



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

AGENDA

To view remotely, join online or by phone.

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1. CALL TO ORDER

2. ROLL CALL

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

Motion to approve the October 9, 2025 agenda

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

Motion to approve the September 11, 2025 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. 6779 Enterprise Dr. - Site Plan Review

- a. Planning and Zoning Administrators Report
- b. Applicant Presentation
- c. Public Comments
- d. Commissioner Questions

Motion to approve the request made by Bryon Pearson of Pearson Properties for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff reported dated September 30, 2025, on the parcel identified as P.P. 59-021-018-76, located at 6779 Enterprise Dr. (Roll Call Vote)

6. UNFINISHED BUSINESS

7. REPORTS

A. Planning and Zoning Administrator Report

B. Planning Commissioner Remarks (limit 3 minutes each, please)

8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

9. ADJOURNMENT

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Laura Kasper, City Clerk, at (269) 857-1438, or clerk@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, SEPTEMBER 11, 2025 AT 6:00 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

1. CALL TO ORDER – Chair called to order at 6:00pm and requested a moment of silence for 9/11.

2. ROLL CALL

PRESENT

Chair Matt Balmer

Vice Chair Patty Hanson

Commissioner John O'Malley

Commissioner Laura Peterson

Commissioner Jennifer Ludwick

Commissioner Thomas Hickey

Commissioner Neal Seabert

Commissioner Steven Merouse

Commissioner Paul Buszka

Also Present

Planning and Zoning Administrator Sean Homyen

A. Approval of Agenda - September 11, 2025 (additions/changes/deletions)

Motion to approve the September 11, 2025 agenda

Motion by Seabert seconded by Buszka to approve the September 11, 2025 agenda.

Motion carried by unanimous voice vote.

B. Approval of Minutes - August 14, 2025 (additions/changes/deletions)

Motion to approve the August 14, 2025 regular meeting minutes

Motion by Seabert seconded by Hickey to approve the August 14, 2025 regular meeting minutes subject to the correction to "Ludwig" to Ludwick"

Motion carried by unanimous voice vote.

3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES – Megan Johnson, 720 Lake St., stated that she supports the business.

4. PUBLIC COMMUNICATION – WRITTEN - None**5. NEW BUSINESS****6. UNFINISHED BUSINESS****A. 453 W Center St - Site Plan Review**

a. Planning and Zoning Administrators Report – Planning & Zoning Administrator Sean Homyen provided a quick summary of his findings from his report.

b. Applicant Presentation - Andrea Johnson-Wardynski provided a quick outline of the landscaping that is proposed. She anticipates that the landscaping will grow in the anticipated time. She mentions that the home sits about 5' higher than her properties, there is difficult planting trees in that area due to the neighbors roots. She says that she will is willing to coordinate with the City if the walkway needs to be enhanced. Buszka questioned how people will be coming to the property. Andrea answered that people walk through the area. She brought requesting crosswalks in the past before the root beer barrel. Hickey was wondering if there was the willingness to install a fence if the landscaping does not grow. Seabert asked what evergreen trees were planted, Andrea states that the mighty trees, and Seabert asks if she has a deer problem.

c. Public Comments - None

d. Commissioner Questions – Commissioners discussed the Landscaping Ordinance and clarification regarding the buffer requirement behind the residence.

Motion By Hickey Seconded Ludwick by to approve the request made by Andrea Johnson-Wardynski for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff reported dated September 4, 2025, on the parcel identified as P.P. 59-350-001-00, located at 453 W Center St., subject to the following conditions:

1. The applicant shall obtain a building permit from Michigan Township Services for the Change of Use.
2. The applicant shall obtain approval from the Saugatuck/Douglas Fire Department.
3. Any proposed signage shall require a sign permit per Section 22.04 (A) of the Zoning Ordinance.
4. The applicant shall obtain all other federal, state, and local permits if required.
5. The applicant shall provide 6' screening to prevent headlight glare from shining onto adjacent residential property per section 10.03 (d).
6. The applicant shall revise the site plan consistent with item #5 providing complete screening of the effected area.

The Planning Commission is making a recommendation to City Council, that City Council should consider future opportunities to improve sidewalk infrastructure along W. Center Street, including sidewalks, crosswalks and parking, as funding becomes available.

Following up discussion: Peterson raised a question regarding crosswalks, and the Commissioners discussed possible modifications to the conditions. O'Malley inquired about the design of the sidewalk, and it was noted that if this issue arises in the future, the City will address it. The Planning & Zoning Administrator added that the City will coordinate with the property owner when that time comes.

Motion carried unanimously by unanimous roll call vote.

7. REPORTS

- A. Planning and Zoning Administrator Report – Provided an update to the commissioners on current and potential developments.
- B. Planning Commissioner Remarks (limit 3 minutes each, please) – None from the Commissioners, updated from Patty regarding the zoning ordinance update and will move along faster with a new procedure.

8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES) – Frank Morrow, 453 W. Center, spoke regarding the Master Plan and encouraged the City to move forward with updating the Zoning Ordinance so that others will not have to go through the same process he experienced.

9. ADJOURNMENT

Motion by Seabert seconded by Ludwick to adjourn the meeting.

To: City of the Village of Douglas Planning Commission

Date: September 30, 2025

From: Sean Homyen, Planning & Zoning Administrator

RE: 6779 Enterprise Dr – Site Plan Review – Addition to existing building.



The Village of Friendliness – Since 1870

Background. Bryon Pearson of Pearson Properties has submitted a site plan review application under Section 24.01(2) for an addition to the existing building at 6779 Enterprise Dr. The property is zoned L-1 Light Industrial and is located on a private road. The existing building, constructed in 1981, is used for hinge manufacturing, a permitted use under “Manufacturing, Compounding, Processing, and/or Assembly.” The applicant proposes to construct an addition to provide storage for finished goods and raw materials.



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

Site and Building Placement Standards

Standard	Required	Existing	Proposed
Lot Area	21,000 sq. ft.	62,055 sq. ft.	62,055 sq. ft.
Lot Frontage	100 ft.	295.5 ft.	295.5 ft.
Lot Coverage	50% max	37.1%	37.1%
Front Setback	25 ft.	69.6 ft.	Within building envelope
Rear Setback	15 ft.	51.4 ft.	50.6 ft.
Side Setback (east)	15 ft.	9.8 ft. & 9.9 ft.	Existing (9.8 & 9.9 ft.)
Side Setback (west)	15 ft.	15+ ft.	15 ft.
Height	45 ft. Max	28 – 1 7/8 ft	28 – 1 7/8 ft

Remarks. Because the side yard setback does not meet the current requirements, the structure is considered legally nonconforming. The proposed addition on the west side does meet the required setbacks and is permitted under Section 15.04. While the applicant has provided the building envelope, the site plan should also identify the actual front yard setback of the addition for consistency with the other setback measurements.

Section 15.04 Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area lot coverage, height, yards or other characteristics of the structure or location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a) No such structure may be enlarged or altered in a way which increases the degree of a structure's nonconformity, but the use of a structure and/or the structure itself may be changed or altered to a use permitted in the district in which it is located, provided that all such changes are also in conformance with the requirements of the district in which it is located. Alterations or enlargements of structures that do not alter the nonconforming nature of the structure may be permitted, provided the alteration or enlargement complies with the provisions of this ordinance.

Furthermore, any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Article, but no such use shall be extended to occupy any land outside such building.

Section 13.04 Performance Standards

a) External areas for storage shall be screened on all sides by an opaque fence of not less than six feet in height.

Remarks. The applicant is not proposing to have external areas for storage. Not applicable to this proposal. If outdoor storage is introduced in the future, it must be fully screened by a 6' opaque fence in accordance with Section 13.04(a).

b) When a side or rear lot line abuts or is adjacent to property located within a residential district a berm or buffer yard shall be required in addition to the minimum yard requirements, specific driveways and plantings of which shall be determined through the site plan review process.

Remarks. The site plan identifies 12 existing trees along the rear of the property, which provide partial screening of the existing building. However, they do not achieve a continuous buffer as required when abutting residentially zoned property. The Planning Commission should discuss and determine what would be acceptable for screening. Staff recommends this be reinforced as a condition of approval.

c) Sound: The intensity level of sounds shall be consistent with the standards as set forth in Section 95 of the General City Ordinances, Health & Safety; Nuisances.

Remarks. The Zoning Ordinance previously referenced Section 95 of the General Ordinances regarding noise. These provisions have since been recodified under Chapter 16 (Health & Safety; Nuisances). All operations must comply with the updated section. Staff recommends this be added as a condition of approval.

d) Vibration: All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of .003 of one inch measured by any lot line of its source.

Remarks. The proposed addition is intended for storage of finished goods and raw materials. The applicant has not indicated that additional machinery will be installed. Not applicable to this proposal. If future operations include machinery or equipment that generates vibration, Section 13.04(d) requires that it be mounted and operated to prevent transmission of ground vibration exceeding 0.003 inches at any lot line.

e) Odor: The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of one volume of odorous air to four or more volumes of clean air of as to produce a public nuisance or hazard beyond lot lines, is prohibited.

Remarks. The addition is for storage of finished goods and raw materials. No odor-producing activities are proposed. Not applicable to this proposal. If future operations generate odor, compliance with Section 13.04(e) is required.

f) Gases: The escape of or emission of any gas which is injurious or destructive or explosive shall be unlawful and may be summarily caused to be abated.

Remarks. The applicant has not proposed any processes involving the emission of gases. Not applicable to this proposal. If future operations involve the use of gases, compliance with Section 13.04(f) is required.

g) Glare and Heat: Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line except during the period of construction of the facilities to be used and occupied.

Remarks. The applicant has not proposed any operations that would produce glare or heat. Not applicable to this proposal. If introduced in the future, Section 13.04(g) requires such operations

to be fully enclosed and shielded from view.

h) Light: Exterior lighting shall be so installed that the surface of the source of light shall not be visible and shall be so arranged as far as practical to reflect light away from any residential use, and in no case shall more than one foot candle power of light cross a lot line five (5) feet above the ground in a residential district.

Remarks. The site plan does not propose new exterior lighting. Any future lighting must comply with Section 13.04(h), which requires that light sources not be directly visible, be directed away from residential uses, and not exceed one foot-candle at residential lot lines. Staff recommends this be added as a condition of approval.

i) Electromagnetic Radiation: Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation shall be used as standards for this Ordinance.

Remarks. No equipment generating electromagnetic radiation is proposed. Not applicable to this proposal.

j) Smoke, Dust, Dirt and Fly Ash: Any atmospheric discharge requiring a permit from the Michigan Department of Natural Resources or federal government shall have said permit(s) as a condition of approval for any use in this district.

Remarks. The applicant has not proposed operations that would generate emissions requiring state or federal permits. Not applicable to this proposal. If such processes are introduced in the future, the required permits must be obtained as a condition of operation under Section 13.04(j).

k) Drifted and Blown Material: The drifting or airborne transmission beyond the lot line of dust, particles, or debris from any open stock pile shall be unlawful and may be summarily caused to be abated.

Remarks. No outdoor stockpiles are proposed. Not applicable to this proposal. If stockpiles are introduced, they must be managed to prevent dust or debris drifting beyond lot lines in accordance with Section 13.04(k).

l) Radio Active Materials: Radio-active materials shall not be emitted to exceed quantities established as safe by the US Bureau of Standards, as amended from time to time.

Remarks. The applicant has not proposed the use or storage of radioactive materials. Not applicable to this proposal. Section 13.04(l) prohibits radioactive emissions in excess of federal safety standards.

m) Other Forms of Air Pollution: It shall be unlawful to discharge into the atmosphere any substance not covered in parts C, D, and H and in excess of standards approved by the Michigan Department of Natural Resources.

Remarks. No processes have been proposed that would result in additional air pollution. Not applicable to this proposal. If future processes generate emissions, they must comply with state standards under Section 13.04(m).

o) Liquid or Solid Wastes: It shall be unlawful to discharge at any point any materials in such a way or of such nature or temperature as can contaminate any surface waters, land or aquifers, or otherwise cause the emission of dangerous or objectionable elements, except in accord with standards approved by the Michigan Department of Natural Resources.

Remarks. The storage addition will not generate liquid or solid waste discharges. Not applicable to this proposal. Staff recommends reinforcing Section 13.04(o) as a condition of approval to ensure that any future waste discharges comply with state standards.

p) Hazardous Wastes: Hazardous wastes as defined by the Michigan Department of Natural Resources shall be disposed of by methods approved by the Michigan Department of Natural Resources.

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

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

Remarks. No hazardous wastes are identified in the proposal. All materials will be stored indoors, consistent with Section 13.04(p). If hazardous wastes are generated in the future, they must be disposed of using state-approved methods. Any temporary outdoor discard of materials must be fully screened by a 6' opaque fence. Staff recommends this be reinforced as a condition of approval.

Landscaping – Article 21

4) Parking Lot Landscaping: Separate landscaped areas shall be required either within or at the perimeter of parking lots.

a) There shall be one (1) tree for every eight (8) parking spaces, with minimum landscaped space of fifty (50) square feet.

Remarks. The site includes two existing trees adjacent to the parking lot and landscaped grass areas. Because the parking lot is preexisting and no new spaces are proposed, this standard is recognized as legally nonconforming. A full landscape schedule is not required. Staff recommends the applicant add a general note to the site plan identifying the existing landscaping and clarifying that no new parking lot landscaping is proposed.

b) A majority (51 % or more) of landscaped areas shall consist of deep rooted perennial plantings as opposed to sod or shallow rooted turf grass.

Remarks. The landscaped areas on site consist of existing grass and natural plantings. As the site is preexisting and no new landscaping areas are proposed, this standard is recognized as legally nonconforming and not applicable to the addition.

c) Landscaping shall be integrated with safe pedestrian movement from parking areas to all buildings on site as well as to the public rights of way adjacent to the site. This shall consist of a clearly marked pedestrian aisleway which provides both visual and textural differentiation from the vehicle parking surface and may include stamped and stained concrete, brick pavers or similar materials in compliance with the Americans with Disabilities Act.

Remarks. No changes are proposed to the existing parking lot or pedestrian circulation. This standard is not applicable.

5) Site Landscaping:

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

Remarks. The site is preexisting and already improved with grass, natural plantings, and mature trees. Because no new site development is proposed other than the building addition, this standard is recognized as legally nonconforming.

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

The site includes a storm sewer system, which is underground infrastructure and not eligible as landscaped area. This standard is not applicable.

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

Remarks. Enterprise Dr is a private road, owned and maintained by the adjacent property owners. The ordinance requires landscaping only along public rights-of-way; therefore, this standard is not applicable. The applicant has proposed trees near the southwest corner along Enterprise Dr. As this frontage is on a private road, the applicant may choose whether or not to install them. If the trees are not planted, the site plan should be revised accordingly.

Parking – Article 19

The site plan provides 13 parking spaces for the property, with 7 employees on site. The proposed building addition does not increase parking demand or trigger a requirement for additional spaces. Per Section 24, *“Industrial or Manufacturing Establishments: One (1) space for each employee on the industry’s largest work shift,”* the site meets the required parking standard. A condition has been added to provide the dimensions of the spaces.

Driveway – Article 18

1. All driveways shall enter perpendicular to a public street or approved private road and no closer than ten (10) feet from the lot line of an adjoining parcel; except in the C-2 District, where driveways shall be no closer than 60 feet from the lot line of an adjoining parcel.

Remarks. The new driveway is more than 10 feet from the adjoining parcel. This standard is satisfied.

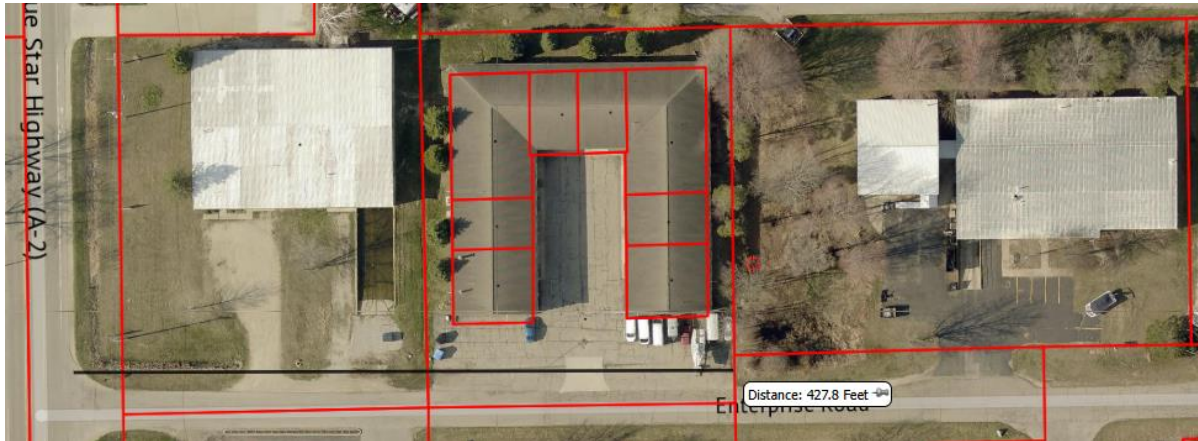
2. No portion of the driveway entrance within the right-of-way shall have a grade of greater than seven (7) percent (7 foot vertical rise in one hundred (100) feet of horizontal distance).

Remarks. No grading changes are proposed within the right-of-way. This standard is satisfied.

3. The driveway shall meet clear vision standards of Section 16.31.

Remarks. The site plan indicates adequate clear vision at the driveway entrance. This standard is satisfied.

5. Non-residential driveways shall be a minimum of sixty (60) feet from the nearest right-of-way line of an intersecting road or street except on platted lots existing on the effective date of this Ordinance.



Remarks. The site's driveway along Enterprise Dr is located well beyond 60 feet from the intersection with Blue Star Hwy. This standard is satisfied.

8. The maximum driveway approach width for two-way drives is twenty four (24) feet and eighteen (18) feet each for one-way drives.

Remarks. The driveway approach is a one-way, is more than 18 feet in width. This complies with the standard.

9. One driveway is permitted on public streets other than major thoroughfares and private roads. A single driveway shall permit the entrance and exit movement of vehicles. One way double drives (U shape) are permitted provided the distance between the center lines of the two drives is greater than fifty (50) feet. Directional signs or arrows may be required designating the entrance and exit drives, up to a certain square footage as stipulated by the Planning Commission.

Remarks. Because Enterprise Dr is a private road, the applicant may have more than one driveway connection.

10. Driveways shall be designed to minimize runoff and erosion

Remarks. This should be listed as a condition of approval.

12. Driveways shall be maintained at a minimum width of twelve (12) feet with a permanent durable and dustless surface and shall be graded to prevent standing water.

Remarks. This should be listed as a condition of approval.

Final Thoughts. The subject property and its associated parking lot, landscaping, and driveways are preexisting and were legally established prior to adoption of the City's current standards. As such, the site is considered legally nonconforming with respect to several of the requirements outlined in Section 24. While the proposed building addition must comply with applicable dimensional standards, the ordinance does not require existing parking lots, landscaping areas, or driveway configurations to be retrofitted to meet all current standards. In addition, because Enterprise Dr is a private road owned and maintained by adjacent property owners, certain provisions intended for public street connections, such as limits on the number of driveways or right-of-way frontage landscaping, do not apply to this site. Therefore, many of the provisions above are noted as "not applicable" to this addition. The Planning Commission may, however, require additional landscaping, screening, or driveway-related conditions if determined necessary to mitigate impacts and ensure compatibility with adjacent properties.

RECOMMENDATION.

At the upcoming meeting, the Planning Commission will review the site plan. Commissioners should carefully consider the information presented in this report, as well as comments from the applicant and the public. If the Planning Commission concurs that the standards of the ordinance have been met, staff recommends approval located at 6779 Enterprise Dr, subject to the following conditions as shown in the suggested motion.

Staff has also reviewed the performance standards under Section 13.04. Remarks are provided in this report for each item. Conditions listed in the suggested motion reflect standards clearly applicable to this proposal. If the Planning Commission feels that additional performance standards should be reinforced, they may add those as conditions of approval at their discretion.

SUGGESTED MOTION

Suggested Motion. I move to [approve / approve with conditions / deny / table] the request made by Bryon Pearson of Pearson Properties for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated September 30, 2025, on the parcel identified as P.P. 59-021-018-76, located at 6779 Enterprise Dr., subject to the following conditions:

1. The applicant shall revise the site plan to include the actual front yard setback of the proposed addition and a general note identifying existing landscaping.

2. The applicant shall provide additional screening or landscaping along the rear yard to ensure a continuous buffer between the site and adjacent residentially zoned properties, consistent with Section 13.04(b) and revise the site plan to reflect the requirement.
3. The applicant shall provide dimensions of the parking spaces and meet the requirements of Section 19.05 (4)
4. The applicant shall obtain a building permit and any other required permits from Michigan Township Services.
5. The applicant shall obtain approval from the Saugatuck/Douglas Fire Department
6. The applicant shall obtain approval from the Allegan County Drain Commission
7. The applicant shall obtain approval from the KLSWA
8. The applicant shall obtain all other federal, state, and local permits if required
9. Any proposed exterior lighting must comply with Zoning Ordinance Sections 19.05(6) and 24.03(9).
10. All operations shall comply with Chapter 16 of the General Ordinances (Health & Safety; Nuisances) regarding noise.
11. Any hazardous or industrial wastes generated shall be disposed of in compliance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements.
12. Any liquid, solid, or hazardous waste generated shall be handled and disposed of in compliance with state law and Sections 13.04(o)–(p) of the Zoning Ordinance.
13. Any temporary outdoor discard of materials must be fully screened by a six (6) foot opaque fence.
14. The applicant shall ensure that the new driveway complies with the standards of Section 18.01 of the Zoning Ordinance.

Please feel free to reach out with any questions.

Site Plan Review Checklist – 6779 Enterprise Dr

Article 24 Checklist

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

Proposed Access and Parking			
Streets, driveways, parking spaces, sidewalks	X		New driveway is proposed with the new building
Direction of travel	N/A		
Inside radii of all curves	N/A		
Width of streets, driveways, sidewalks	N/A		
Total number of parking spaces and dimensions of typical spaces	X		Provided in general notes
General public pedestrian access (as approved by City Attorney)	N/A		
Vicinity Sketch			
Location of the site in relation to surrounding streets and land uses (within 300ft)	X		
Utilities Location			
Natural gas, cable, electric, phone	X		
Fire hydrants	X		
Water supply, stormwater management, wastewater systems			Water and Sewer is preexisting, stormwater will need to be addressed with the ACDC
Accessory Structures and Uses			
Proposed location of all accessory structures (ex. Flagpoles, light poles, docks, sheds)	N/A		
Method of screening where applicable			Back in December 2002, the applicant received approval that the existing dumpster was “natural screened from BSH” and complies with the Zoning Ordinance. A letter from the previous Zoning Administrator to Bryon is attached.
Landscaping Plan			
Locations of plantings and screening	X		Pre-existing
Fencing and lighting (in compliance with Article 21)	TBD		
Proposed locations of common open spaces (if applicable)	N/A		
Storage Facilities			
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances	N/A		
Locations and specifications for any existing or proposed containment structures or clear zones required by government	N/A		

authorities			
Stormwater Management			Will be addressed with the ACDC, and approval from the ACDC is listed as a condition of approval
Location of Exterior Drains			
Location of Dry Wells			
Location of Catch Basins			
Location of Retention and/or detention areas			
Location of Sumps and other facilities for stormwater or wastewater			
Location of point of discharge for all drains and pipes			
Site Lighting			
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)		X	Listed as condition of approval
Permit Statement			
Statement identifying all other federal, state, and local permits required (if any)		X	Listed as condition of approval
Project Completion Schedule			
Timeline for project completion	X		
Tri-Community Plan Compliance			
Evidence of compliance with the recommendations of the Tri-Community Plan	N/A		
Additional Information:			
Any other necessary information for the Planning Commission to determine conformity with the Ordinance	TBD		
Professional Seal	X		
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan	X		
Grading Plan:			
Grading plan per Section 16.20.5	X		
Special Studies or Research (If Required by PC or ZA)			Planning Commission will determine if this is required
Current site condition and status of buildings (to be preserved or removed).			
Flora and fauna (include endangered species).			
General topography and drainage patterns (including regulated features).			

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

Project Phasing and Access Plan (Phases of development, including year for each phase, Proposed access plan for each phase)			
Transportation System Inventory (Physical, functional, and operational characteristics of the study area highway system, Location of transit services (where appropriate), Data on: Peak-hour volumes (existing and projected), Number of lanes, Cross-section, Intersection traffic signals and configuration, Douglas Zoning Ordinance, Traffic signal progression, Percentage of heavy trucks, Adjacent access point locations, Jurisdiction Grades			

From: [Ken Bosma](#)
To: [Sean Homyen](#)
Subject: 6779 Enterprise Dr - Site Plan
Date: Thursday, October 2, 2025 11:56:20 AM

Sean, reviewing the July 30, 2025 site plan prepared by Exxel Engineering for 6779 Enterprise Drive, we have the comments:

1. ACDC review should be completed for this site for drainage.
2. The City should review Section 18.01 a) 9 where it indicates that only one driveway is permitted on public streets other than major thoroughfares and private roads. Reviewing other sites on the road, this does not seem to be the norm.
3. We recommend that KLSWA review to make sure the use does not change any changes in wastewater (grease traps, monitoring manholes), or change in water meter size.

We have no other comments on this site. Let me know if you have any questions.

Kenneth A. Bosma, P.E.

[Prein&Newhof](#)

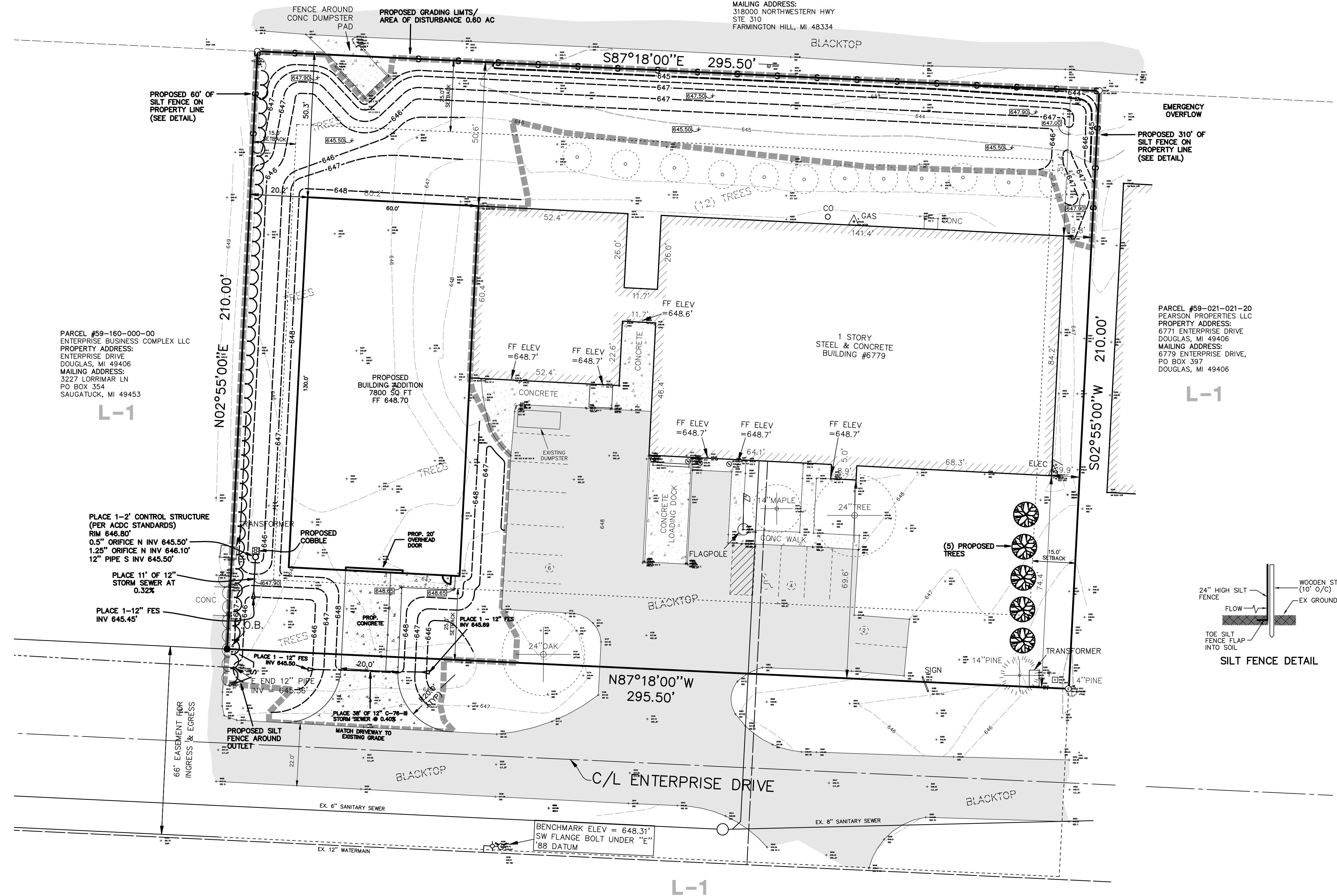
t. 616-394-0200 d. 616-432-6691

f. 616-364-6955

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

R-6

PARCEL #59-021-018-00
DAVID LEADER MANAGEMENT CO.
PROPERTY ADDRESS:
BLUE STAR HWY
DOUGLAS, MI 49406
MAILING ADDRESS:
31800 NORTHWESTERN HWY
STE 310
FARMINGTON HILL, MI 48334



PARCEL #59-160-000-00
ENTERPRISE BUSINESS COMPLEX LLC
PROPERTY ADDRESS:
ENTERPRISE DRIVE
DOUGLAS, MI 49406
MAILING ADDRESS:
3227 LORRIMAR LN
PO BOX 354
SAUGATUCK, MI 49453

PARCEL #59-021-021-20
PEARSON PROPERTIES LLC
PROPERTY ADDRESS:
6771 ENTERPRISE DRIVE
DOUGLAS, MI 49406
MAILING ADDRESS:
6779 ENTERPRISE DRIVE,
PO BOX 397
DOUGLAS, MI 49406

GENERAL NOTES:

LEGAL DESCRIPTION:

PART OF THE NW 1/4 OF SECTION 21, T3N, R16W, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 21; THENCE S02°55'W ALONG THE WEST LINE OF SAID SECTION 1515.62 FEET; THENCE S87°18'E 454.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N02°55'E 210.00 FEET; THENCE S87°18'E 295.5 FEET; THENCE S02°55'W 210.00 FEET; THENCE N87°18'W 295.5 FEET TO THE PLACE OF BEGINNING. CONTAINS 1.42 ACRES.

TOGETHER WITH A 66' EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS: COMMENCING AT THE NW CORNER OF SECTION 21; THENCE S2°55'W ALONG THE WEST LINE OF SAID SECTION 1515.62 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S87°18'E 749.50 FEET; THENCE S2°55'W 66.00 FEET; THENCE N87°18'W 749.50 FEET; THENCE N2°55'E 66.00 FEET TO THE PLACE OF BEGINNING.

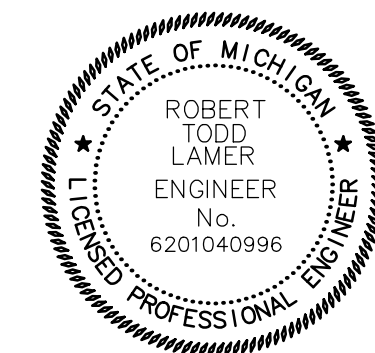
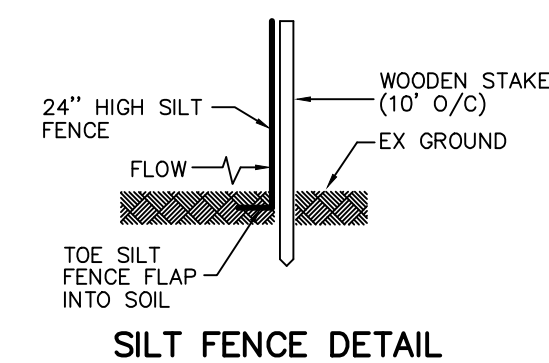
- PROPERTY INFORMATION:
PARCEL # 59-021-018-76
TOTAL AREA: 1.42 AC (62,055 SQ. FT.)
- EXISTING ZONING: L-1 (LIGHT INDUSTRIAL USE)
MINIMUM BUILDING SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT
- BUILDING:
PROPOSED USE: STEEL AND CONCRETE BUILDING (28'-7" IN HEIGHT)
MAXIMUM PRINCIPAL BUILDING HEIGHT: 45 FT
MAXIMUM LOT COVERAGE: 50%

EXISTING BUILDING: 15,254 SF
PROPOSED BUILDING: 7,800 SF
LOT COVERAGE: 23,054 / 62,055 = 37.1%
- PARKING
EXISTING PARKING: 6 SPACES
PROPOSED PARKING: 12 SPACES
- SITE LIGHTING:
ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND NO LIGHT SHALL EXTEND PAST THE PROPERTY LINES. ALL LIGHTING SHALL BE DARK SKY COMPLIANT PER ORDINANCE REQUIREMENTS.
- SANITARY SEWER:
THE PROPOSED BUILDING ADDITION WILL BE SERVICED BY THE EXISTING SANITARY SEWER LATERAL.
- WATER SERVICE:
THE PROPOSED BUILDING ADDITION WILL BE SERVICED BY THE EXISTING WATER SERVICE.
- LANDSCAPING PLAN
LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- IMPERVIOUS AREAS:
EXISTING IMPERVIOUS AREA: 25,124 SQ. FT.
ADDITIONAL IMPERVIOUS AREA: 9,160 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA: 34,284 SQ. FT.

TOTAL SITE AREA: 62,055 SQ. FT.
PERCENT OF LOT IMPERVIOUS: 55.25%
- NEIGHBOR DISTURBANCE:
THE PROPOSED BUILDING ADDITION WILL NOT LEAD TO NOISE GENERATION, VIBRATION, SMOKE, DUST, ODOR, HEAT, OR GLARE THAT ARE DETECTABLE BEYOND THE PROPERTY LINES.

SOIL EROSION CONTROL NOTES:

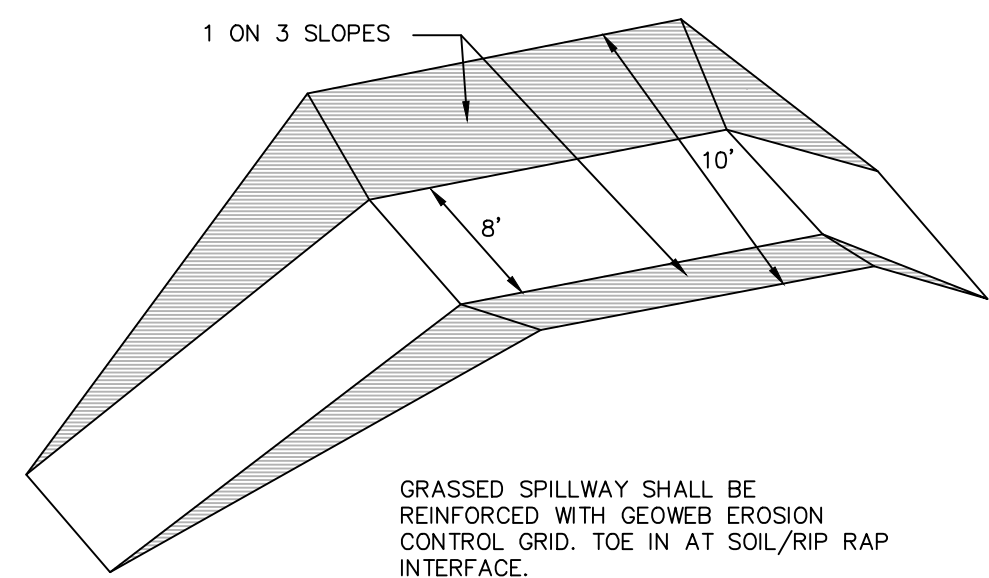
- Total area of disturbance = 0.6 Acres
- All soil erosion control measures shall be installed prior to any other construction and maintained, as necessary, until the site has been permanently stabilized.
- All non-paved building areas shall be permanently stabilized with at least 4" of hydroseed topsoil.
- The owner shall obtain the soil erosion control permit. All work shall be done in accordance with the soil erosion control permit.
- Prevent tracking soil off-site. If tracking occurs, sweep soil IMMEDIATELY.
- Inspect and maintain all temporary soil erosion controls after each significant rainfall event.
- The runoff will be contained on-site.
- Place silt sacks on catch basins affected by site construction.



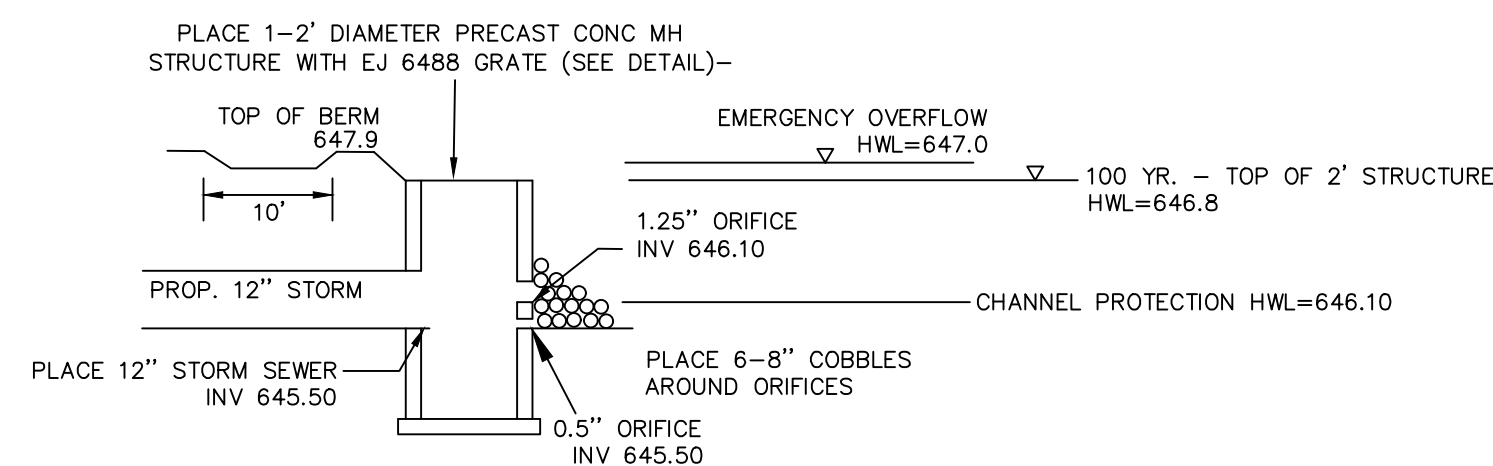
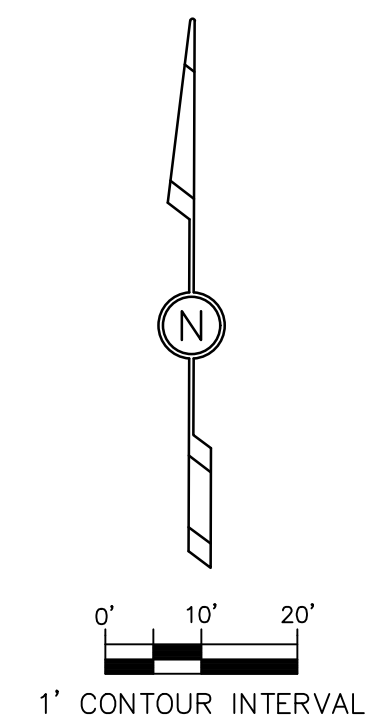
WORK ITEMS	OCTOBER THROUGH JANUARY
TEMPORARY EROSION CONTROLS	→ → → → →
CLEARING (AS NEEDED)	→ → → → →
TOPSOIL REMOVAL (AS NEEDED)	→ → → → →
SITE GRADING	→ → → → →
BUILDING	→ → → → →
PAVING AND RESTORATION	→ → → → →
	OCT. NOV. DEC. JAN.



LOCATION MAP



GRASSED SPILLWAY DETAIL

DETENTION BASIN OUTLET
CROSS SECTION

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN

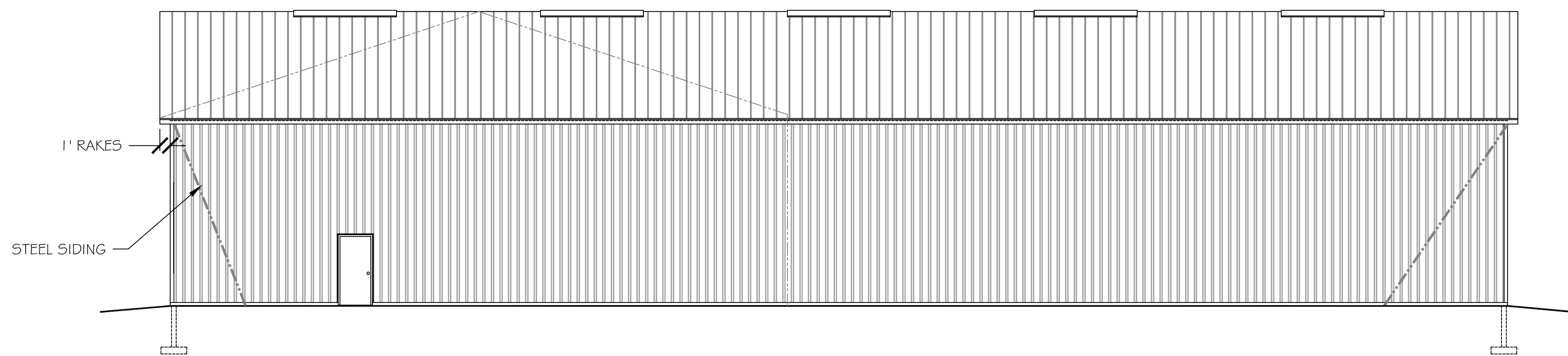
6779 ENTERPRISE DR

FOR: BRYON PEARSON
ATTN: ENTERPRISE HINGE INC.
6779 ENTERPRISE DR
DOUGLAS, MI 49406

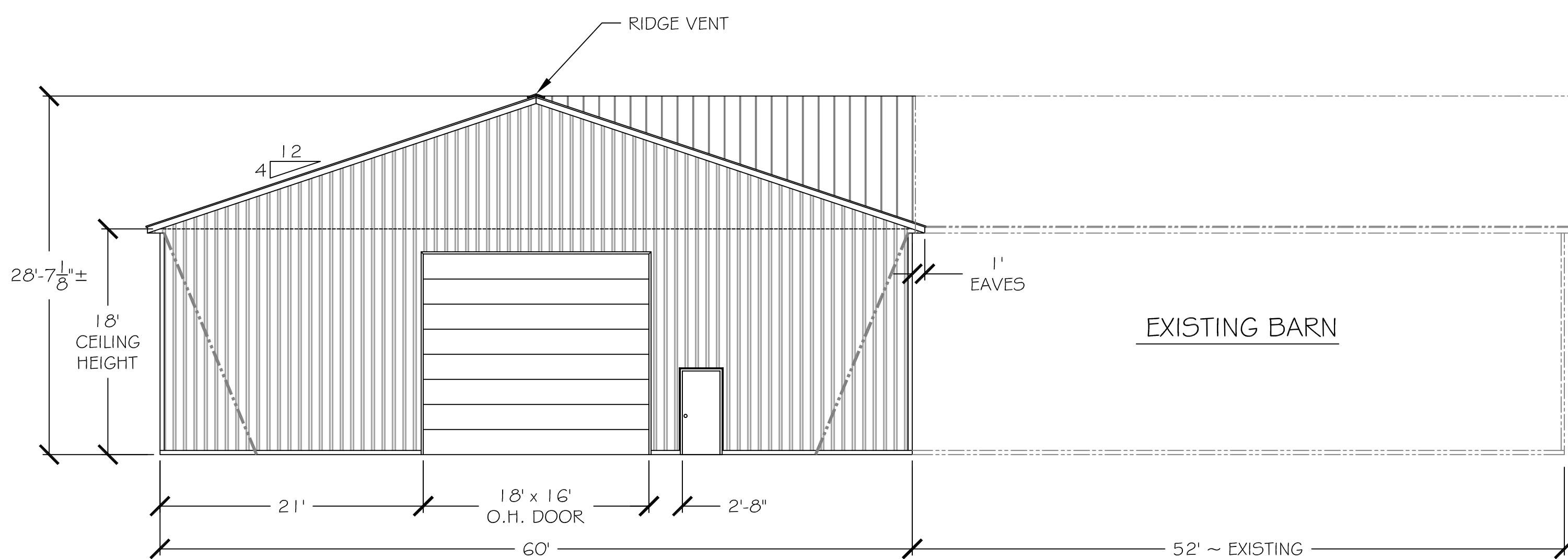
PART OF THE NW 1/4, SECTION 21, T3N, R16W, DOUGLAS TOWNSHIP, ALLEGAN COUNTY, MICHIGAN



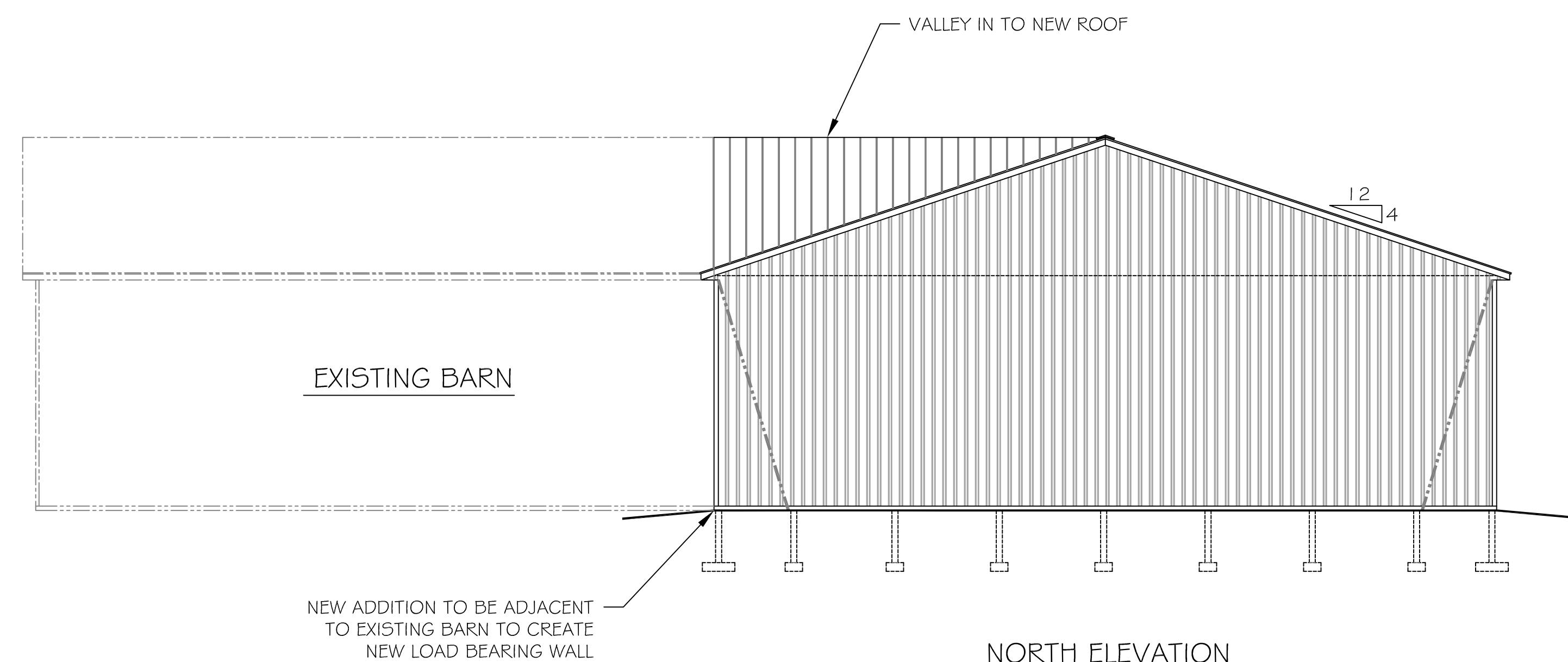
DRAWN BY: LCW
APPROVED BY: [Signature]
DATE: 07/30/2025
PROJ. ENG.: RTL
PROJ. SURV.: [Signature]
FILE NO.: 251609E
SHEET 1 of 1



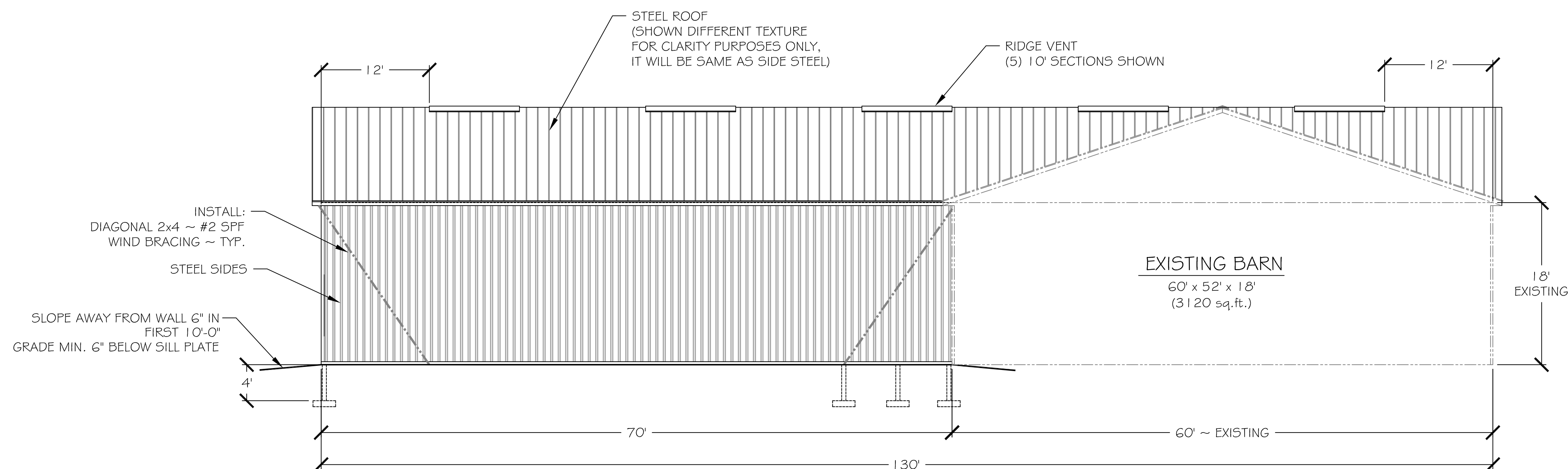
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

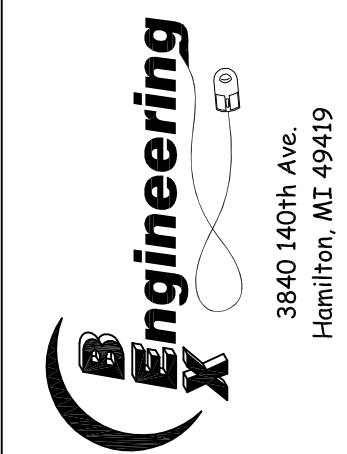


EAST ELEVATION

DRAWING INDEX:

- 1 ~ ELEVATION VIEWS
- 2 ~ MAIN FLOORPLAN
- 3 ~ POLE LAYOUT
- 4 ~ SECTION - DETAIL VIEWS

NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take priority over anything shown, described or implied where discrepancies occur. Contractor must verify all dimensions before proceeding with construction. Bex Engineering has made every attempt to avoid mistakes and therefore is not responsible for any errors that may be present.



ARCHITECTURAL PLANS FOR:

BRIAN PEARSON

REVISIONS

PROJECT

**BUILDING
ADDITION**
60' x 130' x 18'

ELEVATION VIEWS

PAGE: 1 of 4

SQ. FT.: 7,800

DATE: 7/28/25

REVISED:

SCALE: 1/8" = 1'-0"

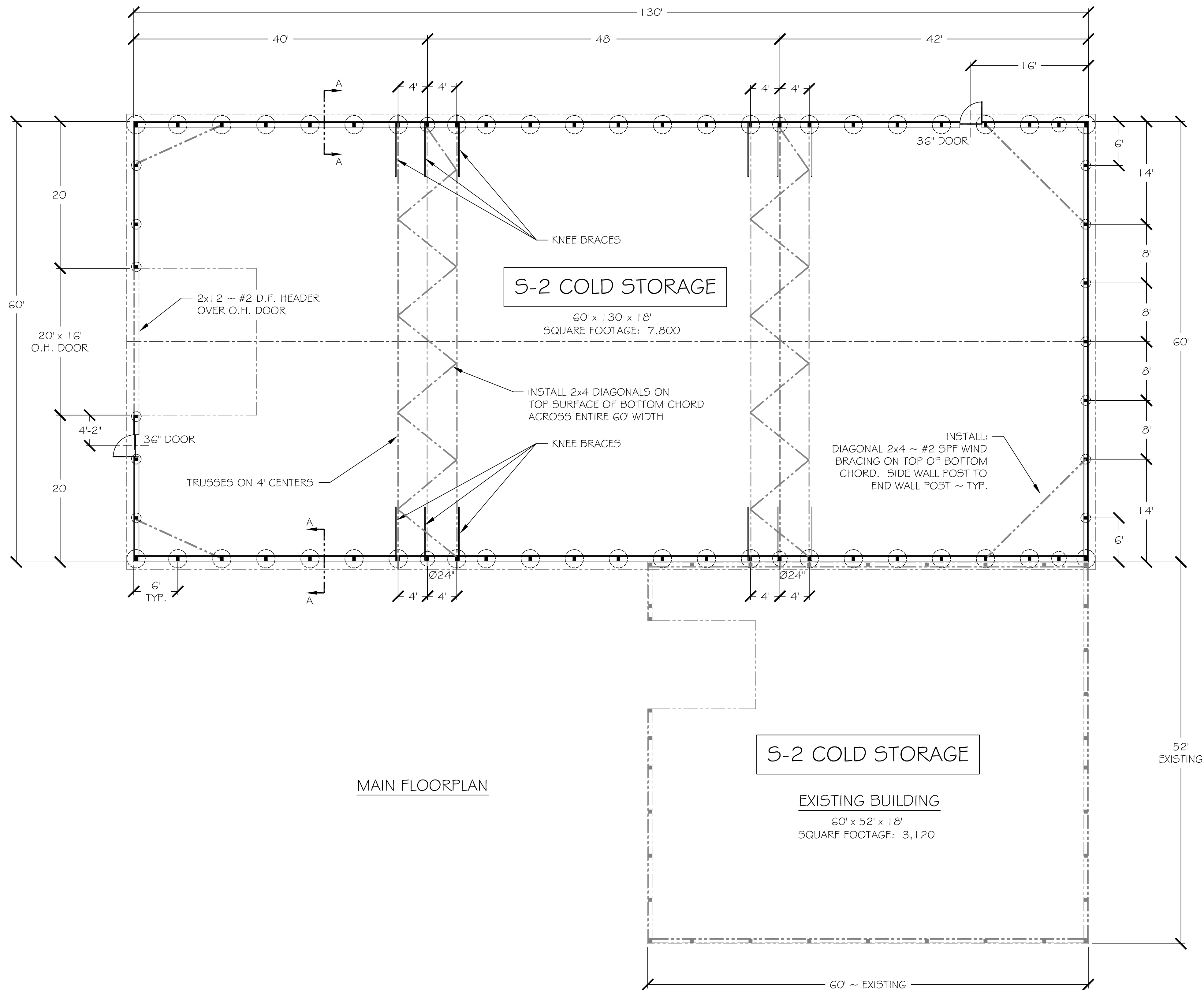
DRAWN BY: MLB

DWG NO.:
Pearson 60x130 Elevation Views-sh12

BRIAN PEARSON
6779 ENTERPRISE DRIVE
DOUGLAS, MI 49406

PROFESSIONAL DESIGN OVERSIGHT
PROVIDED BY CALVIN R BECKSVOORT, PE
LATITUDE ENGINEERING, INC
4181 138TH AVENUE
HAMILTON, MI 49419
(616)893-1851

A-1



TOTAL SQUARE FOOTAGE:
3,120 + 7,800 = 10,920 sq.ft.

NOTES:

USE GROUP: S-2 (LOW HAZARD STORAGE)
CONSTRUCTION TYPE: VB
EXPOSURE: B
CATEGORY: II
IMPORTANCE FACTOR: 1.0
GROUND SNOW LOAD: 50 PSF
FLAT ROOF SNOW LOAD: 42.0 PSF
SLOPED ROOF SNOW LOAD: 37 PSF
BASIC WIND SPEED: 115 MPH
VELOCITY PRESSURE: 20.3 PSF
INTERNAL PRESSURE COEFFICIENT: 0.18 & -0.18
SEISMIC DESIGN CATEGORY: A
SIMPLIFIED ANALYSIS PROCEDURE
SEISMIC IMPORTANCE FACTOR: 1.00
SEISMIC RESPONSE COEFFICIENT: $C_s=0.04$
RESPONSE MODIFICATION FACTOR: $R=6.5$
SPECTRAL RESPONSE ACCELERATION
 $S/S = 0.05$
 $S/I = 0.13$
 $S/DS = 0.02$
 $S/D1 = 0.07$
SOIL CLASSIFICATION: SM (UNIFIED CLASS SYS.)
SOIL BEARING CAPACITY: 2,000 PSF
CLIMATE ZONE: 5A

NOTES:

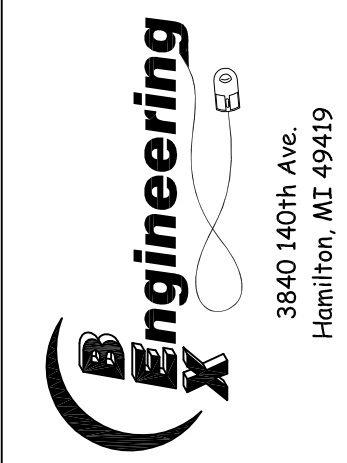
FASTENERS FOR PRESERVATIVE TREATED WOOD
SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED,
STAINLESS STEEL, SILICON BRONZE, COPPER OR
OTHER CORROSIVE-RESISTANT MATERIAL

ALL DOORS AND HARDWARE MUST MEET MBC
(1008.1.8 TO 1008.1.8.2) AND ANSI (309.4 & 404.2.7)

NOTES:

CODE JURISDICTION:
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ELECTRICAL CODE (MEC)
ANSI/ASHRAE STD. 90.1 - 2007

NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take priority over anything shown, described or implied where discrepancies occur. Contractor must verify all dimensions before proceeding with construction. Bex Engineering has made every attempt to avoid mistakes and therefore is not responsible for any errors that may be present.



ARCHITECTURAL PLANS FOR:

BRIAN PEARSON

REVISIONS

PROJECT

BUILDING
ADDITION
60' x 130' x 20'

MAIN FLOORPLAN

PAGE: 2 of 4

SQ. FT.: 7,800

DATE: 7/28/25

REVISED:

SCALE: 1/8" = 1'-0"

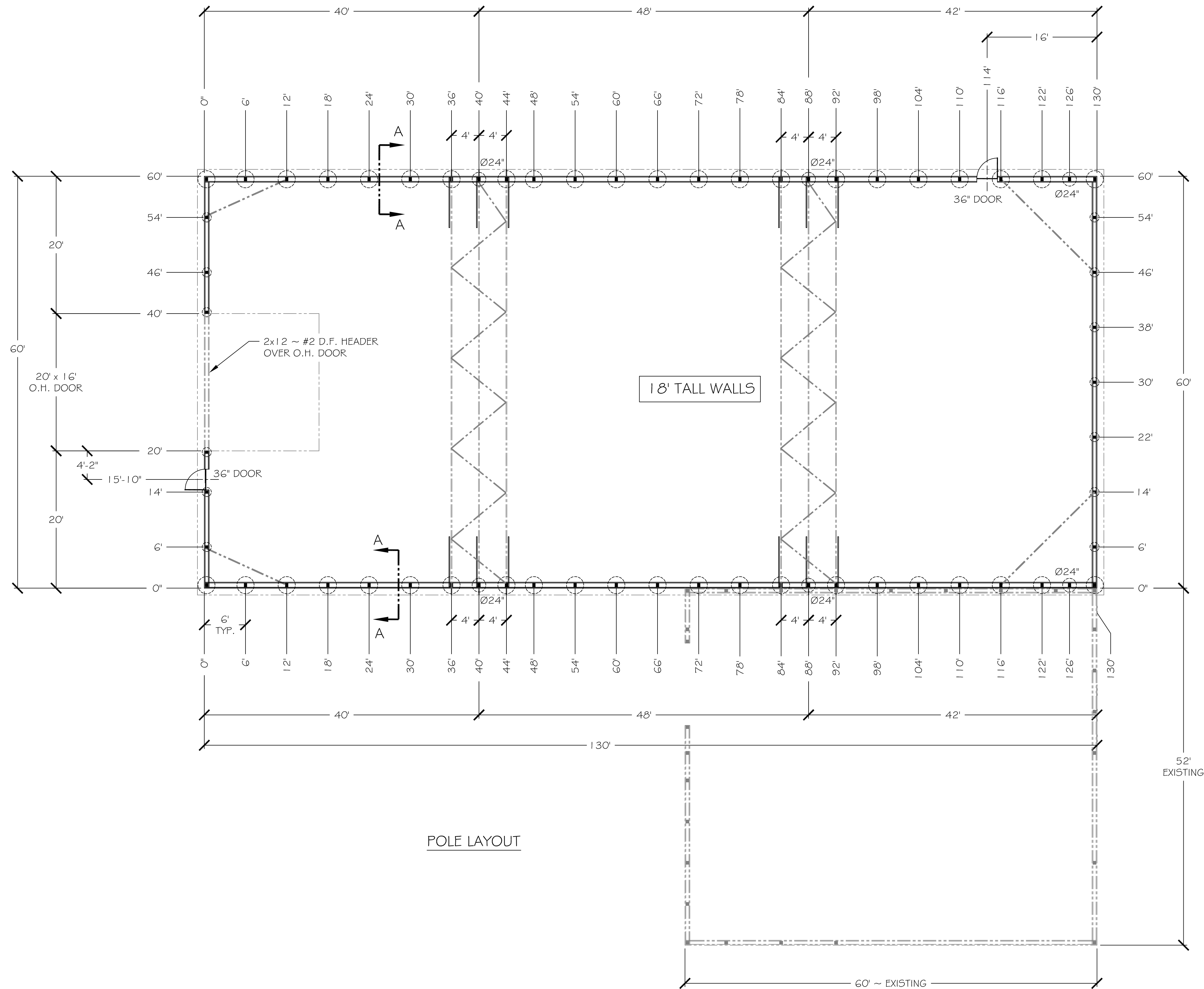
DRAWN BY: MLB

DWG NO.:
Pearson 60x130 Main Floorplan-sh12

PROFESSIONAL DESIGN OVERSIGHT
PROVIDED BY CALVIN R BECKSVOORT, PE
LATITUDE ENGINEERING, INC
4181 138TH AVENUE
HAMILTON, MI 49419
(616)893-1851

BRIAN PEARSON
6779 ENTERPRISE DRIVE
DOUGLAS, MI 49406

A-2



NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take priority over anything shown, described or implied where discrepancies occur. Contractor must verify all dimensions before proceeding with construction. Bex Engineering has made every attempt to avoid mistakes and therefore is not responsible for any errors that may be present.



ARCHITECTURAL PLANS FOR:

BRIAN PEARSON

REVISIONS

PROJECT

BUILDING
ADDITION
60' x 130' x 18'
POLE LAYOUT

PAGE: 3 of 4

SQ. FT.: 7,800

DATE: 7/28/25

REVISED:

SCALE: 1/8" = 1'-0"

DRAWN BY: MLB

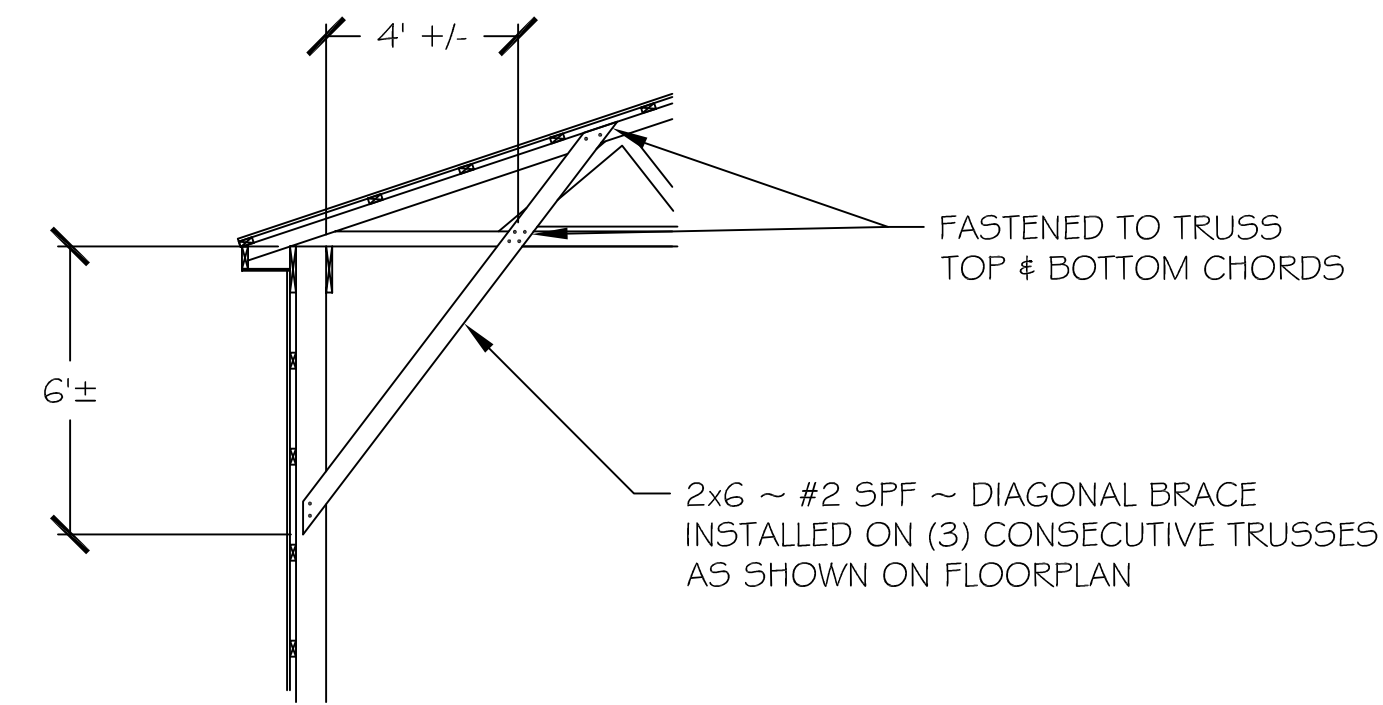
DWG NO.:

Pearson 60x130 Pole Layout-sht3

BRIAN PEARSON
6779 ENTERPRISE DRIVE
DOUGLAS, MI 49406

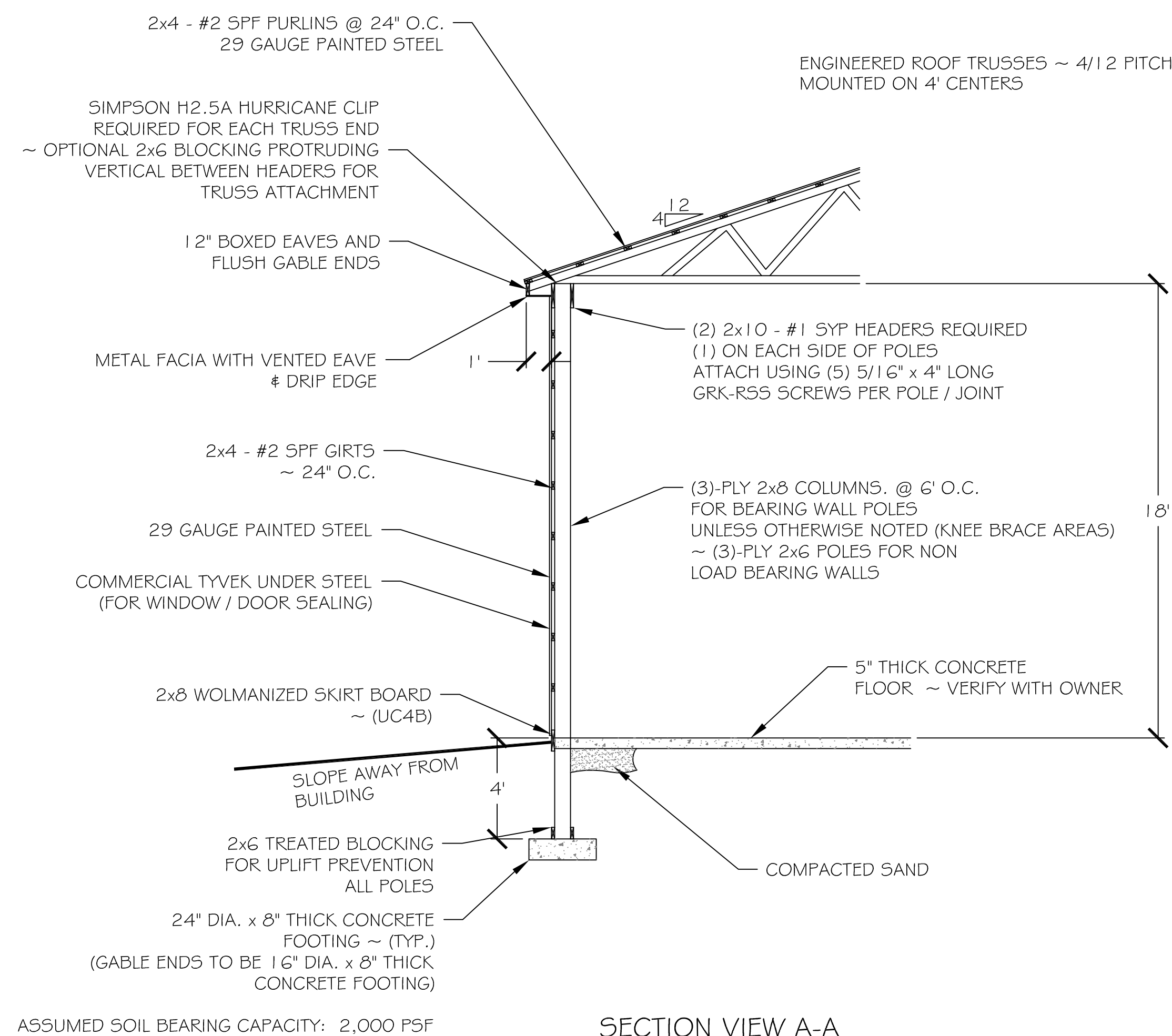
PROFESSIONAL DESIGN OVERSIGHT
PROVIDED BY CALVIN R BECKSVVOORT, PE
LATITUDE ENGINEERING, INC
4181 138TH AVENUE
HAMILTON, MI 49419
(616)893-1851

A-3



KNEE BRACE ~ DETAIL

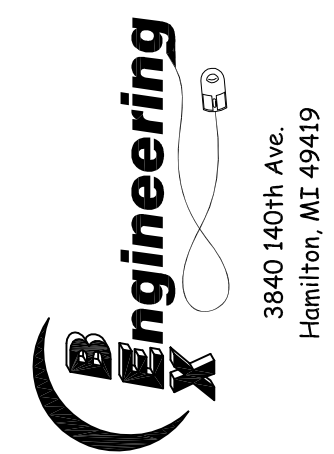
1/4" = 1'-0"



SECTION VIEW A-A

SCALE ~ 1/4" = 1'-0"

NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take priority over anything shown, described or implied where discrepancies occur. Contractor must verify all dimensions before proceeding with construction. Bex Engineering has made every attempt to avoid mistakes and therefore is not responsible for any errors that may be present.



ARCHITECTURAL PLANS FOR:

BRIAN PEARSON

REVISIONS

PROJECT

BUILDING
ADDITION
60' x 130' x 18'

SECTION &
DETAIL VIEWS

PAGE: 4 of 4

SQ. FT.: 7,800

DATE: 7/28/25

REVISED:

SCALE: NOTED

DRAWN BY: MLB

DWG NO.:

Pearson 60x130 Section Views-sht4

BRIAN PEARSON
6779 ENTERPRISE DRIVE
DOUGLAS, MI 49406

PROFESSIONAL DESIGN OVERSIGHT
PROVIDED BY CALVIN R BECKSVVOORT, PE
LATITUDE ENGINEERING, INC
4181 138TH AVENUE
HAMILTON, MI 49419
(616)893-1851

A-4



Site Plan Review Application

New Construction - \$1,000 Fee & \$2,000 Escrow

Expansions exceeding 15% of the existing floor area - \$500 fee & \$1000 Escrow

Expansions NOT exceeding 15% of the existing floor area - \$300 fee & \$1,000 Escrow

The Village of Friendliness - Since 1870

Applicant Information

Company Name: Pearson Properties Applicant Name: Bryon Pearson
 Phone Number: 616 886-1283 Email Address: bryon@enterprisehinge.com
 Mailing Address / PO Box: PO 397 City: Douglas State: ME Zip: 49406

Property Information

Owner/Agent Name: Bryon Pearson
 Phone Number: 616 886 1283 Email Address: bryon@enterprisehinge.com
 Address: 6779 Enterprise Dr. City: Douglas State: ME Zip: 49406
 Parcel Number: 03-59-021-018-76 Property Size: 1.42 Zoning District: _____

Proposed Use: Industrial Storage
 Project Description: 8,000 sq ft Addition, Pole Construction

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

Y N N/A

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

☐ Yes, I have read the City of Douglas Zoning Ordinance Article 24 Site Plan Review Checklist below.

Signature of Applicant

Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____ Fee Paid ☐ Application Complete ☐

Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)

Signature of Planning & Zoning Administrator

Date

6779 ENTERPRISE DR DOUGLAS, MI 49406 (Property Address)

Parcel Number: 59-021-018-76



Item 1 of 2

1 Image / 1 Sketch

Property Owner: PEARSON PROPERTIES LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1981
 - # of Buildings: 3
 - Total Sq.Ft.: 15,069
- > Assessed Value: \$192,900 | Taxable Value: \$139,021
- > Property Tax information found

Owner and Taxpayer Information

Owner	PEARSON PROPERTIES LLC P.O. BOX 397 6779 ENTERPRISE DR DOUGLAS, MI 49406	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	301 INDUSTRIAL-IMPROVED	Unit	59 DOUGLAS CITY
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$192,900
MAP #	226-ABX & 225-AA	Taxable Value	\$139,021
ACTION	0	State Equalized Value	\$192,900
USER ALPHA 1	Not Available	Date of Last Name Change	02/13/2019
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
ADDESS CHANGE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$185,100	\$185,100	\$134,841
2023	\$167,400	\$167,400	\$128,420
2022	\$137,100	\$137,100	\$122,305

Land Information

Zoning Code	L-1 LIGHT IND	Total Acres	1.410
Land Value	\$38,000	Land Improvements	\$14,412
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	INDUSTRIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	Not Available	Not Available
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM 1515.62' S & 454' E OF NW COR OF SEC TH N 210' TH E 295.5' TH S 210' TH W 295.5' TO POB SEC 21 T3N R16W (81)

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/12/2013	\$0.00	LC	PEARSON CO. INC.	PEARSON PROPERTIES LLC	09-FAMILY	3767/679

Building Information - 11805 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	11,805 sq ft	Estimated TCV	Not Available
Occupancy	Industrial - Light Manufacturing	Class	S
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	No Data to Display
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	24 yrs

Building Information - 3120 sq ft Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) (Commercial)

Floor Area	3,120 sq ft	Estimated TCV	Not Available
Occupancy	Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell)	Class	D,Pole
Stories Above Ground	1	Average Story Height	16 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1988	Year Remodeled	No Data to Display
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	24 yrs

Building Information - 144 sq ft Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) (Commercial)

Floor Area	144 sq ft	Estimated TCV	Not Available
Occupancy	Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell)	Class	D,Pole
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	No Data to Display	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	26 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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6779 Enterprise Drive, Douglas, MI. 49406

7,800 sq foot finished goods storage addition

Project Narrative

Objective

Enterprise Hinge Inc. has been on site since 1980. Our business has changed several times to remain viable over the last 40 years at this location. We now find ourselves in need of additional indoor storage space for our finished goods, and raw materials.

Details of business and use of addition.

-Manufacturer of metal continuous and butt hinges established 1946. Moved to Douglas in 1975. Built new facility on enterprise drive in 1980.

-Enterprise Hinge Inc. currently has 7 employees and is not anticipated to increase this number as a direct result of this addition. We only operate 1st shift and do not anticipate this to change.

-New addition is intended to have indoor storage of our finished goods and raw materials consisting of, Steel, Aluminun, stainless steel coils and wire.

-We have no intention of additional metal stamping equipment in the new addition.

-This addition will allow us hold more raw materials/finished goods on hand effectively reducing the amount of traffic from LTL carriers on our road. Impact on traffic, schools, and utilities will be minimal as this is only used for storage. Building will have separate single phase electric service with all LED lighting.

-Additional trees will be planted on the north side of the addition to provide green cover for our residential neighbors to the north.

-there will be no additional signage

-We do plan to hook up to city water but usage will be very minimal.

-Building height for the addition will match the current Building at 28' 7" from the floor to the peak of the roof. This is noted on the prints on the left side of the first print.

-Only new lighting will be above the overhead door and service door. Both down facing and intended to have minimal impact on light pollution.

-lot coverage after addition would be 36.75%

-Timeline. The hope is to have this addition completed before the end of 2025.

Maybe removed too much of
Natural Barrier
* But other Business also
blocks view from/on Blue Star

Item 5A.

VILLAGE OF DOUGLAS

ALLEGAN COUNTY, MICHIGAN

The Village of Friendliness – Since 1870

December 20, 2002

Byron Pearson
Enterprise Hinge Inc.
6779 Enterprise Drive
PO Box 397
Douglas, MI 49406

Re: Dumpster Screening

Dear Bryon;

Thank you for participating in the December 18th Planning Commission meeting. It was helpful to have you present to raise your dumpster screening concerns and take part in the dialogue that followed. To recap the discussion: it was decided that if your dumpster is relocated such that it is 'naturally' screened (by vegetation) from Blue Star Highway, that would suffice to comply with ordinance screening requirements.

Please feel free to contact me with any questions/concerns.

Sincerely,

Laurie Kelly
Laurie Kelly
Zoning Administrator

RECEIVED
DEC 23 2002

ENTERPRISE HINGE, INC.

47 W. Center Street • Douglas, Michigan 49406-0757
Phone (616) 857-1438 • Fax (616) 857-4751