



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 12, 2023 AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

To attend and participate in this remote meeting of the City of the Village of Douglas Planning Commission, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/89698683313>

Join by phone by dialing: +1 (312) 626-6799 | Then enter "Meeting ID": 896 9868 3313

1. CALL TO ORDER

2. ROLL CALL

A. Approval of Agenda (additions/changes/deletions)

B. Approval of Minutes (additions/changes/deletions)

Motion to approve; January 12, 2023 Agenda & December 8, 2022 Minutes. (Roll Call Vote)

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. Douglas Flats - 200 Center street - Final PUD Plan Review

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 Pamela Aalderink, City Clerk, at (269) 857-1438, or 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 MEETING
THURSDAY, DECEMBER 08, 2022 AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

1. CALL TO ORDER

Meeting called to order by Chair Buszka at 7:00 pm

2. ROLL CALL

A. Approval of Agenda (additions/changes/deletions)

Approval of December 8, 2022 Agenda.

Motion made by Commissioner Balmer, Seconded by Vice-Chair Pattison.

Voting Yea: Secretary Heneghan, Commissioner OMalley, Commissioner Seabert, Chair Buszka, Vice-Chair Pattison, Commissioner Freeman, Commissioner Balmer

B. Approval of Minutes (additions/changes/deletions)

Motion to approve; December 8, 2022 Agenda & October 19, 2022 Minutes. (Roll Call Vote)

Motion made by Vice-Chair Pattison, Seconded by Commissioner Freeman.

Voting Yea: Secretary Heneghan, Commissioner OMalley, Commissioner Seabert, Chair Buszka, Vice-Chair Pattison, Commissioner Freeman, Commissioner Balmer

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

Olaf Huebner, St Peter Dr. distributed letters to the commissioners related to concerns that he and his neighbors have with the proposed Centre Collective development. He requested to view the plans at city hall but did not see the application, requested commission be clear on what will be done.

Tracy Shaffroth, Water St. requested the letters presented by Mr. Heubner be placed on the website.

4. PUBLIC COMMUNICATION - WRITTEN

Attainable housing letter received by Dr. Travis, Saugatuck Public Schools

A. Attainable Housing - Dr. Travis, Saugatuck Public Schools Superintendent

5. NEW BUSINESS

- A. Public Hearing – Centre Collective Mixed-Use Development with First-Floor Residential - 324 W Center Street, Site Plan Review/Special Land Use Request

-Motion to Open Public Hearing (Roll Call Vote)

Motion by Seabert, Second by Pattison.

Balmer, Freeman, Heneghan, O'Malley, Pattison, Seabert, Buszka (Yes)

a. Applicant Presentation

Ryan Kilpatrick, Executive Director of Housing Next for the last five years and also represents Flywheel Consulting, a consulting firm that serves municipalities, nonprofits, and for profit developers. He spoke on behalf of the applicant, Jeff Kerr. The northern part of the development will include 3.4 acres with up to 20 residential lots that have all been designed to satisfy the minimum criteria of the zoning ordinance. The southern portion is 3.4 acres and is planned for vertical mixed use with commercial and residential. Most residential will be on the second floor with some on the ground level, these have been designed to satisfy both standards of the C-1 Village Center Standards, and special use standards of Section 26.13 as it relates to a residential on the ground floor. The development team is interested in pursuing a share of these units that would be attainable for year round residents in the community. One of the ways that this is possible is by pursuing partnership with both State and Local entities to ensure that we have the financing in place to reduce the overall cost of the project.

b. Public Comments (limit 3 minutes each, please)

Tracey Shafroth, Water St. expressed she was having a difficult time hearing.

c. Staff Remarks

Tricia Anderson, City Planner – Mr. Kerr has submitted an application for site plan review and special land use approval for a commercial mixed-use development and ground floor residential on the southernly 3.04 acres of the parcel located at 324 West Center Street. The subject site is generally located just west of the Center St and Blue Star Hwy intersection on the northside of Center St and is zoned C-1 Village Center District. Ms. Anderson presented the highlights of her review memorandum. She indicated that several of the items noted in her memorandum had already been addressed by the applicant, including the desire to see truck turning templates, barrier free spaces within the carports, and removal of trees from the landscape plan along the north property line and instead place them on the residential site condo plan. She added that the traffic impact study has been updated and has some recommendations for improvements to mitigate the additional traffic volumes, which the applicant has acknowledged.

Recommendation: The Planning Commission should carefully consider the facts presented in Ms. Anderson's Memorandum. In her view the plan is approvable with the following conditions:

1. The applicant shall address all items outlined in the City Engineer's memorandum dated 11/30/22.
2. The applicant shall address any and all items required by the Fire Department.
3. The applicant shall provide the location of the support posts within a carport to demonstrate the width will not be diminished for any stall.

4. The applicant shall consider creating barrier-free spaces within the carports.
5. The applicant shall revise the landscape plan to remove the trees shown along the northern boundary of the site, and instead provide them as part of the landscaping plan for the site condominium development to the north.
6. The applicant shall work with the City's Department of Public Works to determine the time frame for implementation of the TIS recommendations as it pertains to the signal timing and the construction of a right-turn taper lane.
7. The applicant shall provide sample floor plans with minimum square footage for each residential unit type, whether they be studio, one bedroom, or two bedroom, before any issuance of building permits.
8. All roof areas to be occupied shall comply with Section 10.03(i)
9. The applicant shall consider an opaque privacy fence to be placed along the west property line in place of the chain link.
10. The applicant shall consider requesting additional garbage pick-up to avoid overflowing dumpsters on site.
11. The applicant shall consider installing electrical outlets within the carports for future electric vehicle charging.
12. The applicant shall adhere to Section 26.34 as it pertains to potential noise generated from the occupied roof areas.
13. The applicant shall revise the architectural drawings to provide a depiction of the roof height computation that shows compliance with the roof pitch parameters outlined in Section 10.02.D

Motion to Close Public Hearing, Recommend to City Council (Roll Call Vote)

Motion made by Commissioner Seabert, Seconded by Vice-Chair Pattison.

Voting Yea: Secretary Heneghan, Commissioner O'Malley, Commissioner Seabert, Chair Buszka, Vice-Chair Pattison, Commissioner Freeman, Commissioner Balmer

Motion to approve the site plan and special use permit for the mixed-use development located at 324 Center St for plans last revised on November 11, 2022, with the conditions stated above.

Motion by Balmer second by Pattison.

(Yes) Balmer, O'Malley, Freeman, Pattison, Buszka (No) Seabert, Heneghan

Motion carried 5 - 2

- B. Public Hearing - 324 W Center Street, Preliminary Site Condominium Review for a 20-Unit Single Family Residential Development

-Motion to Open Public Hearing (Roll Call Vote)

Motion by Seabert, second by O'Malley. Motion carried by roll call vote

- a. Applicant Presentation

Ryan Kilpatrick representing the applicant stated this would be a 20-unit single family site condominium, designed to satisfy the minimum requirements in the R-4, Harbor Residential zoning district.. He added that open space is provided, along with sidewalks and landscaping.

b. Public Comments (limit 3 minutes each, please)

No public comments received.

c. Staff Remarks

Ms. Anderson provided the highlights of her memorandum and added that the property is under the same ownership as the parcel with the proposed mixed-use development. The application is for review of the preliminary plan for a 20-unit single-family residential site condominium development on the northern 6.9 acres of 324 W Center St. The site is generally located on the north side of W Center St, between the intersections of North Ferry St / W Center St, and North Blue Star Hwy / W Center St. The current zoning of the subject site is R-4, Harbor Residential, which allows single-family homes by right. She added that the applicant is proposing public streets, storm water management facilities, street trees and sidewalks along all public streets. The Planning Commission should listen carefully to comments from the applicant and the public. Ms. Anderson's recommendation for the Planning Commission is to forward a favorable recommendation to the City Council for the review of the final site condominium plan subject to the following conditions:

1. The applicant shall revise the landscaping plan to provide street trees along St Peters Dr. in accordance with Section 21.01(5)(c) for review and approval by the Zoning Administrator.
2. The applicant shall address all conditions required by the City Engineer in the memorandum dated 11/28/22.
3. The applicant shall request that the City Fire Marshal update his July 8th 2022 report to reflect comments on the plan revision dated 11/11/2022 and shall comply with the requirements of the City's Fire Marshal.
4. The applicant shall revise the landscaping plan to place trees along the south property line (previously shown on the C-1 Mixed-Use development plan).
5. The applicant shall maintain minimum separation distances of driveways in accordance with Section 19.05.
6. The applicant shall consider incorporating restrictions on short-term rentals in the Master Deed of the Site Condo.
7. It is recommended that City Council consider requiring the construction of a sidewalk on the south side of Westshore Ct. to the western property line if it is the City's intent to install a sidewalk along Westshore St to Ferry St. in the future.
8. The applicant shall revise the landscape plan to add plantings at the top of the slope of the detention basin along the west property line.
9. The applicant shall submit a draft of the Master Deed to be reviewed by the City Attorney, prior to recordation and prior to the issuance of any building permits.

Commissioners asked about landscaping along the top slope of the detention basin. Many felt it was important to provide screening between the residential and industrial uses. Some asked about whether short-term rentals will be permitted, and encouraged the applicant to add a

provision in their master deed that would prohibit them. There was also some discussion regarding whether they can require sidewalk on Westshore Drive on the subject site's frontage. Commissioner Balmer stated that the Planning Commission can make a recommendation to Council that the sidewalk be finished if the City's goal is to add sidewalk on the remainder of Westshore Drive between Hamilton and Ferry. Seabert asked how deep the water would be in the retention pond, and the applicant added that it would be a detention pond, and the intent is for the basin to remain dry.

- Motion to Close Public Hearing, Recommend to City Council (Roll Call Vote)

Motion made by Pattison, second by Seabert to close the public hearing. Motion carried by unanimous roll call vote.

Motion by Balmer, second by O'Malley to recommend that City Council review the final site 324 W Center Street, Site Condominium Review for a 20-Unit Single Family Residential Development, subject to the conditions listed above.

Motion carried by unanimous roll call vote.

6. UNFINISHED BUSINESS

- A. 485 Ferry Street, Site Plan Review and Condominium Approval (tabled 9.21.22)
(Planning Commission Chair Buszka announced that Commissioner Pattison recused herself from any discussion regarding 485 Ferry St. project.)

a. Applicant Presentation

John Kavacchak, 850 N Walcott, Chicago, Ill. will be working alongside the owner of 485 Ferry St. The Master Plan discusses the need for full time residents and this is what the vision of this property is. Our tests came back clean on contamination, we are told there is no vapor barrier needed. We believe the design is realistically what the people want to see. The traffic study remains the same, a conversation with the school Superintendent resulted in full support of the proposal.

b. Public Comments (limit 3 minutes each, please)

No comments

c. Staff Remarks

Ms. Anderson recalled that this item was on the Sept. 21st agenda and tabled based on the number of deficiencies the applicant has. She added that the applicant has provided significantly more information on the plan, and the items requested by the Planning Commission and the public at the September 21st meeting, such as the traffic study and environmental studies, had been conducted. She indicated that the city may wish to have an outside consultant review the results of the environmental impact study and the soil gas and arsenic study to substantiate the conclusions of the applicant's consultant.

Ms. Anderson noted that the applicant has not adhered to all the "shall statements" noted within the Design Guidelines for Multifamily Development. She added that the City Attorney has confirmed that these "shall statements" within the guidelines are, in fact, requirements. The Planning Commission does not have the authority to waive the requirements of the zoning ordinance.

Ms. Anderson noted that the Planning Commission should carefully consider the facts presented in her memorandum, along with comments from the City Engineer, Fire Department, the public and applicant. She added that she is recommending that the Planning Commission again table this item until the applicant is able to produce a plan that adheres to the requirements of the multifamily design guidelines.

d. Commissioner Comments

The Planning Commission had concerns with an area where the contamination plume intersected with one of the building envelopes, and were confused by the recommendation that no vapor barriers or mitigation were recommended. Many added that they were generally satisfied with the layout, however, they do not have the authority to ignore the zoning ordinance requirements. There were some concerns about parking as well. Some noted that if a boat was parked in the garage, there would not be “guest parking” in the driveway. The Planning Commission generally agreed that the applicant should revise the plan to meet the ordinance requirements.

Motion by O’Malley, second by Seabert, to table the item until such time that the applicant provides a plan that meets the multifamily design guidelines Motion carried by unanimous roll call vote.

7. REPORTS

- A. Planning and Zoning Administrator Report -None
- B. Planning Commissioner Remarks (limit 3 minutes each, please) -None

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

9. ADJOURNMENT at 11:07 pm by gavel of the chair.

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williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of the Village of Douglas Planning Commission
Date: January 6, 2023
From: Tricia Anderson, AICP
RE: **Douglas Flats – 200 Center Street – Final PUD Plan Review**

Background. Mr. Steve Witte of Nederveld & Associates, on behalf of the property owner Ufuk Turan, has submitted an application for Final PUD plan review for a 3,069 square foot vertical mixed-use building at 200 Center Street (Parcel #: 59-600-003-00) containing 10 residential units, with 2 of the units located on the ground floor and commercial uses facing Center Street. The subject parcel is approximately .27 acres in size and is zoned C-1 PUD. It is generally located on the north side of Center Street, just east of the Blue Star Hwy/Center Street intersection.

Procedure. The subject parcel is zoned C-1 PUD according to the official zoning map for the City. It has been unclear as to whether the property was incorporated into the Douglas Harbor Village PUD that is immediately adjacent to the parcel, OR if it was rezoned as a stand-alone PUD. The City's records are incomplete as it pertains to historical documents that would piece this puzzle together. Because of this, we sought the advice of the City Attorney, who concluded that the applicant should either seek a zoning change back to C-1, Village Center OR process the application in accordance with the requirements of Article 27, Planned Unit Development District. The applicant would prefer to seek approval under the PUD zoning, thus, our review is based on the standards in Article 27, and is treated as a final PUD plan.



Procedurally, the Planning Commission is tasked with making a recommendation to the City Council for the approval of the final PUD plan, per Section 27.05.F.

Review of Final PUD Plan. Section 27.05.E. states that a final PUD plan shall demonstrate compliance with the following sections of Article 27:

1. Section 27.05.D. Procedures and Requirements, Data Required for Final PUD plan
2. Section 27.04, Project Design Standards
3. 27.06, Standards of Approval

The applicant attended a Site Plan Review Committee (SPRC) meeting on 12/21/2022 and received comments and recommendations from the committee on the initial submittal. A revised submittal was provided, last revision dated 12/23/2022. This final PUD plan was reviewed against the above-listed ordinance sections. Areas that still need attention or special consideration by the Planning Commission are indicated below, along with our remarks:

- 1. Off-Street Parking and Loading areas.** The applicant has provided parking calculations that would indicate that a total of 18 spaces are needed based on the number of residential units (containing 900 SF or less) and the usable floor area of the commercial space. The total proposed parking is 12 spaces (including one barrier-free space). The Planning Commission has discretion under Section 27.04(5) to allow for regulatory flexibility.

“5) Regulatory Flexibility. To encourage flexibility and creativity consistent with the Planned Unit Development concept, departures from the regulations in subsection (4), above, may be permitted, subject to recommendation by the Planning Commission and approval of City Council. For example, such departures may include but are not limited to modifications to: lot dimensional standards; floor area standards; setback requirements; parking, loading, and landscaping requirements; and similar requirements. Such modifications may be permitted only if they will result in a higher quality of development or a better design or layout than would be possible without the modifications.....”

Remarks: The 12 parking spaces proposed allow for at least one space for each residential unit (10 units) in the rear of the building. The other two spaces, located as parallel spaces in the road right of way, will be used for guests and commercial space patrons. The applicant also proposes bicycle racks in the front of the building. The Planning Commission must decide if this departure “would result in a higher quality development or a better design or layout than would be possible without the modifications”. It should be noted that in the underlying zoning district (C-1, Village Center) allows a 50% reduction in required parking for by-right uses. Since ground floor residential is a special land use in the C-1 district, it would be required to provide 100% of the required spaces. Since this parcel is located within a PUD, the Planning Commission has the discretion to waive any requirement that meets the underlined criteria above. It’s important to remember that the City’s downtown is a walkable area and does attract neighborhood residents who walk or ride to their destination. The

Planning Commission should take this into consideration in determining whether to allow a reduction in parking.

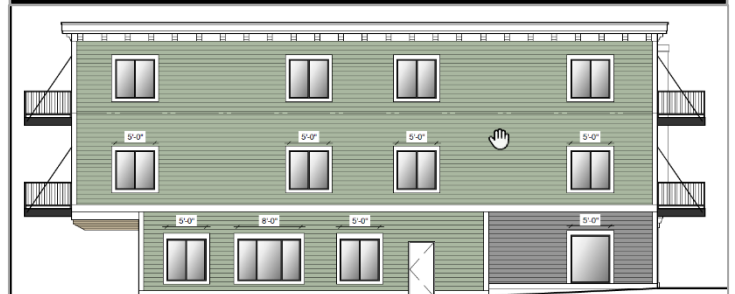
- 3) PARKING REQUIREMENTS:
 - A) TYPICAL PARKING SPACE = 9' x 18' (24' TWO-WAY DRIVE AISLES)
 - B) TYPICAL BARRIER FREE SPACE = 8' x 18' (WITH 8' WIDE VAN ACC. AISLES)
 - C) NUMBER OF SPACES REQUIRED = 18 TOTAL
 - 14 = RESIDENTIAL = BASED ON 1 PER RESIDENTIAL UNIT (UNDER 900 SF) PLUS 1 PER 3 UNITS FOR GUESTS
 - 4 = RETAIL = BASED ON 1 PER 300 SF OF USABLE FLOOR AREA (ASSUMES 1,155 SF USABLE)
 - D) NUMBER OF SPACES PROVIDED = 12 (INCLUDING 1 BARRIER FREE SPACE)
 - E) NORMAL MINIMUM ALLOWED PARKING SETBACK = 5 FT FRONT
2.5 FT IN SIDE / REAR
 - F) PARKING SPACES SHALL BE STRIPED WITH 4" WIDE PAINT.

2. Building Height. The applicant requests that the Planning Commission allow a height of 33' to the top of the parapet to align with the mixed-use building located at 150 Center Street (just east of the subject site). Article 27 requires that the base regulations from the underlying zoning district shall be met, but as noted above, there is room for regulatory flexibility. Section 27.04(2) indicates that the proposed development must be compatible with adjacent uses. See below:



150 Center Street Mixed-Use Building

2) Compatibility with Adjacent Uses. The proposed Planned Unit Development shall set forth specifications with respect to height, setbacks, density, parking, circulation, landscaping, views, and other design and layout features which exhibit due regard for the relationship of the



4. West Elevation

200 Center Proposed Mixed-Use Building

development to surrounding properties and the uses thereon. In determining whether this requirement has been met, consideration shall be given to the following:

- a) *The bulk, placement, and materials of construction of proposed structures.*
- b) *The location and screening of vehicular circulation and parking areas in relation to surrounding development.*
- c) *The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.*
- d) *The hours of operation of the proposed uses.*
- e) *The provision of landscaping and other site amenities.*

Remarks: The mixed-use building located at 200 Center is also zoned PUD. It would appear that the Planning Commission approved the height of this building. The vertical mix of uses and the architectural character of this building appear to fit the intent of the C-1, Village Center district. The proposed building is similar in architecture and height with 3 stories proposed. The Planning Commission should take into consideration the language of 27.04(2) in exercising its authority to waive applicable base regulations, per Section 27.04(5). In our view, the proposed building height and architectural style is compatible with the surrounding development along Center Street, particularly with the development at 150 Center Street.

3. Ground Floor Residential. The




applicant is proposing ground floor residential on the north side of the building. As stated above, the C-1 underlying zoning district permits ground floor residential as a special land use if the site requirements shown to the right can be met.

Section 26.13 Ground Floor Residential

- 1) Locational Requirements: Residential uses shall be permitted on the ground floor of a structure located in the C-1 District only where such use does not front upon Center Street.
- 2) Site Requirements:
 - a) All residential dwelling units on the ground floor of a structure located within the C-1 District shall be set back a minimum of thirty (30) feet from the Center Street right-of-way to avoid breaking up the continuity of active commercial areas along Center Street.
 - b) All ground floor structures used for residential purposes shall be located on property which abuts property zoned R-1, R-2, R-3, R-4 or R-5 on at least one side.
 - c) The Planning Commission shall make a determination that the regular flow of pedestrian traffic to and from established commercial uses is not likely to be negatively reduced or impeded by the residential use within a ground floor structure.
 - d) Any application for Ground Floor Residential use within the boundaries of the Downtown Development Authority shall be submitted to the DDA Board for recommendation prior to Planning Commission approval.
 - e) All standards of Article 10 C-1 Village Center District shall apply to a ground floor residential use except that the minimum transparency requirements set forth within Section 10.02, D, may be reduced to no less than 30% to insure the safety and privacy of residents.

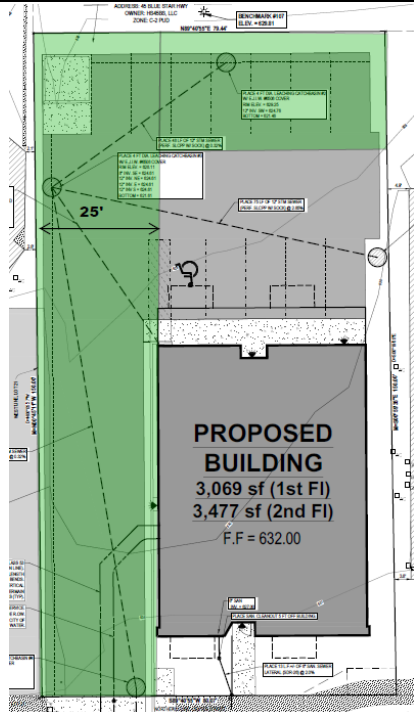
Remarks: The parcel to the east, 229 Center Street, while not zoned residential (it is zoned PUD), contains residential units within the vertically mixed-use building. The proposed building also places the ground floor residential units on the north side of the building, putting them at least 30' from Center Street and allowing for the active commercial area facing Center Street. Again, Section 27.04(5) allows regulatory flexibility to approve a use that would otherwise be permitted as a special land use, with the requirement to meet the standards set forth in Section 26.13. The Planning Commission will need to determine if ground floor residential will be permitted.

Section 27.04, Project Design Standards. As indicated above, a final PUD plan is reviewed against the following project design standards. Our corresponding remarks are shown below, along with our determination of whether the standard has been met. Some of these standards are only applicable to *new PUD rezonings* and thus are marked N/A (not applicable).

Design Standard	Remarks	Standard Met?
1. Location	Permitted in any district – this lot was previously rezoned to PUD.	Yes
2. <i>Compatibility with Adjacent Uses.</i>	Adjacent uses include a mixed-use building to the east and commercial uses to the west and north.	Yes
3. <i>Permitted Uses.</i>	Proposed uses align with the uses permitted by right and by special land use permit within the underlying C-1 zoning district.	Yes
4. <i>Applicable Regulatory Flexibility.</i>	This section is stated above. There are areas where the Planning Commission is being asked to grant a departure from the applicable base regulations. The applicant requests that the Planning Commission exercise its discretion with regard to building height, ground floor residential, 25' vegetated buffer strip, and parking.	Planning Commission to determine
5. <i>Residential Density.</i>	N/A – underlying zoning does not prescribe any maximum residential densities for mixed-use developments	N/A
6. <i>Permitted Mix of Uses.</i>	N/A – this standard is for residential PUDs only	N/A
7. <i>Open Space Requirements.</i>	N/A – this standard is for the establishment of a new PUD	N/A
8. <i>Frontage and Access.</i>	<p>A single driveway is proposed for ingress/egress from the site onto Center Street. The applicant has indicated that he has reached out to neighboring property owners (shown in yellow) to negotiate cross-access and shared parking agreements. Neither owner was interested. The driveway is proposed at ~125' from the existing driveway to the east and approximately 50' from the driveway to the west. The distance from the driveway to the nearest intersection is approximately 200', exceeding the minimum requirement of 100'.</p> 	Yes

9. <i>Utilities.</i>	This standard requires that all utilities are placed underground wherever feasible.	<i>Can be met</i>
10. <i>Privacy for Dwelling Units.</i>	This standard requires measures to be taken to ensure privacy is maintained both visually and for the purpose of sound/noise. The building appears to be designed so as not to allow one unit to intrude on the privacy of another.	Yes
11. <i>Base Regulations.</i>	Base regulations are met with the exception of those indicated above. The applicant requests that the Planning Commission exercise their discretion with regard to building height, ground floor residential, 25' vegetated buffer strip and parking.	Planning Commission to determine
12. <i>Emergency Access.</i>	The plan was reviewed by the Fire Department at the SPRC meeting. A recommendation was made to widen the drive aisles to 26' both in the driveway and within the parking lot. The applicant has stated that he has not made this change to the plan set, but is willing to make the modification if needed by the fire department. The fire department also requires a minimum of 10' between buildings – this has been met.	<i>Can be met</i>
13. <i>Pedestrian and Vehicular Circulation.</i>	The existing sidewalk along Center Street will be utilized and an updated sidewalk easement is provided for the area where the public sidewalk is located on private property.	Yes
14. <i>Maximum Height.</i>	As indicated in 11, the C-1 max for height is 28'. The applicant requests a departure from this to allow the building to be 36' measured to the top of the parapet. This is consistent with the mixed-use building located at 150 Center.	Planning Commission to determine
15. <i>Minimum Spacing</i>	N/A – this applies to developments with multiple buildings	N/A
16. <i>Building Length.</i>	N/A – this applies only to multi-family developments	N/A
17. <i>Sensitive Natural Features.</i>	N/A – there are no sensitive features on the subject site	N/A
18. <i>Buffer Zone Along Streams</i>	N/A – there are no streams located on the subject site	N/A
19. <i>Common Property</i>	N/A - The proposed stand-alone development, while part of an existing PUD zoning district, does not share any common elements with other developments within the PUD.	N/A

<p>20. <i>Parking Areas.</i></p>	<p>This standard speaks to the design of the parking areas to break up the expanse of surfaced area. The parking area provides landscaping along the perimeter of the lot on the east side. It is recommended that some plantings be added to the north property line .</p>	<p><i>Can be met</i></p>
<p>21. <i>Buffer Zone Along Property Lines</i></p>	<p>This requirement asks that a 25' buffer strip planted with natural vegetation or landscaped along property lines be provided. The western and northern property lines both serve as boundaries for the PUD. The site is somewhat constrained with a width of 80'. This requirement significantly restricts buildable areas. It is recommended that some type of screening be provided along the northern property line, such as arbor vitae, which would offer additional privacy for the residents.</p>	<p>Planning Commission to determine</p>
<p>22. <i>Easements Across Common Property</i></p>	<p>N/A – There are no common property areas or cross-access areas.</p>	<p>N/A</p>



Section 27.06 Standards of Approval. The Planning Commission must base its recommendation to the City Council on the following standards, per Section 27.05.F.3. Each standard must be met in order for the Planning Commission to offer a favorable recommendation for the final PUD plan. Some standards are not applicable, as they pertain to the rezoning process.

- A. *The PUD will result in a recognizable and substantial benefit to the residents of the PUD and the City, and such benefit would otherwise be unlikely to be achieved.*
- B. *The PUD will not result in an undue burden on available public services, facilities or utilities.*
- C. *The PUD will comply with the land use designations for such lands in the future land use map of the Master Plan; the PUD will otherwise be consistent with the intent and purposes of this Chapter, and the Master Plan.*
- D. *The PUD satisfies the development requirements of Section 27.04.*

- E. The PUD will not result in significant adverse effects upon adjacent or nearby lands.*
- F. The PUD will not alter wetlands, steep slopes or other natural features except as approved for essential services or as otherwise permitted in the PUD.*
- G. Buildings and structures will be suitably located and arranged, with adequate setbacks and convenient access points.*
- H. The number, location and size of access points for the PUD, and internal traffic and pedestrian circulation routes are designed to promote safe and efficient access to and from the PUD and circulation within the PUD.*
- I. Storm water detention and drainage systems will be designed so that the removal of surface waters will not adversely affect lands in the PUD or adjacent or nearby lands. The final PUD plan shall demonstrate compliance with the City Storm Water Ordinance.*
- J. Landscaping in the PUD will be in accordance with City landscape requirements or as they may be modified in the approval of the PUD.*
- K. Outdoor lighting will be designed to minimize glare on adjacent lands and streets and will otherwise be designed, installed and operated in compliance with City requirements, or as otherwise approved in the terms of the PUD ordinance.*
- L. Sanitary sewer and water supply facilities will comply with City and other applicable requirements.*
- M. Signs in and for the PUD will comply with applicable sign requirements, including such modifications as may be permitted in the approval of the PUD.*
- N. Off-street parking areas and facilities will comply with applicable City requirements, including such modifications as may be permitted in the approval of the PUD.*

Recommendation. The Planning Commission must carefully consider the comments made during the public hearing at the January 12th meeting, as well as comments offered by the applicant and Planning Commissioners. We believe that the proposed mixed-use building meets the intent of the C-1 Village Commercial District and that a favorable recommendation to the City Council is appropriate based on the findings outlined in this memorandum demonstrating that it meets the approval standards of 27.06. If the Planning Commission is comfortable with the requested departures from the applicable base regulations as described in this memorandum, a favorable recommendation to the City Council may be offered.

Suggested motion:

I move to forward a favorable recommendation to the Douglas City Council for the approval of the Final PUD plan for Douglas Flats, a 3,069 square foot, mixed-use building located at 200 Center Street (PPN 59-600-003-00), in accordance with the plan set last revision dated 12/23/2022, subject to the following conditions:, The applicant shall address all concerns noted in the City Engineer's report dated 12/29/2022, prior to City Council's review of the final PUD

plan.

1. The applicant shall address any and all concerns relayed by the Saugatuck Township Fire Department, prior to City Council's review of the final PUD plan.
2. The applicant shall address any and all concerns relayed by the Kalamazoo Lake Sewer and Water Authority, prior to City Council's review of the final PUD plan.
3. The applicant shall revise the landscape plan to include a row of arbor vitae along the north property line, prior to City Council's review of the final PUD plan.
4. The applicant shall submit a lighting and photometric plan that provides locations for exterior lighting and illumination levels, as well as fixture specifications.

Please feel free to reach out to us with any questions.

December 29, 2022
2221209

Ms. Tricia Anderson
Williams&Works
549 Ottawa Ave., NW Ste. 310
Grand Rapids, MI 49503

RE: Douglas Flats (200 Center Street)
Engineering Review Comments

Dear Tricia:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated **December 23, 2022** and received **December 28, 2022** for the above referenced project. Our comments regarding the project are as follows: (*The original comments were from our December 16, 2022 review letter.*)

1. The proposed development includes a two-story building for residential and commercial development on about 0.3 acre site. **Information only.**
2. C-205 – Pavement markings for the parking spaces shown on the street should be included. Dimensions should be added to verify the spaces meet the City requirements. **This was added; two spaces are shown on C-205.**
3. C-205 – The existing easement for the sidewalk does not appear to encompass the sidewalk outside the right-of-way. Additional sidewalk easement should be granted. **Additional easement is shown on C-205. The easement should be similar to other agreements the City has accepted, and we recommend this be completed prior to occupancy permit being granted.**
4. C-205 – Radius dimensions should be shown. It appears the proposed radius is rather tight. This would be especially true for any delivery trucks. **Turning template overlay for an aerial fire truck was provided. Normally we would ask for a minimum of 25' radius; for this site that would not fit due to the property corner. We suggest requiring 20' radius to help the vehicle movement. Please note that light pole will need to be moved in either case as we recommend that there is a minimum of 2 feet of clearance from the back of the curb.**
5. C-205 – The concrete drive and sidewalk in the right-of-way should be 6 inches thick as there will be commercial traffic. **This is noted on C-205.**
6. C-400 – All storm sewer shall be reviewed by Allegan County Drain Commissioner's office and meet their standards. **Storm sewer has not been fully reviewed as this has not been submitted to ACDC's office for review yet.**

7. C-400 – If the water service is determined to be lead/galvanized it must be replaced back to the main. A 1” service does not seem large enough for this project. Applicant should consider a 1-1/2” or 2” service. Is there a need for a fire line to this building? ***C-400 shows a new 6” fire line and 2” water service. The existing 1” water service will need to be removed at the main.***

Based on records received from KLSWA, the water service servicing 41 Blue Star Highway from the right-of-way to the building may still be galvanized. Because the new driveway will be over a portion of this service, the service should be replaced at the time of this project if found to be galvanized.

The water depth will need to be field verified is the storm outlet stay as proposed as it may be in conflict. A note should be added to the drawings to field verify.

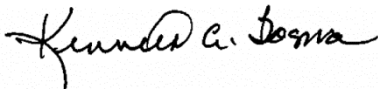
Metering for the building should be reviewed with KLSWA.

8. C-400 – Because there is commercial portion to the building, consideration for a possible grease trap and/or monitoring manhole shall be consider if the use requires it. ***This should be noted in any approvals that this may be a future requirement.***
9. This should be reviewed by KLSWA and the Fire Department.
10. The developer is responsible for all review fees.
11. The developer is responsible for obtaining all permits required for this project.

If you have any questions or comments regarding the above, please feel free to call me.

Sincerely,

Prein&Newhof



Kenneth A Bosma, P.E.
KAB/kab

cc: Ms. Jenny Pearson, City of Douglas
Mr. Daryl VanDyk, KLSWA
Mr. Steve Witte, Nederveld
Mr. Ufuk Turan, Developer

Anderson, Tricia

From: Daryl VanDyke <Daryl@klswa.com>
Sent: Thursday, December 29, 2022 8:29 AM
To: Anderson, Tricia; Ken Bosma; Rich LaBombard
Subject: RE: Douglas Flats - 200 Center St - Proposed Mixed-use Building

Tricia,

Please remind the domestic plumbing engineer to determine the fixture unit count and maximum flow demand of the domestic plumbing necessary for the structure. They should also determine if there will be any irrigation and if so what is the maximum flow required for their irrigation system. It appears that there would be very nominal irrigation, if any, for this property and they may wish to avoid irrigation due to the existing limiting factors.

Due to the number of occupied units I am suspecting that the 1" existing water service may likely be undersized for the structure's needs. A 1" metered service has a maximum flow of 70 gpm which will be the limiting factor for the 1" water service for the structure.

Daryl VanDyke, Manager

Kalamazoo Lake Sewer & Water Authority
 6449 Old Allegan Rd., PO Box 789
 Saugatuck, MI 49453
 (269)857-2709
daryl@klswa.com

From: Anderson, Tricia <Anderson@williams-works.com>
Sent: Wednesday, December 28, 2022 1:24 PM
To: Ken Bosma <KBosma@preinnewhof.com>; Chris Mantels <cmantels@saugatuckfire.org>; Greg Janik <gjanik@saugatuckfire.org>; rzoet@douglasmi.gov; Rich LaBombard <rlabombard@douglasmi.gov>; Daryl VanDyke <Daryl@klswa.com>
Subject: FW: Douglas Flats - 200 Center St - Proposed Mixed-use Building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please reach out to EGLtech if you would like any assistance with this email.

All,

Please see the revised plan set for the proposed mixed-use building at 200 Center Street. Steve Witte has provided a summary below of all the changes that have been made to the plans per our discussion at the SPRC meeting. Please provide written comments to be included in the Planning Commission packets to me by January 4, 2023. Thank you!

Tricia Anderson, AICP
 Planner + Project Manager

williams&works

(616) 224-1500 | (800) 224-1590
williams-works.com

From: Steve Witte <switte@nederveld.com>
Sent: Wednesday, December 28, 2022 1:15 PM

To: Anderson, Tricia <Anderson@williams-works.com>

Subject: Douglas Flats - overnight submittal

Hi Trisha.

I hope you had a great Christmas!

I modified the plans per staff comments. Attached is a pdf of what I plan on printing and overnighting to you/city. I won't print copies of the last attachment (truck turns), but the rest will be FedEx'd to the city for delivery tomorrow. If you want met to send the hard copies to you at Williams & Works instead, please let me know.

Please also forward this to whoever at the city would be interested in the attached/below:

Please note that the following changes have been made per staff comments:

- 1). Changed 'Village' to 'City' everywhere I could find it.
- 2). Added a line between the light poles in the city ROW to illustrate underground electric line (approximate location).
- 3). We are now proposing a new water service and fire protection line. It is understood that if the existing 1" service is disturbed, it may have to be abandoned/removed at the main if it is lead/galvanized.
- 4). Deleted a couple of the unused SESC numbers from the SESC legend.
- 5). Added a standard leaching catchbasin detail. The grate types (EJIW) are specified on the plans.
- 6). Construction Note #32 has been added to the C400 stating all permits/approvals are required prior to start of construction.
- 7). There was a comment about possibly needing a wider access driveway to the west and/or north. For now, I kept it as is.
- 9). I moved the building a couple of inches west to make sure we have at least 10 ft of space between existing building to the east and our building.
- 10). The building must be sprinkled. For now, I'm showing a 6" line on the plan, but the fire protection designer/plumbing engineer will have to verify the size/pressure.
- 11). I currently show a new 2" domestic water line to the building. The plumbing engineer will need to verify the size.
- 12). The fire department mentioned a fire truck has a 28 ft inside radius and that the drive entrance curb radius is likely too sharp. I modified the west radius to be 10 ft. I had mentioned we could make the radii larger at the meeting – which we definitely can if required. But doing so would result in only 1 parallel space on Center instead of 2. In thinking more about this, though, the fire truck can swing a bit onto Center Street, so it seems like they could fairly easily make the turn as is. I have attached a 'truck maneuvering' plan showing a truck with a minimum 28 ft inside radius – to show how the vehicle could enter/exit the site okay.
- 13). The 'east' and 'west' elevation text error on the building elevation sheet has been corrected.
- 14). We talked about me contacting Kalamazoo Lake Sewer and Water to see if they have any flow tests on the watermain. I will follow up with them on this, as well as send them a pdf of the plans for any comments they might have.
- 15). We will need soil borings and a permeability test for the drainage design (this is in Ken Bosma's review letter). This will be ordered and obtained pending comments back from the Planning Commission/city (we would like to know in general that the city/Planning Commission is supportive of the project before Turan spend a bunch more money on geotechnical work).
- 16). I have modified the attached narrative to include a list of the known deviations to the ordinance. Briefly, we're aware of the following:
 - a). Building height
 - b). Deficiency in parking
 - c). Ground floor residential use.

- 17). I modified the site plan general notes/parking calculations to be 'correct' as I interpret the ordinance (18 spaces required).
- 18). I added a sheet in the plan set to include an aerial and to illustrate within 300 ft of the property (see sheet 6 of 6)

Per Ken's review letter dated December 16, please note the following:

- 1). The building is actually three stories tall.
- 2). The pavement markings/parking is now shown on the plan. As shown, the parallel spaces would be 23 ft long.
- 3). I illustrate where the sidewalk easement could be added/expanded to include the existing sidewalk that is not already in an easement.
- 4). I added dimensions on the radii. I slightly increased the exit radius to the west. I have them drawn at 10 ft now, which is rather tight. But it is not envisioned that there will be a ton of traffic here, and keeping the 10 ft radius allows two parallel spaces to remain on Center Street.
- 5). I added a note stating that the concrete apron/sidewalk shall consist of 6" thick concrete.
- 6). It is understood that ACDC will have to review/approve the drainage. This will be worked out/fully designed pending preliminary approval of the project by the city.
- 7). Okay on the water service. As mentioned above and at our meeting, new services will be provided to the building.
- 8). Per the owner, he is not anticipating any sort of use that would require a grease trap. Therefore, he would like to avoid installing one at this time.
- 9). I will follow up with KLSWA on the project. I know the fire department has and will review the plan as well.
- 10). All review fees will be paid by the owner.
- 11). All permits will be obtained by the owner. However, obviously, the first step is to obtain site plan approval of the project from the city.

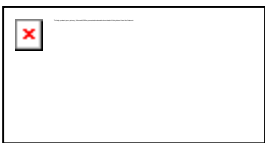
Please review the above and the attached and let me know if you have any questions or need anything else. Assuming I don't hear from you before 2 pm, I'll have our admin support print the plans and overnight them to Douglas.

Thank you very much for your continued help on this. I really appreciate it.

Steve
616-292-5953

Steve Witte PE

800.222.1868
www.nederveld.com



DOUGLAS FLATS

200 CENTER STREET, DOUGLAS

Narrative

OVERVIEW: The 200 Center Street property is part of a larger PUD that includes six additional parcels to the east of the subject site. The existing PUD includes the following existing uses: real estate office, vacant land owned by the library, residential uses, and a three-story mixed use (commercial and residential) building located at 150 Center Street.

The proposed project on 200 Center Street consists of a three-story mixed use building. Commercial space will be provided on the ground floor, with a total of 10 residential units. 2 residential units are provided on the ground floor in the back/rear of the building, 4 additional residential units are provided on the second floor, and 4 additional residential units are provided on the third floor. Five of the residential units will be 1-bedroom units, and the other five will be 2-bedroom units.

The property will be accessed via a single proposed driveway off Center Street. A total of 12 parking spaces are provided on site, along with bicycle racks.

The building will be serviced by public sanitary sewer and water. Leaching catchbasins and perforated pipe are proposed for storm water management of the property.

Landscaping is provided as required by the ordinance.

WRITTEN STATEMENT OF KNOWN DEPARTURES FROM THE PREVISIONS OF THE ZONING ORDINANCE:

- 1). **Building Height:** The proposed building height is 33 ft to the ceiling, and 36 ft to the top of the parapet wall. Section 10.02.D of the zoning ordinance states that the normal C-1 district allows buildings to be 28 ft tall. It is our understanding that the PUD allows for flexibility in building height. Note that the existing building located at 150 Center Street is also a three story, mixed use building.
- 2). **Number of Parking Spaces.** 12 on-site parking spaces are proposed. Per the zoning ordinance, normally a total of 18 parking spaces are required for the site. It is our understanding that per Section 10.04.b.1 of the zoning ordinance, the planning commission can waive up to 50% of the required parking for allowed uses (ground floor commercial and the upper level residential)– which would bring the required parking down to 9 required. Therefore, the parking is not necessarily a departure, although it would require the planning commission to waive some parking.
- 3). **Ground floor residential:** Ground floor residential is proposed in the back of the proposed building (commercial is located along Center Street). Section 10.02.B lists ground floor residential as a special land use in the C-1 district. One of the special land use standards for ground floor residential in the C-1 district is for the site to be adjacent to property zoned residential. The surrounding property is zoned PUD, which allows for residential uses, but the abutting property is not a straight residential zoning district.

Experience... the Difference

REMOVAL / DEMOLITION NOTES

1. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED RECONSTRUCTION WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED BY FIELD SURVEY, THESE LINES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
2. ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE. ONLY INFORMATION OBTAINED FROM EXISTING RECORDS MAY BE USED TO CORRECT OR AUGMENT THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL VERIFY FOR ACCURACY, LOCATION AND CONDITION.
3. BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWER WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPEARANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
5. ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDEVELOPED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPEARANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
8. ALL EGRESS SHALL BE MAINTAINED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
9. THE CONTRACTOR SHALL LIMIT SAVOIT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAVOIT AND REMOVED TO FULL DEPTH AT ALL PAYMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SUBGRADING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO AGENCIES ELSE INCLUDING THE CITY OR OWNER.
10. ASPHALT AREAS SHOWN TO BE SAVOIT AND REMOVED SHALL BE FULL DEPTH AS ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAVOITS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE REQUIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE SHALL BE NO TOTAL PAVEMENT OR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAVOITS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
11. ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/YEAR.
12. ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

REMOVAL / DEMOLITION NOTES

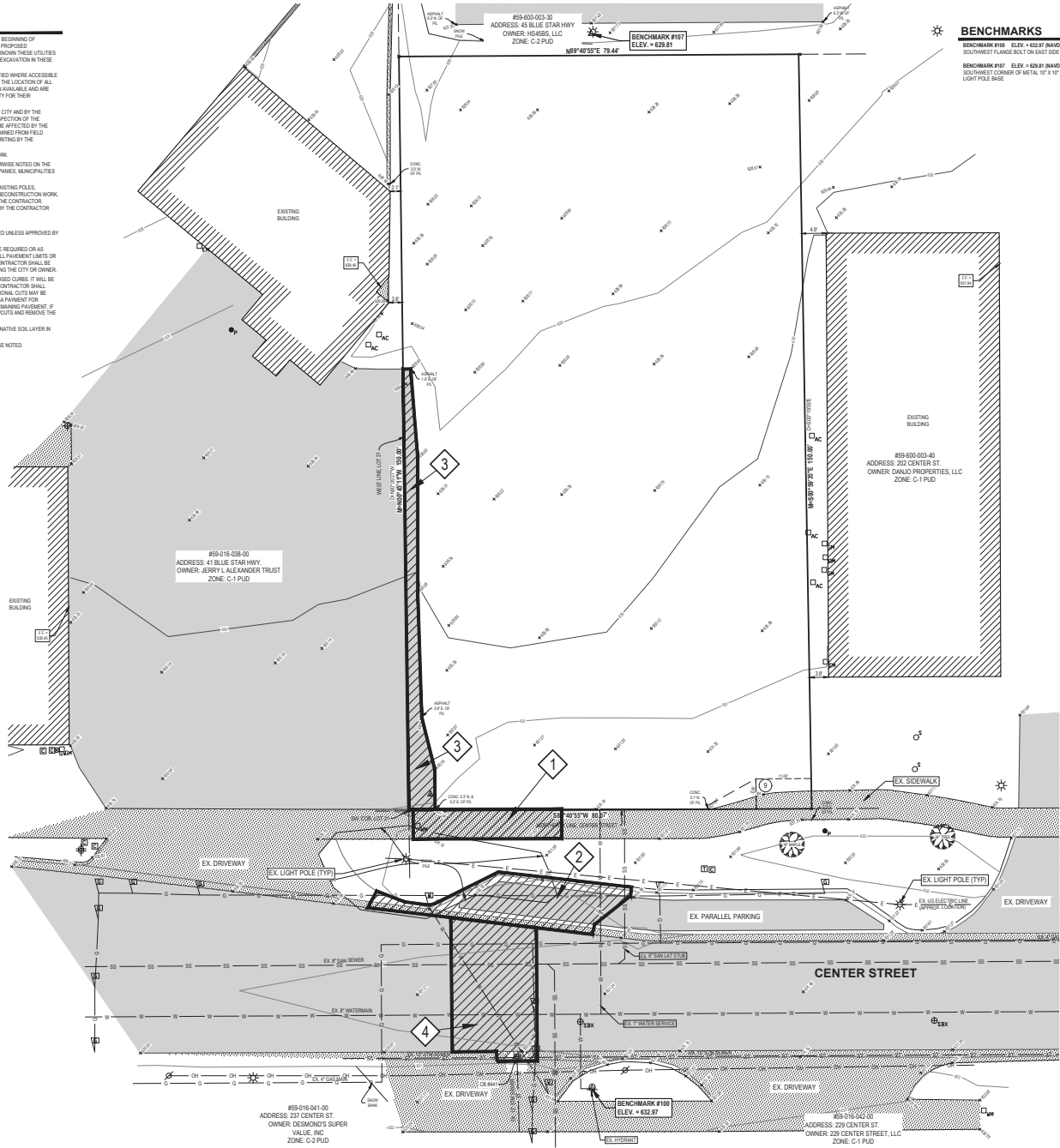
- ◆ SAVOIT, REMOVE AND REPLACE EX. CONCRETE SIDEWALK FOR DRIVEWAY. CONCRETE APPROACH APPROACH SHALL BE RECONSTRUCTED WITH A MINIMUM 8" THICK CONCRETE (TYP)
- ◆ SAVOIT, REMOVE AND REPLACE EXISTING ASPHALT CURBING, ETC. AS NECESSARY FOR PROPOSED DRIVE APPROACH (TYP)
- ◆ SAVOIT AND REMOVE EXISTING ASPHALT AT PROPERTY LINE. REPAIR AS NECESSARY.
- ◆ SAVOIT, REMOVE AND REPLACE EXISTING PAVEMENT AND CURBING AND SIDEWALK AS NECESSARY IN CENTER STREET AND OPPOSITE DRIVEWAY APPROACH FOR SEWER AND WATER SERVICE CONNECTION.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL RECORDINGS OR SURVEY RECORDS. THEY SHOULD NOT BE ASSUMED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES PRESENT.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS PLANNED HEREON, INCLUDING, BUT NOT LIMITED TO, THE SEWER, WATER, GAS, AND ELECTRIC LINES, ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

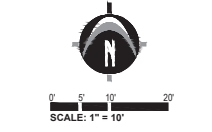
Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation



BENCHMARKS

BENCHMARK #101 ELEV. = 623.81 (RANGING)
SOUTHWEST CORNER OF METAL 10' X 10' X 4' BASE ON CONC. LIGHT POLE BASE.

BENCHMARK #102 ELEV. = 623.81 (RANGING)
SOUTHWEST CORNER OF METAL 10' X 10' X 4' BASE ON CONC. LIGHT POLE BASE.



STRUCTURE INFORMATION

Structure 444
Rtn Elev. = 620.86
12" CONC. (E) = 626.46
12" CONC. (W) = 625.42

LEGEND

- | | | | |
|---|---------------------------|---|-------------------|
| □ | Air Conditioner | ○ | Post |
| △ | Benchmark / Control Point | □ | Phone Box |
| ⊙ | Catch Basin - Round | ⊙ | Sign |
| ⊙ | Catch Basin - Square | ○ | Water Meter |
| ⊙ | Cable Box | ○ | Gas |
| ⊙ | Cellular Tower | ○ | Overhead Utility |
| ⊙ | Electric Meter | ○ | Watermain |
| ⊙ | Gas Meter | ○ | Asphalt |
| ⊙ | Gas Valve | ○ | Concrete |
| ⊙ | Hydrant | ▨ | Existing Building |
| ⊙ | Iron - Found | ○ | Measured |
| ⊙ | Light Pole | ○ | Described |
| ⊙ | Mini Dig Flag - Gas | | |
| ⊙ | Mini Dig Flag - Water | | |

SCHEDULE B - SECTION II NOTES

1. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 901, page 431. Said easement is not on, does not touch, and/or is based on the description contained in the record document - does not affect the surveyed property, and is not shown on this survey.
2. Terms and Conditions contained in Sidewalk Easement No. 11 as disclosed by instrument recorded in Liber 2565, page 150. The easement described in this document is shown on this survey.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Agency, Commitment No. 4012-059101, dated September 13, 2021.

TITLE DESCRIPTION

The land situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:

Lot 21 and part of Lots 22 and 23, Spencer's Second Addition, according to the recorded plat thereof, described as Beginning at the Southwest corner of said Lot 21, Spencer's Addition to the Village of Douglas, as recorded in Liber 5 of Flats, page 57, thence along the West line of said Lot 21, North 0°04'40" West (recorded as North 0°05'27" West), 150.00 feet; thence North 85°45'25" East 75.44 feet; thence South 80°19'55" East 150.00 feet to the Northern line of Center Street, thence along said Northern line, South 89°40'35" West 80.70 feet to the place of beginning of this description.

NEDERVELD

www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.675.6190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Douglas Flats, LLC
Attention: Erik Turan

7437 River Street
Ada, MI 49301
Telephone: (616) 682-2222

REVISIONS:

Title	Checked	SW	Date
Title Preliminary Site Plan	Checked	SW	Date: 03/19/22
Title Preliminary Site Plan	Checked	SW	Date: 06/07/22
Title Site Plan	Checked	SW	Date: 08/10/22
Title Site Plan	Checked	SW	Date: 11/09/22
Title Site Plan	Checked	SW	Date: 11/29/22
Title Per City Staff	Checked	SW	Date: 12/22/22

Douglas Flats

Existing Conditions and Demolition Plan

230 Center Street
PART OF THE NORTHEAST 1/4 OF SECTION 16, T2N, R17W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
STEVEN L. WHITE
ENGINEER
No. 46769

PROJECT NO:
22200138

SHEET NO:
C-201

SHEET: 1 OF 6

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING:
 1. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10'
 2. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10'
 3. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10'
 4. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10'

BUFFER AREAS:
 1. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10'

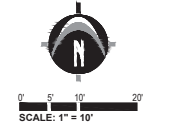
BENCHMARKS

BENCHMARK #101 ELEV = 625.81
 BENCHMARK #102 ELEV = 625.81
 BENCHMARK #103 ELEV = 625.81
 BENCHMARK #104 ELEV = 625.81



LEGEND

- EXISTING STIMULUS
- EXISTING CONCRETE
- PROPOSED STIMULUS
- PROPOSED CONCRETE
- PROPOSED BUILDING



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF HEDERVELD STANDARDS. DO NOT PLANT MATERIALS UNLESS SPECIFIED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2. 1" TREE PER 10' PARKING SPACES PLUS MINIMUM 10' SHALL BE INSTALLED.
3. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE NOTICED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTICED TO DO SO.
5. PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DO NOT TRIM PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AS WHERE THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE PRESENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4" OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6. REMOVE ALL WIRE, NURSERY TREE GUARDS, TAGS AND TAGGING MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM ROOT BALLS.
7. FINELY SCREENED HARDWOOD BARK MULCH (NATURAL COLOR) OR COLORLESS, IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 1" TO GAUGE STEEL LANDSCAPE EDGING.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY CONSTRUCTION MANAGER PRIOR TO PLANTING.
9. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1. ALL AREAS TO BE PLANTED SHALL BE FULLY PREPARED. APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON UNLESS OTHERWISE NOTED AND APPROVED.
2. DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3. ALL LAWN AREAS SHALL RECEIVE SOIL OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS SPECIFICATION OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FRESH GRADE.
4. SOIL SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SEAMS OF SOIL SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOIL SHALL BE WATERED IMMEDIATELY TO ACCEPTANCE OF FRESH GRADE. DO NOT INSTALL SOIL UNTIL ACCEPTANCE OF FRESH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FRESH TROPICAL SOIL WITH A WATER FILLER AND ROLLER SHALL BE INSTALLED TO A DEPTH OF SOIL.
5. TURF SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, COARSE, FINE GRADE TOPSOIL. SOIL SHOULD BE 10% IN AND UNDER ROOTS. STAY AWAY FROM OTHER FRAGILE MATERIALS INCLUDING INDOUS PLANTS. PH BETWEEN 6 AND 6.5. SALTS 500 PARTS PER MILLION ORGANIC CONTENT 1% MIN. DO NOT INSTALL TOPSOIL INTO APPROVED BY OWNER. TOPSOIL SHALL BE PRE-GRADED TO A SMOOTH FINISH FREE OF LUMPS AND DEPRESSIONS.
6. ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACKFILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1. ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE S.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE LEGEND / SCHEDULE

TREES	CODE	BOTANICAL COMMON NAME	SIZE	QTY
	A1	Acer rubrum 'Redwing' Amur Paper Birch	2" cal. min.	4
	B1	Buxus microphylla japonica 'Winter Green' Winter Green Japanese Boxwood	24" min.	13
	H1	Hedera 'Carnegie' Carnegie Coral Bells	1 gal.	22
	N1	Nepeta 'Sixpacker' Blue Wonder Blue Wonder Catnip	1 gal.	18
	S1	Sedum 'Autumn Glow' Autumn Glow Sedum	24" min.	6

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UNITS CONTAINED ARE DERIVED FROM ACTUAL MEASUREMENTS OR RECORDS. RECORDS SHALL BE USED TO THE EXTENT POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.

DESIGN: LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 LAND SURVEYING
 HIGH DEFINITION SCANNING
 FORENSIC ENGINEERING
 FIRE INVESTIGATION

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 INDIANAPOLIS

PREPARED FOR:
 Douglas Flats, LLC
 Attention: Uluk Turan

7437 River Street
 Ada, MI 49301
 Telephone: (616) 682-2222

REVISIONS:

Title	Checked	Date
The Preliminary Site Plan	Checked SW	Date: 03/15/22
The Preliminary Site Plan	Checked SW	Date: 06/07/22
The Site Plan	Checked SW	Date: 08/10/22
The Site Plan	Checked SW	Date: 11/08/22
The Site Plan	Checked SW	Date: 11/08/22
The Per City Staff	Checked SW	Date: 12/02/22

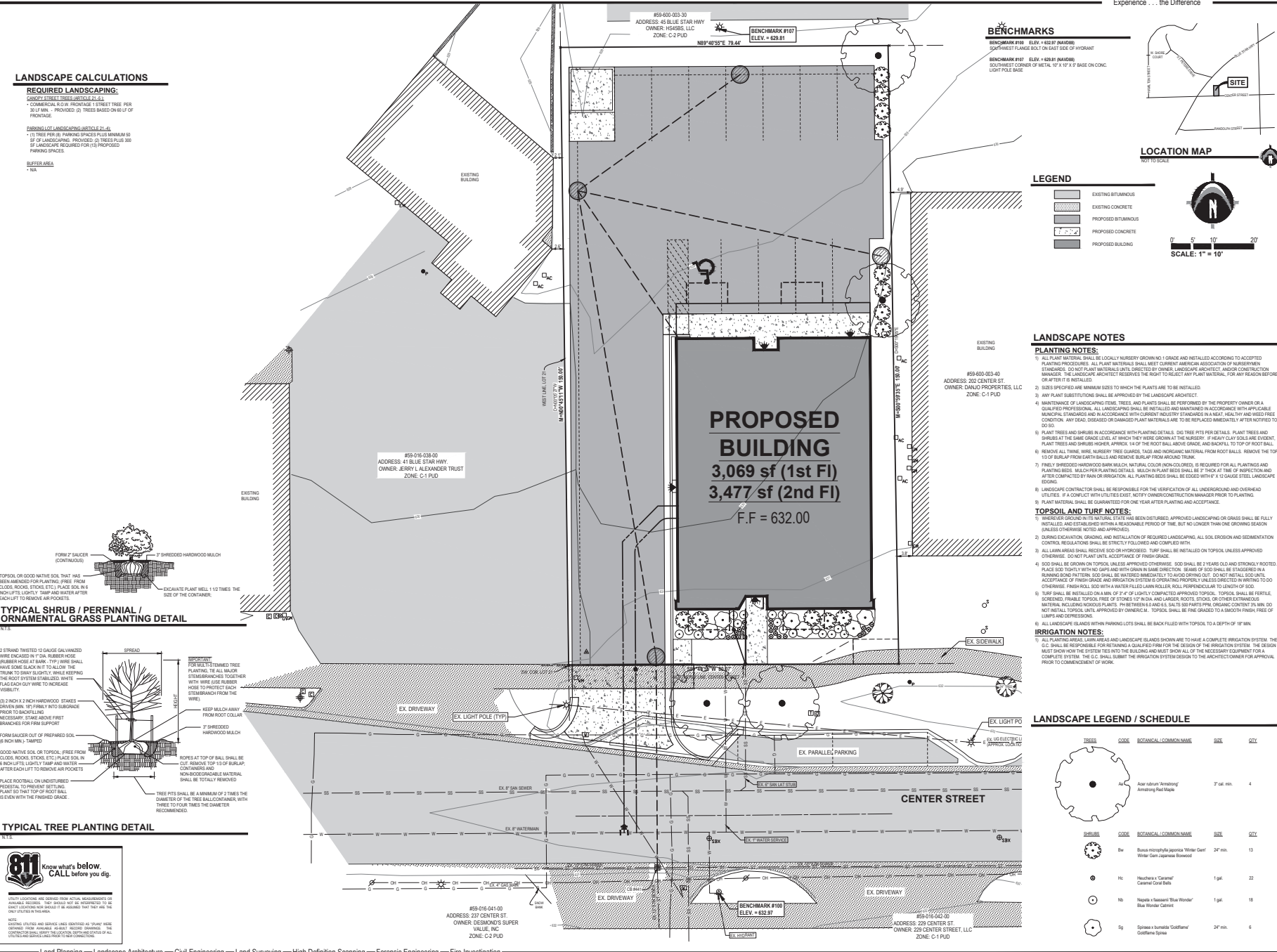
Douglas Flats
 Landscape Plan
 200 Center Street
 PART OF THE NORTHWEST 1/4 OF SECTION 16, T21N, R15W,
 CITY OF DOUGLAS, ALEKSIAN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 ENGINEER
 STEVEN L. WHITE
 No. 46769

PROJECT NO:
 22200138

SHEET NO:
L-201
SHEET: 5 OF 6



Experience... the Difference



LOCATION MAP
TOP VIEW



0' 20' 40' 80'
SCALE: 1" = 40'



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Phone: (616) 575-5190
ANN ARBOR
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Title: Site Plan			11/02/22
Title: Site Plan			11/02/22
Title: Per City Staff			12/22/22

Douglas Flats
Aerial OverviewPlan

200 Center Street
PART OF THE NORTHWEST 1/4 OF SECTION 16, T1N, R15W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
22200138

SHEET NO:
C-600

SHEET: 6 OF 6

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UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS OR BE SUBJECT TO ANY WARRANTY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO ANY CONSTRUCTION.



Douglas Flats Mixed-Use Building
 235 1/2 Center Street
 Douglas, Michigan

Conceptual Plans & Elevations



Revisions:
 Plan Review: 12/29/2022

Project No.: 221061
 Issue Date: 12/29/22
 Reviewer: KCD
 Drawn By: DBC

A2.1

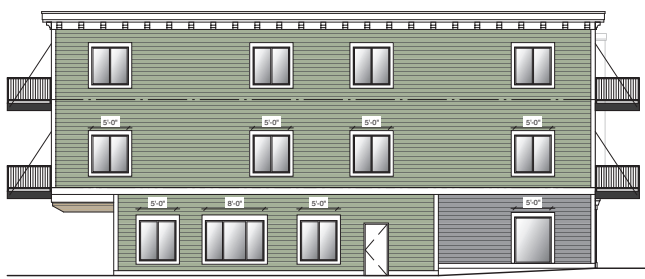


6. South Elevation

SCALE: 1" = 18"
 TRANSPARENCY CALCULATIONS
 RESIDENTIAL: 47' @ 30% = 14.1'; PROPOSED: 26'
 COMMERCIAL: 47' @ 60% = 28.2'; PROPOSED: 29'

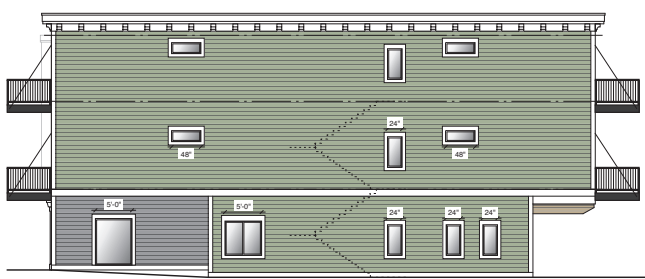
5. North Elevation

SCALE: 1" = 18"
 TRANSPARENCY CALCULATIONS
 RESIDENTIAL: 47' @ 30% = 14.1'; PROPOSED: 26'
 COMMERCIAL: 47' @ 60% = 28.2'; PROPOSED: 29'



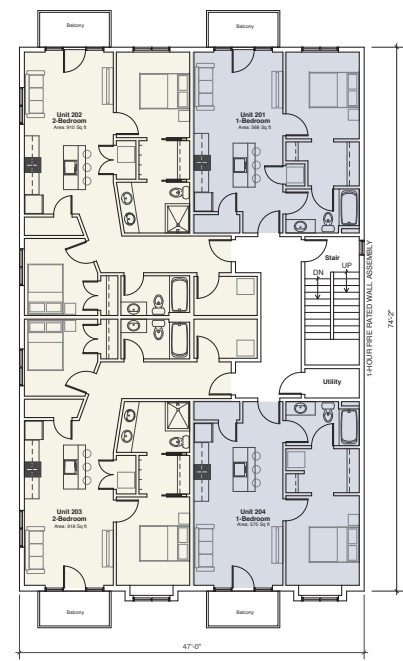
4. West Elevation

SCALE: 1" = 18"
 TRANSPARENCY CALCULATIONS
 RESIDENTIAL: 22' @ 30% = 6.6'; PROPOSED: 33'
 COMMERCIAL: 22' @ 60% = 13.2'; PROPOSED: 14'



3. East Elevation (1-HR FIRE RATED ASSEMBLY, CODE-LIMITED GLAZING AREA)

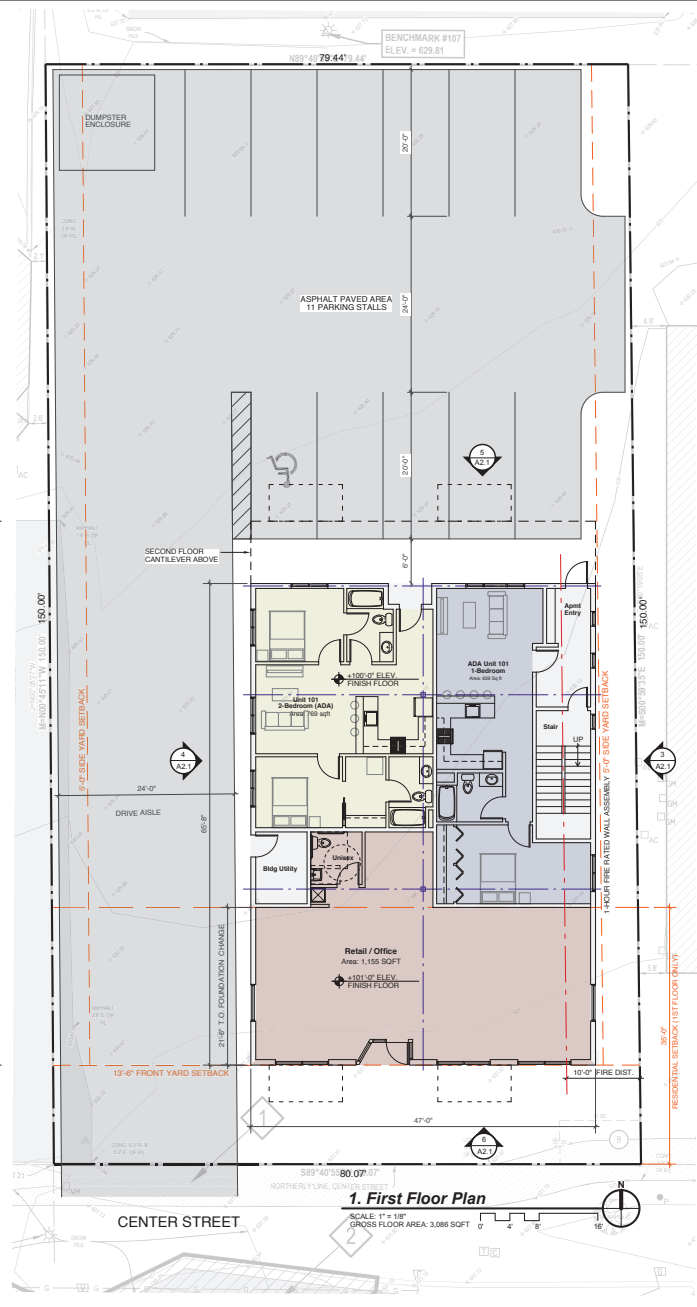
SCALE: 1" = 18"
 TRANSPARENCY CALCULATIONS
 RESIDENTIAL: 44' @ 25' @ 30% = 13.20'; PROPOSED: 11' (CODE LIMITED TO 25% = 11')
 COMMERCIAL: 21.5' @ 60% = 12.9'; PROPOSED: 9' (CODE LIMITED TO 25% = 5.4')



2. Second & Third Floor Plans

SCALE: 1" = 18"
 GROSS FLOOR AREA: 3,485 SQFT

ADA REQUIREMENTS
 4+ Dwelling Units = FHA requirements kick in
 - either (1) ground floor accessible Dwelling Unit
 - or, all units accessed by elevator
 - multi-story townhouses are exempt w/ exceptions



1. First Floor Plan

SCALE: 1" = 18"
 GROSS FLOOR AREA: 3,086 SQFT

