated. Chuck Hoyt noted that the legal description includes the language of it being vacated. He asked Commissioners to look at the differences between the R-3 and R-4 uses that are permitted by right and noted that the only difference is home occupation. He brought up the definition of spot zoning and that it's generally accepted as a zoning district that would allow vastly different uses such as a commercial district in the middle of a residential district and added that several structures directly across the street are all multi-family structures. Chuck reiterated that range of uses is nearly identical to R-3, this is not spot zoning, and there are multifamily structures across the street.

*Motion by Balmer, second by Pattison, to Close Public Hearing. Motion carried by unanimous roll call vote.*

*Motion by Balmer, second by Pattison to approve forwarding a favorable recommendation to City Council for 57 Chestnut Street, 69 Washington Street, and 67 Washington Street - Rezone request from R-3, Neighborhood Conservation District, to R-4, Harbor Residential District. Motion failed by unanimous roll call vote.*

*Motion by Balmer, second by Seabert, to deny forwarding a favorable recommendation to City Council for 57 Chestnut Street, 69 Washington Street, and 67 Washington Street - Rezone request from R-3, Neighborhood Conservation District, to R-4, Harbor Residential District. Motion carried by unanimous roll call vote.*

## 6. UNFINISHED BUSINESS

- A. Master Plan Goals and Objectives – Commissioners directed Tricia Anderson to draft the changes as appropriate and present this at the next meeting for their review.

## 7. REPORTS

- A. Planning and Zoning Administrator Report – Planning & Zoning Administrator Sean Homyen informed Commissioners that there is potentially a site plan review for 319 Ferry St. He also mentioned that he is working with Police Chief Steve Kent regarding short-term rentals, as the upcoming season gets busier, it's difficult for the Police Department to identify and contact the property owners for complaints. Homyen says that he is working on creating a list of short-term rentals utilizing the BS&A program to help the department get in contact with the owners to address the complaints.
- B. Planning Commissioner Remarks (limit 3 minutes each, please) – There were concerns from the Commissioners regarding the dumpster behind Farmhouse Deli and the swing bridge board block that's not ADA compliant.

## 8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES): Michael Schmidt thanked Commissioners.

## 9. ADJOURNMENT

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

# williams&works

engineers | surveyors | planners

## MEMORANDUM

**To:** City of The Village of Douglas Planning Commission  
**Date:** April 4, 2024  
**From:** Tricia Anderson, AICP  
**RE:** **319 Ferry Street – Proposed Multifamily Development**  
**DISCUSSION**

Mr. Max Nykerk, of Lakewood Construction, on behalf of property owner, AMK Holdings, LLC., has submitted an application for Site Plan Review of a 6-unit townhome development on a one-acre parcel located at 319 Ferry Street. This item is for discussion purposes only at the April 11,



Figure 1: General Location - 319 Ferry St.

2024, Planning Commission meeting, as the applicant has requested to be added to the agenda to simply introduce the project as they work to seek compliance with some of the required site plan elements. The purpose of this memorandum is to provide the Planning Commission with background information and information related to some of the items we are working with the applicant to resolve.

**Background.** The subject 1-acre site is generally located north and west of the intersection of Ferry Street and Blue Star Highway. It is situated directly north of Isabelle's, directly east of Northern Lights, and southwest of the 200 Blue Star (former Haworth) property. The current zoning of the site is R-5, Multiple Family District, which allows multiple-family dwellings by right.

**Proposed Development.** The proposed development consists of 6 attached townhome units that are planned as rental units. The six units that are proposed within the single 5,664 square foot building would be comprised of two 1,625 square foot 3-bedroom units and four 1,276 square foot units. Each unit would have a single-stall garage and 2.5 bathrooms. The development also proposes landscaping, lighting, stormwater management facilities, two parking spaces for each unit, and a pedestrian pathway that connects to the Blue Star Highway

nonmotorized pathway. Ingress and egress are proposed through the easements over the existing access drive from Wiley Road that provides access to Northern Lights and Isabelle's. Another point of ingress to the site is located only a few feet south of the Ferry Street/Blue Star Highway intersection.

**Site Plan Review Committee.** The Site Plan Review Committee met with the applicant's team on March 18, whereby the plan set was reviewed and discussed. At this meeting, feedback was provided by the City Engineer, Director of Public Works, Kalamazoo Lake Sewer & Water Authority, Saugatuck Fire District, Police Chief, Planning & Zoning Administrator, and Williams & Works. The applicant has included a spreadsheet in the submittal that provides our comments and concerns, and whether it is being addressed, or has been addressed in the current submittal. Some areas are still in the process of being addressed, such as the stormwater management design, which must be preliminarily submitted to the Allegan County Drain Commission for review. Discussion was also held by the committee surrounding the topics below, which is beneficial for the Planning Commission to be aware of before being tasked with making a decision on the site plan.

**Easements.** As noted above, there are shared access easements for ingress and egress. Several other easements also occupy the parcel, as it was part of the Northern Lights Condominium (NLC) and was later split off. Before the parcel was split from the NLC, it was identified in the NLC's master deed as a "future expansion area". Presumably, the condo association constructed the existing parking spaces that line the western lot line of the subject site, however, it is unclear what their purpose was (i.e. part of the required parking minimum, additional guest parking, etc.). Regardless, there is a circuit court settlement

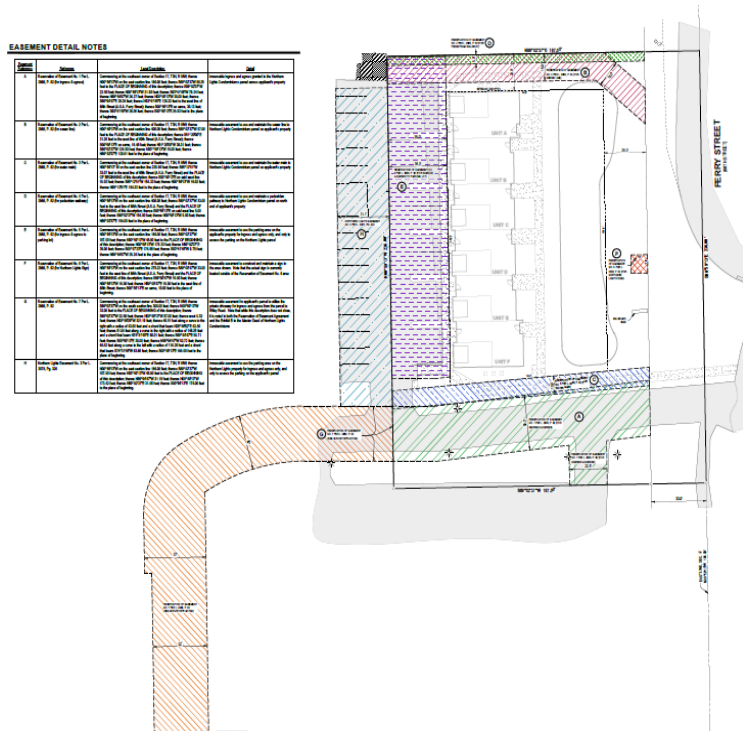


Figure 2: Color Coded Easement Exhibit (Sheet C-901 of the plan set)

from 2007 (included in the submittal package) that establishes and grants the various easements that are associated with the subject site, the Northern Lights parcel, and the Isabelle's parcel. The settlement also spells out the permissions for the use of the aforementioned parking spaces located on the subject site. The applicant's submittal includes

an exhibit of all the easements, along with a table of each legal description and reference to the recorded document.

The purpose of the applicant's inclusion of the court settlement and the descriptions of all the easement permissions and benefitting parties is to demonstrate the applicant's right to lawful access to the subject parcel. We have suggested that the applicant connect with the owners of Isabelle's or the Northern Lights Condo Association since the three parcels are affected by established parking and traffic circulation patterns, and changes to the subject site may have an impact on these elements.

**Access.** As noted above, the applicant has demonstrated the permissions for areas of ingress and egress to the site. We have noted two concerns with the existing pattern of traffic circulation and access to the site:

1. The driveway that abuts the Blue Star Highway is for ingress only, presumably due to the close proximity of the Ferry Street/Blue Star Highway intersection, and egress here would have the potential for accidents, particularly for left-hand turns onto Blue Star. It is recommended that this driveway stay ingress only, but there is a possibility of new residents exiting here.
2. The applicant was informed of the potential for Ferry Street to be closed off at Blue Star Highway, and instead be routed to Blue Star through the former Haworth property as part of the redevelopment of that site. This would likely cause the subject parcel to no longer have frontage on Ferry Street.

The implications of these two concerns are being explored by the applicant and the City Engineer. The City Attorney should also play a role in reviewing the easement agreement documents (court settlement) to ensure that there is no language within any of the documents that would give a party the right to revoke access to the subject parcel through the access drive that connects to Wiley Road.

**Environmental.** The parcel is located southwest of the former Haworth property located at 200 Blue Star Highway. We have informed the applicant that the Planning Commission has the authority to require environmental assessments and that these special studies may be needed to demonstrate that there is no evidence of the plume's migration to the subject site, and, conversely, if there is, the applicant will have an opportunity to take a proactive approach to protect the health of the future residents within this development.

Planning Commissioners may recall from their review of the Forest Gate project, that wetlands were found to be present on that site, which is situated immediately north of the subject parcel. This was discussed at the Site Plan Review Committee meeting and the applicant has been informed that a delineation will be needed so that it can be demonstrated that there are no regulated wetlands on the site. Again, conversely, if there are, then we will know that an EGLE permit would be required to impact any regulated wetlands before any work could commence.



**April 11, 2024 Planning Commission Meeting.** At the upcoming meeting, the Planning Commission will hear the applicant's presentation of the project and will have an opportunity to discuss any concerns that the applicant should address before returning to the Planning Commission for a decision.

As always, please feel free to reach out with any questions.



Goal/Policies	Objectives	Comments
<b>ECONOMIC DEVELOPMENT</b>		
<b>HARBOR COMMERCIAL SUB-AREA</b>		
A. Douglas will ensure the the size and scale of commercial development fosters economic growth, yet maintains the feel and character of the community.		
B. Douglas will maximize the efficient use of land by minimizing the space dedicated to parking.		
C.		
D.		
<b>WEST CENTER COMMERCIAL SUB-AREA</b>		
A. Douglas will create a micro-scale commercial zone to cater to the needs of the immediate neighborhood residents and users of the Beach to Bayou Trail.	<ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance and map to create a new zoning district that permits very small-scale commercial enterprises, such as ice cream shops, coffee shops, convenience stores, equipment rental, or other beach amenities.</li> <li>2. Allow the conversion of residential homes with frontage on Center Street to commercial spaces or mixed-use buildings to promote business, while preserving the character of the area.</li> </ol>	
B.		
<b>CITY CENTER COMMERCIAL SUB-AREA</b>		
A. Douglas will preserve the character of the downtown area by ensuring future development is consistent with the existing building forms and footprints.	<ol style="list-style-type: none"> <li>1. Amend the zoning ordinance to incorporate a form-based code</li> </ol>	
B. Douglas will create opportunities for housing affordability in mixed-use developments.	<ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to allow for three stories in mixed-use buildings to allow for more units in one building.</li> </ol>	

C. Douglas will encourage the use of alternative transportation to the City Center commercial sub-area.	1. Amend the Zoning Ordinance to remove parking minimums for new developments and changes in the use of existing buildings.	
D. Douglas will attract more visitors to the City Center commercial sub-area by encouraging service and retail uses in main floor tenant suites facing Center Street, and encouraging office and residential uses on upper floors and main floor spaces not facing Center Street.	1. Amend the General Ordinance to refresh the re	

**BLUE STAR SOUTH COMMERCIAL SUB-AREA**

A. Douglas will offer opportunities for large-scale businesses in areas south of Wiley Street, by reserving those areas with frontage on Blue Star Highway for such uses.	1.	
B. Douglas will ensure compatibility of land uses in the Blue Star South Commercial sub-area by preserving views and transitional areas between residential and non-residential land uses.		
C. Douglas will limit direct vehicular access to Blue Star Highway by developing provisions for access management.	1. Adjust the Zoning Ordinance and Map to create an access management overlay district	
D. Douglas will reduce the impacts of commercial development on the environment.	1. Adjust the requirements in the zoning ordinance to require low-impact development elements in each commercial development	

**BLUE STAR SMALL BUSINESS CORRIDOR SUB-AREA / Haworth Property**

A. Douglas will reserve a new corridor for small businesses to ensure appropriate future economic growth while preserving the small-town charm of Douglas along Blue Star Highway between Main Street to the north and Wiley Road to the south.	1. Amend the Zoning Ordinance and map to create a new zoning district for smaller-scale mixed commercial and residential uses. 2. Amend the Zoning Ordinance to create standards for streetscaping within the sub-area.	
B. Douglas will promote place-making and encourage gathering spaces in all new developments		
C. Douglas will ensure that the future development of 200 Blue Star aligns with the land uses and layout of the plan that was favored by the public as part of the public engagement related to the grant funding for environmental remediation of the site in 2023.		

**HOUSING & NEIGHBORHOODS**

A. Douglas will facilitate the development of a diverse range of housing forms and affordability to meet the needs of current and projected future populations.	1. Amend the Zoning Ordinance to reduce minimum lot sizes in residential zoning districts. 2. Allow multi-family developments by right in the zoning districts in which it is permitted. 3. Amend the Zoning Ordinance to allow accessory dwelling units in all	Zoning Reform Toolkit: <a href="https://www.planningmi.org/aws/MAP/asset_manager/get_file/886922?ver=0">https://www.planningmi.org/aws/MAP/asset_manager/get_file/886922?ver=0</a>  MML: Pattern Book Homes for the 21 <sup>st</sup> Century
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	<p>districts that allow residential.</p> <ol style="list-style-type: none"> <li>4. Amend the Zoning Ordinance to allow homes deemed nonconforming by way of use, dimensions, or lot size, to be rebuilt after being destroyed by fire or other natural disaster.</li> <li>5. Consider designating areas within the City for affordable housing and utilize the MML Pattern Book to keep construction costs low.</li> <li>6. Amend the Zoning Ordinance to remove the minimum floor area for dwelling units.</li> <li>7. Remove the acreage minimum for Planned Unit Developments, and instead use a point system for eligibility criteria. Points awarded for the affordability of dwellings, sustainable development practices, etc. will allow for increased density and modification of minimum dimensional requirements such as setbacks, lot sizes, etc. of the underlying zoning district.</li> </ol>	<p><a href="https://mml.org/resources-research/publications/pattern-book-homes-for-21st-century-michigan/">https://mml.org/resources-research/publications/pattern-book-homes-for-21st-century-michigan/</a></p> <p><a href="#">PUD Eligibility Example</a></p>
B. Douglas will encourage more people to seek long-term, permanent residency within the City.	<ol style="list-style-type: none"> <li>1. Cap the total number of short-term rental licenses that can be issued annually.</li> <li>2. Amend the zoning ordinance and regulatory ordinances to develop a lottery program to issue annual short-term rental licenses.</li> <li>3.</li> </ol>	
C.	1.	
D.	2.	
E.	3.	
<b>PEOPLE, ARTS &amp; CULTURE</b>		
A. Douglas will continue to increase diversity by attracting people of varying ages, professions, backgrounds, and incomes to the community.		
B. Douglas will strive to become an attractive community for families and provide needed family-based services and opportunities.	<ol style="list-style-type: none"> <li>1. Incorporate amenities in public spaces that are attractive to children, such as a water table</li> <li>2. Utilize public spaces on waterfronts for winter events.</li> <li>3.</li> </ol>	
C. Douglas will foster place-making whenever possible to encourage gathering among visitors and residents from all its neighborhoods.	<ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to include provisions for mobile food vendors, and to allow mobile food vendors to be stationed on private property for events open to the public.</li> <li>2.</li> </ol>	
D. Douglas will align City funded efforts with the efforts of the DDA's TIF (Tax Increment Financing plan)	Work with the DDA to implement the goals of the TIF plan.	<a href="#">DDA TIF plan</a>

# WATERFRONT

## LAKE MICHIGAN SHORELINE

A. Douglas will enable balanced preservation, enhancement and redevelopment of the waterfront for business, housing, and recreational uses.		
B.		

## KALAMAZOO LAKE

A. Douglas will require the provision of public spaces and public access to the North Kalamazoo Harbor and along Douglas Harbor as requirements for future redevelopment.		
B. Douglas will focus on the environmental remediation of the waterfront and protect the shore for passive recreation uses.		
C. Douglas will preserve the existing views of Douglas Harbor and Kalamazoo Lake.	<ol style="list-style-type: none"> <li>1. Amend the zoning map to create a view preservation overlay district and identify parcels that are subject to restrictions within the overlay.</li> <li>2. Amend the Zoning Ordinance to create a view preservation overlay district that restricts the height of buildings to one story.</li> <li>3. Develop a <i>purchase of development rights</i> ordinance that allows the City to purchase development rights from parcels owned by willing participants, and allows those rights to be sold to other property owners.</li> </ol>	Purchase of Development Rights program - MZEA Excerpt: <a href="https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508">https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508</a>

# INFRASTRUCTURE AND UTILITIES

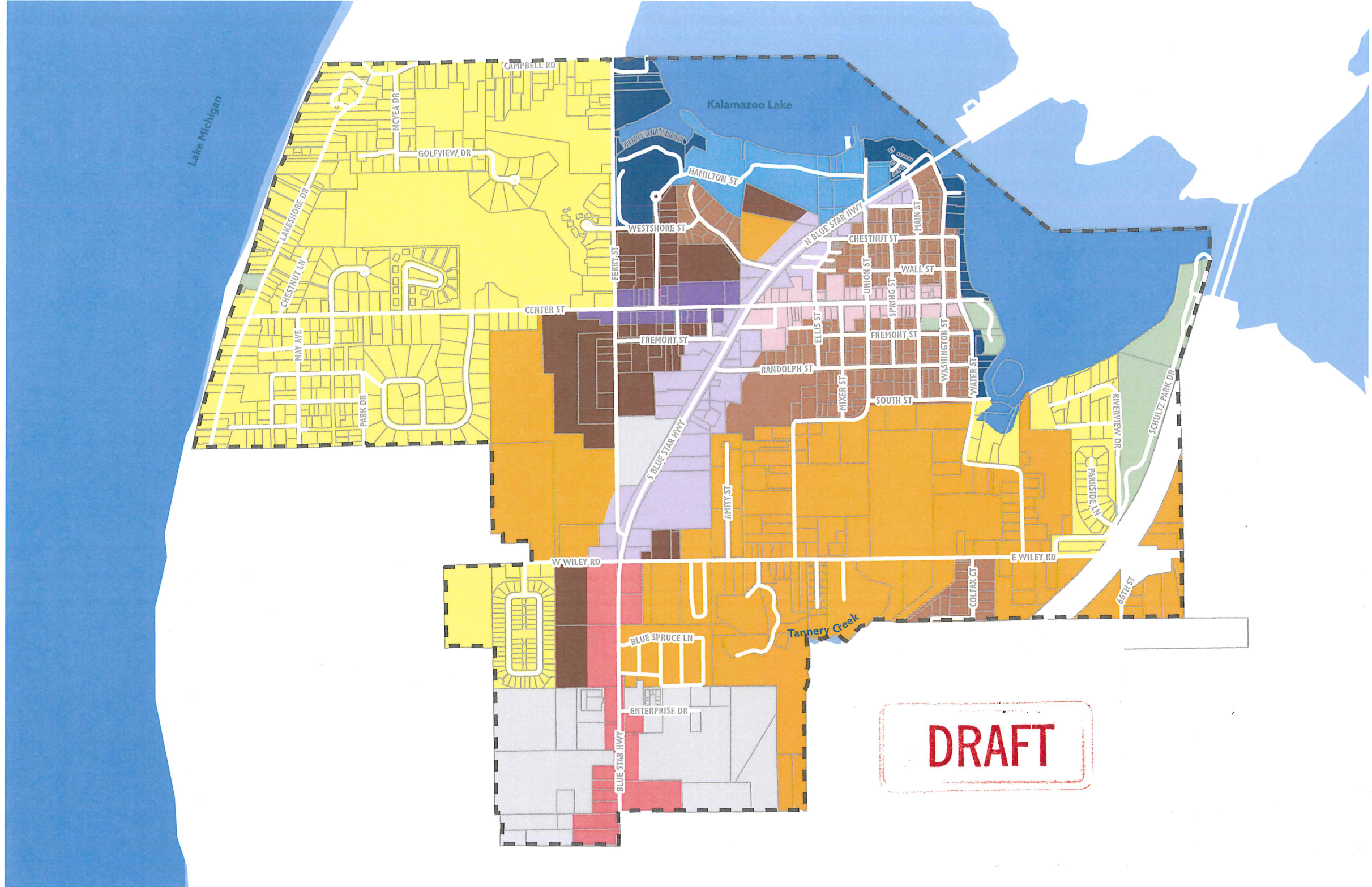
A. <b>Connection to Regional Non-Motorized Pathways.</b> Douglas will continue to seek opportunities to expand its network of non-motorized pathways to connect with regional pathways, as identified in the Tri-Community Parks & Recreation Master Plan and MDOT's Southwest Michigan Non-Motorized Transportation Plan.	<ol style="list-style-type: none"> <li>1. The City will actively seek funding sources to connect the Blue Star Highway Trail to the City's southern limits for areas that are unlikely to be developed in the next 10-20 years.</li> <li>2.</li> </ol>	
B. <b>Placemaking.</b> Douglas will leverage public and private development opportunities to enhance public spaces and connectivity.	<ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to add the <i>requirement</i> for specific active and passive recreation and gathering space amenities within all new Planned Unit Developments, condominiums, and site condominium developments.</li> <li>2. Work with the DDA to implement the TIF plan elements related to the improvement of public spaces that facilitate the gathering of the City's residents and visitors.</li> <li>3. Work with the DDA and Harbor Authority to construct an amphitheater within Wade's Bayou or Beery Field to allow for regular concerts and other events in these public spaces.</li> </ol>	

<p>C. <b>Safe Routes to School.</b> Douglas will prioritize safe pedestrian routes to schools.</p>	<ol style="list-style-type: none"> <li>1. Partner with Safe Routes to School of Michigan to secure funding for sidewalk projects that would benefit k-12 school-age children.</li> <li>2. Collaborate with representatives of Saugatuck Public Schools, DPW, Saugatuck City and Township, parents, students, and other community members to form a Safe Routes to School Team.</li> <li>3. Develop and implement a Safe Routes Action Plan to be eligible for funding for infrastructure projects.</li> </ol>	<p><a href="https://saferoutesmichigan.org/">https://saferoutesmichigan.org/</a></p>
<p>D. <b>Connections Between Neighborhoods.</b> Pedestrian and non-motorized connections will be developed and expanded between and among land uses and neighborhoods to promote safe, healthy, and attractive alternatives to vehicular travel and to reduce the reliance on parking.</p>	<ol style="list-style-type: none"> <li>1. Amend the Zoning and General ordinances to allow the Planning Commission to require pedestrian pathways in conjunction with development proposals that fall within the sidewalk improvement zone as shown on the sidewalk inventory map (Map X).</li> </ol>	
<p>E. <b>Future Roads.</b> Douglas will identify areas where road connections should be implemented as part of private development design, and ensure the proper construction of all new roads.</p>	<ol style="list-style-type: none"> <li>1. Adjust the Zoning Ordinance to add the requirement for private development to be designed to implement the “future road connections” as identified on the mobility plan map within this Plan.</li> <li>2. Amend the Zoning Ordinance and/or the Code of Ordinances to include provisions for robust and comprehensive procedures and specifications for the construction of public roads.</li> <li>3. Adjust the Code of Ordinances to remove the provision to accept private roads into the public system.</li> <li>4. Amend the Zoning Ordinance to include additional provisions for the review and approval procedures for the approval of private roads.</li> </ol>	
<p>F. <b>Existing Road Infrastructure.</b> Douglas will continue to maintain the existing public road network and utilize funding to wisely improve existing roads.</p>	<ol style="list-style-type: none"> <li>1.</li> </ol>	
<p>G. <b>Utilities.</b> Douglas will collaborate with the Kalamazoo Lake Sewer and Water Authority to identify the current and future needs of the water and sewer systems.</p>	<ol style="list-style-type: none"> <li>2. Adopt a general ordinance that prohibits private connection lines to other private connection lines (“spaghetti lines”)</li> <li>3. Establish special assessment districts for parcels currently privately connected to private water lines to fund and require the connection to a distribution main to serve those parcels once constructed.</li> <li>4.</li> </ol>	
<p><b>PRESERVATION OF NATURAL FEATURES</b></p>		
<p>A. Douglas will protect natural features such as steep slopes, critical dunes, high-risk erosion areas, riparian areas, wetlands, and waterways.</p>	<ol style="list-style-type: none"> <li>1. Amend the Zoning Map to include the critical dune and high-risk erosion areas, as delineated by the Department of Energy, Great Lakes, and Environment (EGLE).</li> <li>2. Amend the Zoning Ordinance to include building restrictions and procedures for issuing zoning permits within high-risk erosion and critical dune areas.</li> <li>3. Amend the Zoning Ordinance to create a riparian area overlay that would apply to all HUC-5 and up streams and County drains.</li> </ol>	

B. Douglas will continue to prioritize the preservation of trees within the City limits.	1.	
	Purchase of Development Rights program - MZEA Excerpt: <a href="https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508">https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508</a>	
<b>SUSTAINABILITY AND RESILIENCY</b>		
A. Douglas will become a Resilient-Ready Coastal Community.	1.	<a href="#">Resilient Coastal Communities Planning Guide</a>
B. Douglas will take a proactive approach to protect the health of future residents if residential development is proposed in areas of known contamination.	1. Take advantage of grant programs that assist with the environmental cleanup of brownfields and other areas of contamination. 2.	
C. Douglas will ensure that land can support uses that are permitted in each zoning district.	1. Develop a <i>purchase of development rights</i> ordinance that allows the City to purchase development rights from parcels owned by willing participants, and allows those rights to be sold to other property owners	
D. Douglas will prioritize sustainable transportation.	1. Adjust the zoning ordinance to require EV-ready parking spaces in new developments, 2. Provide incentives for installing EV charging stations, such as a reduction in required parking spaces for new development. 3. Install bike racks in public spaces and require installation in new commercial developments to encourage travel by bike. 4. Explore funding options to install bike repair stations in at least two locations along the Beach to Bayou trail.	
E. Douglas will ensure responsible and sustainable stormwater management for all development types.	1. Amend the Zoning Ordinance to incorporate the requirement to meet the ACDC standards for stormwater management for all site plan reviews 2. Incentivize the incorporation of sustainable stormwater practices using a points system for all new residential developments proposed as a Planned Unit Development (PUD). 3. Develop provisions in the Zoning Ordinance to link landscaping requirements with stormwater management designs.	<a href="#">ACDC Procedures and Design Standards for Stormwater Management</a>
F. Douglas will promote climate-resilient infrastructure for public and private development and facilities.	1. Amend the Zoning Ordinance to add lighting provisions that align with Dark Sky Lighting Principals. 2.	Dark Sky lighting principles: <a href="https://darksky.org/resources/guides-and-how-tos/lighting-principles/">https://darksky.org/resources/guides-and-how-tos/lighting-principles/</a>
G. Douglas will take proactive measures to protect groundwater and wellheads within the City's boundaries	1. Partner with Kalamazoo Lake Sewer and Water Authority to re-activate the Wellhead Protection Program within the Tri-Communities. 2. Amend the Zoning Ordinance to create a Wellhead Protection overlay	<a href="#">KLSWA Wellhead Protection Plan 2017</a>

	zone that prohibits land uses that have the potential to contaminate groundwater within the Wellhead Protection overlay zone.	
H. Douglas will plan for an eastern access route away from the lakeshore in the event of a washout of Lakeshore Drive.	3.	





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| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Suburban Residential     | <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Blue Star South Highway Commercial   | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Light Industrial  |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Compact Residential      | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> City Center Commercial                     | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks/Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Urban Residential    | <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> Blue Star Small Business Commercial |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Residential Mix      | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Harbor Commercial                     |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Waterfront Residential | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> West Center Commercial                   |  |

