



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, OCTOBER 08, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

To view remotely, join online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/89438884540>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 894 3888 4540

1. CALL TO ORDER

2. ROLL CALL

A. Approval of Agenda - October 8, 2026 (additions/changes/deletions)

Motion to approve the October 8, 2026 agenda

B. Approval of Minutes - September 10, 2026 (additions/changes/deletions)

Motion to approve the September 10, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. DDA Survey Results Presentation

B. Public Hearing - 64 Wiley Rd – Rezone Request from R-1 PUD to R-3 Neighborhood Conservation District

Motion to Open Public Hearing (Roll Call Vote)

a. Applicant Presentation

b. Planning and Zoning Administrators Report

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

d. Commissioner Questions

Motion to Close the Public Hearing (Roll Call Vote)

Motion to recommend [approval / denial / tabling] the request made by David Schermer, on behalf of Tan Creek, LLC, for the amendment to the zoning ordinance and map in reference to a parcel of land located at 64 Wiley Road (PPN 59-016-096-00), from R-1, Planned Unit Development (PUD) to R-3, Neighborhood Conservation District.

C. Westshore PUD Amendment

Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

Motion to Close the Public Hearing (Roll Call Vote)

Motion to recommend to City Council [approval / approval with conditions / denial / tabling] of the Planned Unit Development amendment submitted by Ric Dyk on behalf of BDR Inc. for the removal of the western development area resulting in the modification of the PUD boundary, reduction in open space to 42%, and the relief from the 25' buffer from units 16-21 for the Westshore Planned Unit Development, pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance.

D. Westshore PUD – Rezone Request from R-1 PUD to R-1 Residential District

Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

Motion to Close the Public Hearing (Roll Call Vote)

Motion to recommend [approval / denial / tabling] of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to amend the Zoning Ordinance and Zoning Map for approximately 46 acres of property located on Center Street (PPN 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District.

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 10, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES (DRAFT)

1. CALL TO ORDER – Chair Thomas Hickey called the meeting to order at 6:00 PM.

2. ROLL CALL

Present

Chair Thomas Hickey
Secretary Paul Buszka
Commissioner Patty Hanson
Commissioner Jennifer Ludwick
Commissioner Steven Merouse
Commissioner John O'Malley
Commissioner Laura Peterson
Commissioner Neal Seabert

Not Present

Vice-Chair Matt Balmer

Also Present

Planning & Zoning Administrator Sean Homyen

A. Approval of Agenda - September 10, 2026 (additions/changes/deletions)

Motion by O'Malley, seconded by Merouse to approve the September 10, 2026 agenda – *Motion carried unanimously by voice vote.*

B. Approval of Minutes - August 13, 2026 (additions/changes/deletions)

Motion by Seabert, seconded by O'Malley to approve the August 13, 2026 regular meeting minutes – *Motion carried unanimously by voice vote.*

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

4. PUBLIC COMMUNICATION – WRITTEN - None

5. NEW BUSINESS

A. 86 W. Center St. - Site Plan Amendment

a. Applicant Presentation

The applicant presented the proposed amendments to the previously approved site plan for 86 W. Center Street. The revisions included changes to the front patio, reconstruction and enclosure of the rear stair tower, relocation of air conditioning condensers to the roof of the stair tower, changes to windows and doors, Juliet balconies, modifications to the front entrance, relocation of the fire department connection, and associated landscaping changes. The applicant explained that the front patio would be lowered closer to sidewalk grade to improve accessibility, while maintaining an accessible seating area.

b. Planning and Zoning Administrators Report

Planning and Zoning Administrator Homyen stated that several outstanding items remained from the staff review but were not considered detrimental to approval of the site plan amendment. The remaining items would need to be addressed with City staff and the City Engineer prior to issuance of applicable permits.

c. Public Comments – None

d. Commissioner Questions

The Planning Commission discussed the proposed changes, including potential excavation associated with the building improvements, the existing Michigan Historical Marker, replacement of exterior siding and trim, window modifications, landscaping, accessibility of the front patio, and the proposed occupancy load. Commissioners also discussed the historical character of the building and encouraged the applicant to continue coordinating regarding the existing historical marker.

The applicant clarified that the basement would not be lowered, exterior materials would be replaced as necessary while maintaining the appearance of the building, and the occupancy load would be reviewed by the Fire Department as part of the permitting process.

Motion by Buszka, seconded by Merouse, to approve the Major Site Plan Amendment requested with conditions by David Isliamovski of 1875 Hospitality Group, LLC for the property located at 86 W. Center St., pursuant to Section 24.06 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 28, 2026, for the parcel identified as P.P. 59-551-001-00, subject to the following conditions:

1. The applicant shall address all outstanding comments and requirements from the City Engineer, Kalamazoo Lake Sewer and Water Authority, and Allegan County Drain Commission, if required, prior to issuance of any permits.
2. The applicant shall obtain all other federal, state, and local permits, if required.
3. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.
4. The applicant shall revise the site plans and project narrative in accordance with Planning Commission direction and provide all missing information identified in the staff report and site plan review checklist prior to issuance of permits.
5. All exterior lighting must comply with zoning ordinance sections 19.05 (6) and 24.03 (9) the applicable requirements of the Zoning Ordinance.

Motion carried by unanimous roll call vote

6. UNFINISHED BUSINESS

A. 211, 217, 225 W. Center St. - Special Land Use Request for Ground Floor Residential (Section 26.13)

a. Applicant Presentation

The applicant provided an update regarding the items discussed at the previous Planning Commission meeting. The applicant stated that an ingress/egress easement had been provided, an application for parcel consolidation had been submitted, parking calculations had been revised, and stormwater concerns had been addressed. The applicant also discussed revisions made in response to staff comments regarding building transparency, parking, and the identification of residential units.

b. Planning and Zoning Administrators Report

Planning and Zoning Administrator Homyen stated that the majority of the outstanding items identified during the previous review had been addressed. The parking calculations had been revised and were considered addressed. Homyen identified the recessed entrance at the corner of the building as an item for Planning Commission discussion because the proposed setback exceeded the three- to five-foot requirement.

c. Public Comments – None

d. Commissioner Questions

The Planning Commission discussed the overall scale and design of the proposed building, compatibility with surrounding properties, parking, the recessed corner entrance, privacy and screening for the ground-floor residential units, landscaping, exterior lighting, and potential impacts on neighboring properties.

The applicant agreed to revise the recessed entrance to comply with the applicable three- to five-foot requirement rather than pursue a variance. The Commission also discussed requiring additional screening along the eastern property boundary adjacent to the ground-floor residential units. The applicant agreed that additional landscaping, fencing, or a combination of screening methods would be appropriate.

Motion by Buszka, seconded by O'Malley, to approve the request with conditions made by Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 28, 2026, on the parcel identified as P.P. 59-016- 039-20, 59-016-039-21, 59-016-039-22, located at 211, 217, 225 W. Center St., subject to the following conditions:

1. The applicant shall address any review comments from the Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and City Engineer, and obtain any required approvals prior to the issuance of any permits.
2. The applicant shall work with the Planning & Zoning Administrator to address all revisions identified in the staff report, Article 24 Site Plan Review Checklist, and by the Planning Commission prior to the issuance of any permits.
3. Prior to the issuance of any permits, the applicant shall complete and record the consolidation of the subject parcels in accordance with the approved site plan.
4. Prior to the issuance of any permits, the ingress and egress easement shall be recorded in a form acceptable to the City.
5. The applicant shall obtain all other federal, state, and local permits if required.

6. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.
7. The applicant shall provide a vegetative buffer zone, solid wall or fence that will be constructed at least 6ft in height along the eastern property boundary adjacent to the ground floor residential units with the commercial property, that the vegetative buffer zone, solid wall or fence will meet the requirements of zoning ordinance section 21.01 (3) (A) and subsection (1).

Motion carried by a 6-2 roll call vote.

7. REPORTS

A. Planning and Zoning Administrator Report

Planning and Zoning Administrator Homyen provided an update on upcoming and ongoing planning and zoning matters. Homyen stated that a Special Land Use application for a Bed and Breakfast at 89 S. Washington Street would be coming before the Planning Commission. Homyen also discussed potential rezoning requests for 64 Wiley Road and the remaining undeveloped portion of the Westshore development. An update was provided regarding 105/107 Center Street, where the applicant continues to work on revisions to the proposed plans.

Homyen also provided an update on the Zoning Ordinance rewrite and requested that Commissioners continue to provide comments on the draft sections being distributed for review. Staff is continuing to provide the draft ordinance in sections to allow the Planning Commission adequate time to review the proposed changes before a complete draft is presented.

B. Planning Commissioner Remarks

Commissioners discussed the interpretation of the Zoning Ordinance requirements related to building transparency. Discussion included whether future questions regarding transparency should be referred to the Zoning Board of Appeals for interpretation or addressed through the ongoing Zoning Ordinance rewrite. The Commission generally agreed that, until the ordinance language is revised, applicants with projects involving a potential transparency interpretation may be encouraged to seek an interpretation from the Zoning Board of Appeals prior to Planning Commission review.

Commissioner Hanson also raised concerns regarding the administrative consolidation of multiple parcels and whether consolidation of multiple lots should receive additional review before approval. The Commission discussed the existing administrative process for lot consolidations and boundary line adjustments, the difference between consolidations and land divisions, and potential impacts of requiring additional review. Staff noted that any future changes to the process would need clear standards and criteria for review.

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

9. ADJOURNMENT

Motion by Seabert, seconded by Merouse to adjourn the meeting. – *Motion carried by unanimous voice vote*

Douglas Downtown Authority Survey Responses

September 15, 2026

Survey participation

The survey received 289 responses.

Connection to Douglas Responses Share

Full-time resident	146	50.5%
Property owner	42	14.5%
Seasonal resident	36	12.5%
Business owner	21	7.3%
Visitor	14	4.8%
Employee in Douglas	6	2.1%
Other/local connections	24	8.3%

Respondents were highly familiar with downtown:

- 106 visit several times per week.
 - 87 visit daily.
 - 53 visit weekly.
 - Altogether, 246 respondents—85%—visit at least weekly.
-

What people currently value

Respondents most frequently selected:

Existing downtown strength Responses Share

Restaurants and dining	200	69.2%
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Existing downtown strength Responses Share

Small-town atmosphere	193	66.8%
Walkability	154	53.3%
Events and festivals	110	38.1%
Arts and culture	94	32.5%
Shopping	84	29.1%
Historic character	81	28.0%
Waterfront access	58	20.1%

The results show strong support for protecting the community's character, scale, walkability, and locally oriented atmosphere.

What respondents believe is missing

Identified need	Responses Share	
Additional dining options	187	64.7%
Retail shopping	146	50.5%
Entertainment venues	105	36.3%
Outdoor recreation opportunities	56	19.4%
Housing	56	19.4%
Public gathering spaces	46	15.9%
Family-friendly activities	38	13.1%
Arts and cultural spaces	36	12.5%
Professional services	21	7.3%

Dining, retail, and entertainment stand out as the three most significant perceived gaps.

Businesses and uses people want added

Desired business or use	Responses	Share
Bakery	141	48.8%
Live music venue	137	47.4%
Restaurant	123	42.6%
Boutique retail	92	31.8%
Bookstore	84	29.1%
Wellness or fitness facility	68	23.5%
Wine bar	66	22.8%
Performing arts venue	65	22.5%
Brewery or taproom	65	22.5%
Senior housing	53	18.3%
Workforce housing	52	18.0%
Mixed-use development	51	17.6%
Outdoor recreation business	46	15.9%

A bakery, live music venue, and additional restaurant received the strongest support. Respondents also showed meaningful interest in housing, wellness, arts, and mixed-use development.

Former Police Department property

The most-supported uses were:

Potential use	Responses	Share
Restaurant	196	67.8%
Retail space	162	56.1%

Potential use	Responses Share	
Café or coffee shop	113	39.1%
Mixed-use development	110	38.1%
Community meeting space	85	29.4%
Art gallery	81	28.0%
Residential use	65	22.5%
Visitor information center	39	13.5%
Office space	29	10.0%

The results strongly favor an active, public-facing commercial use. A restaurant or retail-oriented mixed-use project appears most consistent with public preferences. Office space received comparatively limited support.

Written responses frequently combined:

- A restaurant, café, bakery, or other food use
- Retail on the ground floor
- Housing or residential use above
- Community, art, or gathering space
- A business capable of operating year-round

Desired identity for Downtown Douglas

When asked what downtown should be known for in ten years, the leading responses were:

Desired identity	Responses Share	
Dining destination	66	22.8%
Arts and culture	49	17.0%
Small-business community	44	15.2%

Desired identity	Responses Share	
Historic character	35	12.1%
Family-friendly atmosphere	28	9.7%
Entertainment and events	18	6.2%
Shopping destination	16	5.5%
Waterfront recreation	12	4.2%
Housing opportunities	10	3.5%

No single identity dominated. Instead, respondents appear to support a combination of dining, arts, locally owned businesses, and historic character.

Improvements that would increase downtown visits

Improvement	Responses Share	
More restaurants serving lunch	174	60.2%
More year-round businesses	143	49.5%
Expanded evening and weekend hours	118	40.8%
More entertainment or live music	114	39.4%
More retail shopping options	100	34.6%
More outdoor seating and gathering spaces	60	20.8%
More community events and activities	56	19.4%
More convenient parking	43	14.9%
Additional public restrooms	17	5.9%
Better pedestrian and bicycle amenities	16	5.5%

The findings suggest that existing businesses' availability may be nearly as important as recruiting new businesses. Lunch service, consistent hours, evenings, weekends, and year-round operations were repeatedly emphasized.

Recurring written-comment themes

The open-ended responses reinforced several themes:

- Better use of Wade’s Bayou and the waterfront, including seating, recreation, boating access, dining, music, and community events
- More restaurants, particularly lunch, bakery, café, affordable, casual, and takeout options
- More consistent and year-round business hours
- Live music, performing arts, festivals, and activities for different age groups
- Preservation of Douglas’s historic, quiet, and small-town character
- More green space, landscaping, trees, seating, and attractive public gathering areas
- Housing that supports year-round residents, workers, and seniors
- Improved connections between downtown destinations through walking, biking, transit, parking, and wayfinding
- Continued attention to Beery Field, the former Police Department property, Wade’s Bayou, and Blue Star Highway

Overall conclusions

The survey points toward five broad priorities:

1. Recruit and support additional dining, especially lunch, bakery, café, casual, and year-round options.
2. Encourage active commercial or mixed use of the former Police Department property, with restaurant and retail uses receiving the strongest support.
3. Expand entertainment, live music, arts, events, and public gathering opportunities.
4. Improve use of Wade’s Bayou, Beery Field, and other public spaces while enhancing landscaping, seating, and waterfront access.
5. Preserve Douglas’s small-town and historic character as development occurs.

To: City of the Village of Douglas Planning Commission

Date: October 2, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: **64 Wiley Rd – Rezone Request from R-1 PUD to R-3 Neighborhood Conservation District**



The Village of Friendliness – Since 1870

David Schermer, on behalf of Tan Creek, LLC, is requesting to rezone approximately 20 acres located at 64 Wiley Road from R-1 Planned Unit Development (PUD) to R-3 Neighborhood Conservation District. The purpose of this memorandum is to review the rezoning request pursuant to Article 28, Amendments, of the City of the Village of Douglas Zoning Ordinance.

Background and Request. The approximately 20-acre property located at 64 Wiley Road is currently undeveloped and is zoned R-1 Planned Unit Development (PUD), associated with the previously approved Furrows PUD. The approved PUD was never developed. Section 27.10 of the Zoning Ordinance establishes provisions for the zoning of property when an approved PUD is not commenced within the required timeframe. The applicant is requesting to rezone the property to the R-3 Neighborhood Conservation District to facilitate future residential development of the property. The R-3 District would also establish the underlying zoning and baseline regulations for any future PUD proposed for the property.



Parcel Ariel View

The applicant has been working with the City since early 2025 to evaluate development opportunities and constraints associated with the property. The applicant has indicated that conceptual planning is currently underway and is intended to cluster development within appropriate portions of the property while preserving significant natural features and open space.

The City's 2025 Master Plan designates the property as Urban Residential, which identifies a residential density of up to six (6) units per acre and includes detached single-family homes and missing-middle housing among the desired housing types. The applicant is seeking R-3 zoning to allow both detached single-family and two-family dwellings as part of a future development proposal.

The applicant has indicated that, if the rezoning is approved, they intend to subsequently submit a request for an R-3 PUD with a Preliminary PUD Plan. The current request is limited to the rezoning of the property from R-1 PUD to R-3 and does not constitute approval of a specific development plan or future PUD.

Procedure. The Planning Commission is tasked with reviewing the request to rezone the subject parcel and making a recommendation to the City Council to approve, deny, or table the request. If the City Council approves the rezoning request, the applicant can then apply for a site plan approval. At this stage, a site plan is not required to be submitted in conjunction with the request to rezone the property.

Review.

Application Completeness. Section 28.05 outlines the required information that must be submitted by the petitioner. Staff has determined that the application is complete enough for review

Rezoning Criteria. Section 28.06, Planning Commission Recommendations lists several factors which must be taken into consideration by the Planning Commission when reviewing a request to rezone. New and old Zoning Maps, along with the Zoning Districts are included with the packet to assist with the review. These factors are listed below, along with the analysis of each.

1. *In reviewing any application for an amendment to this Ordinance, the Planning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full along with its recommendations for disposition of the application, to the City Council within a reasonable period. The matters to be considered by the Planning Commission shall include, but shall not be limited to the following:*

- a. *What, if any, identifiable conditions related to the application have changed since the existing zoning district was established that justify the proposed amendment?*

Remarks: One identifiable change since the existing zoning was established is the City's adoption of the 2025 Master Plan. The current Master Plan designates the subject property as Urban Residential and establishes a future land use vision for the undeveloped areas between Wiley Road and South Street.

The Urban Residential designation allows for residential densities of up to six (6) dwelling units per acre and identifies detached single-family homes, missing-middle two- and three-unit homes, retrofit two-unit homes, and accessory dwelling units as desired housing types. The proposed R-3 District would accommodate one-family and two-family dwellings and would provide a residential zoning framework that accommodates several of the housing types contemplated by the current Master Plan.

The adoption of the 2025 Master Plan represents a change in the City's long-term land use policy for the property that should be considered when determining whether the proposed rezoning is appropriate. The applicant also identifies the adoption of the new Master Plan as the primary changed condition supporting the request.

- b. What are the precedents and the possible effects of such precedents that might result from the approval or denial of the petition?*

Remarks: Approval of the request could result in similar rezoning requests from other properties designated Urban Residential on the Future Land Use Map. However, approval of this request would not establish that all properties within the Urban Residential designation are automatically appropriate for R-3 zoning. Each rezoning request must be evaluated individually based on the applicable rezoning criteria, characteristics of the property, surrounding land uses, availability of infrastructure, and compatibility of the requested zoning district.

Likewise, denial of the request would not necessarily establish that R-3 zoning is inappropriate for other properties designated Urban Residential. The Planning Commission should consider the specific circumstances of the subject property when making its recommendation.

- c. What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?*

Remarks: The proposed rezoning would maintain a residential zoning classification for the property but may allow a different residential development pattern than the existing R-1 PUD zoning. The applicant has indicated that a Utility Capacity Analysis, Traffic Analysis, and Topographic Survey have been completed as part of its due diligence and that no public service or infrastructure limitations have been identified that would preclude residential development under the proposed zoning.

The rezoning itself does not constitute approval of a specific development. The adequacy and capacity of utilities, stormwater facilities, road improvements, emergency access, and other public infrastructure would be further evaluated based upon the specific development proposed through any subsequent development or PUD application.

- d. Does the petitioned district change adversely affect environmental conditions or the rights of a neighboring property owner?*

Remarks: The subject property contains significant natural features, including a creek, ravine areas, existing vegetation, and other undeveloped portions of the property. The proposed rezoning does not, by itself, authorize development or alteration of these natural features.

The applicant has indicated that conceptual planning for the property is intended to cluster development within appropriate portions of the site while preserving significant natural features and open space. However, a specific development plan is

not being considered as part of the current rezoning request.

Any future development proposal would be reviewed for compliance with applicable requirements related to natural features, drainage, stormwater management, access, setbacks, landscaping, and impacts on neighboring properties. The Planning Commission should consider whether the range and intensity of development permitted under the R-3 District could reasonably be accommodated on the property without adversely affecting environmental conditions or neighboring property owners.

- e. *Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?*

Remarks: The R-3 Neighborhood Conservation District is residential in character and permits one-family and two-family dwellings, along with other permitted and special land uses allowed within the district. The intent of the R-3 District states that “no more land is intended to be zoned R-3.” However, the subject property is designated Urban Residential by the 2025 Master Plan, which identifies zoning changes necessary to fully implement the future land use designation. Therefore, the requested rezoning from R-1 PUD to R-3 is consistent with the Urban Residential future land use designation and the implementation direction established by the Master Plan.

- f. *Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?*

Remarks: The City's 2025 Master Plan designates the subject property as Urban Residential. The intent of the Urban Residential designation is to preserve the existing character of the original Douglas Plat and surrounding residential neighborhoods while establishing expectations for undeveloped areas between Wiley Road and South Street. The designation allows for residential densities of up to six dwelling units per acre and identifies detached single-family homes, missing-middle two- and three-unit homes, retrofit two-unit homes, and accessory dwelling units as desired housing types.

The proposed R-3 Neighborhood Conservation District is residential in character and permits one-family and two-family dwellings. While the existing R-3 District does not correspond exactly with all of the housing types or density contemplated by the Urban Residential Future Land Use designation, the proposed rezoning is generally consistent with the residential intent of the designation and provides a zoning framework that accommodates several of the housing types identified by the Master Plan.

The applicant has indicated that, following the proposed rezoning, they intend to pursue an R-3 PUD with a Preliminary PUD Plan. Any future PUD request would be

reviewed separately under the applicable PUD standards.

- g.** *What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?*

Remarks: The subject property is capable of residential development under its existing R-1 PUD zoning. Therefore, the request is not based upon a determination that the property is incapable of reasonable economic use under its current zoning. The applicant has indicated that R-3 zoning would provide greater flexibility for the future development of the property, including the ability to accommodate one-family and two-family dwellings and a development pattern that could concentrate development within suitable portions of the property while preserving natural features and open space.

While the proposed R-3 District may provide additional development opportunities, the Planning Commission should consider the property's ability to be reasonably used under the existing R-1 PUD zoning as part of its review. The availability of greater development flexibility under another zoning classification does not, by itself, establish that the property cannot be put to reasonable economic use under its existing zoning.

RECOMMENDATION. At the upcoming public hearing, the Planning Commission should carefully consider any comments from the public, any new information provided by the applicant, and the analysis provided in this report. At this time, staff is recommending that the Planning Commission forward a favorable recommendation to the City Council for the approval of the request to rezone the parcel located at 64 Wiley Road from R-1, Planned Unit Development (PUD) to R-3, Neighborhood Conservation District, based on the findings listed in this report. A draft ordinance to amend the zoning ordinance and map is provided for reference, as well as a suggested motion below.

SUGGESTED MOTION

I move to recommend [approval / denial / tabling] the request made by David Schermer, on behalf of Tan Creek, LLC, for the amendment to the zoning ordinance and map in reference to a parcel of land located at 64 Wiley Road (PPN 59-016-096-00), from R-1, Planned Unit Development (PUD) to R-3, Neighborhood Conservation District, based on the findings outlined in the staff report.

Please feel free to reach out with any questions.



To the Planning Commission,

Douglas is special for a reason. We recognize that and, with the City's unique qualities in mind, we are working with the City to design a housing solution that fits.

A walkable, cottage-style neighborhood with preserved open space aligns well with the historic plated streets of Douglas. The plan is to add more much needed housing that is thoughtfully integrated into the City.

We have spent over three years working with Douglas planning, listening to feedback, and refining ideas. With the adoption of the Master Plan in 2025 and zoning ordinance updates ongoing, we feel we are ready to put forward a design that fits. The first step in the process is to update the zoning to be consistent with the new Master Plan.

The proposed rezoning of the property at 64 Wiley is consistent with the City of Douglas Master Plan and represents a logical and responsible extension of the planned residential growth. The amendment supports the City's long-term vision and land use while maintaining sensitivity to environmental features and neighborhood character.

Approval of the rezoning would establish an appropriate and limited precedent that properties identified for higher-density or "Urban Residential" use in the Master Plan may be rezoned accordingly when they meet the plans intent and are thoughtfully designed. This precedent would reinforce the role of the Master Plan as the City's guiding policy document and provide predictability in future land use decisions.

Conversely, denial of a rezoning that is consistent with the Master Plan could introduce uncertainty and suggest inconsistency between adopted policy and implementation.

Any necessary infrastructure improvements will be addressed through the site plan engineering review process.

In summary, the proposed rezoning is aligned with the City's Master Plan, can be supported by existing and planned public services, and incorporates a development approach that protects the environmental features and respects neighboring properties.

Approval of the amendment would represent a consistent, plan-based decision that supports the City's long-term planning objectives while reinforcing the community's character and natural setting.

David W. Schermer | **GRI, ABR®, LEED AP**

3200 Eagle Park Drive | Suite 105
Grand Rapids, MI 49525
P| 616.828.6780





Rezoning Application

Application Fee: \$1,000 + \$2,000 Escrow Deposit
Payable Online or at Douglas City Hall

The Village of Friendliness - Since 1870

PART 1

Property Information:

Address(es) of Parcel(s) to be rezoned: 64 Wiley

Parcel Number(s): 59-016-096-00 Property Size (in acres): 20 acres

Current Zoning of Parcel(s): R-1 Proposed Zoning District(s): R-3

Existing Use of Property: Undeveloped Proposed Use of Property: Residential

Property Owner Information:

Name: Tan Creek-LLC

Phone Number: 616-608-4201 Email Address: d.schermer@preigroup.com

Address / PO Box 3200 Eagle Park Dr. NE STE 105 City: Grand Rapids State: MI Zip: 49525

Applicant Information (if different than owner):

Name: David Schermer Company: Pendulum Real Estate Group

Phone Number: 616-828-6780 Email Address: d.schermer@preigroup.com

Address / PO Box 3200 Eagle Park Dr. NE STE 105 City: Grand Rapids State: MI Zip: 49525

Rezone Application Requirements (Section 28.05):

- ☒ Certified boundary survey with dimensions, boundaries, rights-of-way, and easements and general location.
- ☒ Legal description of the subject parcel(s)
- ☒ Applicant's interest in the property:
 - ☐ Purchase Agreement or Deed
 - ☒ Proof of Ownership
- ☒ Detailed Response to Rezoning Criteria (Part 2 of this Application)
- ☒ PDF of application and supplemental documentation
- ☒ Escrow Policy Acknowledgement
- ☒ Yes, I have read the City of the Village of Douglas Zoning Ordinance Article 28, Amendments
- ☒ Fees paid (\$300 non-refundable fee + \$2,000 refundable escrow deposit)
- ☒ Complete Rezoning application (incomplete applications will not be processed)

PART 2

Please provide responses to the following rezoning criteria outlined in Section 28.06:

- a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justifies the proposed amendment? _____

See Attached - Exhibit 1

- b) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition? _____

See Attached - Exhibit 2

- c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted? _____

See Attached - Exhibit 2

- d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner? _____

See Attached - Exhibit 2

- e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?

☒

Yes

☐

No

- f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?

☒

Yes

☐

No

If , no, explain: _____

- g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located? _____

See Attached - Exhibit 2

Signatures: Section 28.05 requires the signature of BOTH owner and applicant (if different from owner)

I, Rob Scott (Owner), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Rob Scott
dotloop verified
08/26/26 2:06 PM EDT
6PCG-C4EH-39U2-JEUN

Signature of Owner

08/26/2026

Date

I, David Schermer (Applicant), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

David Schermer
dotloop verified
08/27/26 7:55 AM EDT
KHEH-EY28-O9EN-Q916

Applicant

08/26/2026

Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐

Rationale/Remarks: _____

Signature of Planning & Zoning Administrator

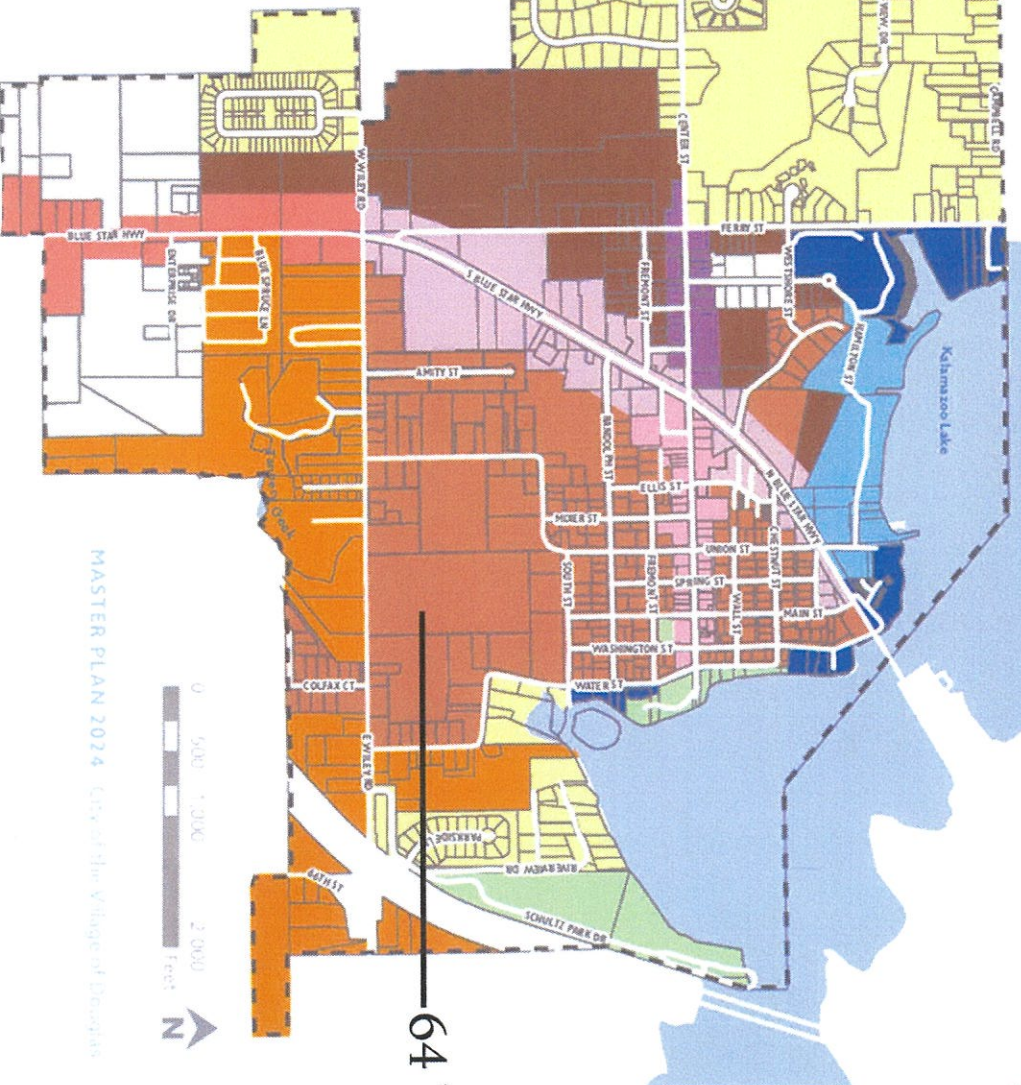
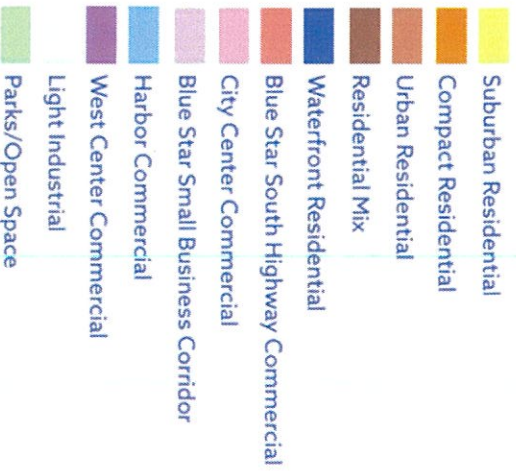
Date

P0030720233PZ

MAP 13: 2024 FUTURE LAND USE

EXHIBIT 1

Future Land Use



INTENT:

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

DESIRED BUILDING TYPES:

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

PROPOSED ZONING FOR 64 WILEY

Urban Residential (up to 6 units per acre)



EXHIBIT 2

- a) The revised Master Plan was adopted in 2025. The new Master Plan calls for Urban Residential in this area. That allows up to 6 units per acre density and detached attached housing types.
- b) Approval of the rezoning would establish an appropriate and limited precedent that properties identified for higher-density or "Urban Residential" use in the Master Plan may be rezoned accordingly when they meet the plan's intent and are thoughtfully designed. This precedent would reinforce the role of the Master Plan as the City's guiding policy document and provide predictability in future land use decisions. Conversely, denial of a rezoning that is consistent with the Master Plan could introduce uncertainty and suggest inconsistency between adopted policy and implementation.
- c) Fleis and Vandenbrink conducted a Utility Capacity Analysis, Traffic Analysis, and Topographic Survey. Their due diligence studies indicate that the proposed amendment will not adversely impact the ability of the City or other governmental agencies to provide adequate public services or facilities. The property is in an area where public infrastructure and services are available or can be reasonably extended in a manner consistent with typical development patterns. The scale and nature of development anticipated under the proposed zoning are aligned with planned growth and do not represent an unusual or disproportionate demand on municipal services. Any necessary infrastructure improvements will be addressed through the site plan engineering review process.
- d) The rezoning will not adversely affect environmental conditions or the rights of neighboring property owners. The site contains natural features, including a creek and a ravine, which are intended to be preserved as part of a permanent open space framework. This approach minimizes environmental disturbance, maintains natural drainage patterns, and preserves vegetation and habitat. The proposed development approach emphasizes clustered residential design, allowing for meaningful preservation of open space and natural features while maintaining overall density consistent with the Master Plan. By concentrating development in appropriate areas and protecting sensitive features, the plan results in less overall land disturbance than a conventional development pattern.
- e) Yes
- f) Yes
- g) While the property could technically be developed under its current R1 zoning designation with large-lot single family homes, such development would not represent a reasonable or appropriate economic use when considered in the context of the site's characteristics and the City's adopted planning framework. The Master Plan identifies this area for higher-density or "Urban Residential" use and development under existing zoning would be inconsistent with that guidance. Furthermore, a conventional R1 layout would be less responsive to the site's natural features, likely resulting in greater land disturbance and less efficient use of the land. In contrast, the proposed rezoning enables a clustered residential approach that better aligns with site conditions, preserves environmental features and reflects the city's long-term planning objectives.

Narrative in Support of Rezoning

64 Wiley Road – R-1 PUD to R-3 Neighborhood Conservation District

The applicant is requesting rezoning of approximately 20 acres located at 64 Wiley Road from R-1 PUD to R-3 Neighborhood Conservation District. The requested rezoning is intended to facilitate residential development of the property in a manner consistent with the City's recently adopted Master Plan, which designates the property **Urban Residential**.

The applicant has worked with the City since early 2025 to understand the site's development opportunities and constraints. The conceptual planning for the site, that is currently underway, works to cluster development within appropriate portions of the property while preserving significant natural features and open space. Upon a successful rezone, our intention is to then request an R-3 PUD rezone with a corresponding Preliminary PUD Plan.

At this time, our goal is to secure the underlying zoning of R-3 that will allow both detached single-family dwellings and attached, two family dwellings for the future PUD request. The following addresses the criteria contained in Section 28.06 of the City of Douglas Zoning Ordinance to support the rezone request.

(a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justify the proposed amendment?

The most significant changed condition is the City's adoption of its updated Master Plan in 2025. Through that planning process, the City reconsidered the long-term land use pattern for this area and designated the subject property **Urban Residential**.

The Urban Residential designation is intended to preserve the existing character of the original Douglas plat and nearby neighborhoods while establishing expectations for undeveloped areas between Wiley Road and South Street. Importantly, the designation specifically contemplates additional housing forms, increased residential density of up to six (6) units per acre, and a broader range of housing price points. Desired building types include detached single-family homes, missing-middle two- and three-unit homes, retrofit two-unit homes, and accessory dwelling units.

This recently adopted policy direction represents a meaningful change from the planning framework under which the property's existing zoning was established. Rezoning the property to R-3 provides a residential zoning classification that more closely implements the City's current vision for this area and provides an appropriate framework for development consistent with the new Urban Residential designation.

(b) What are the precedents and possible effects of such precedent which might result from approval or denial of the petition?

Approval would establish a precedent that rezoning requests should be evaluated in relation to the City's adopted Master Plan, the characteristics of the individual property, surrounding land uses, and the compatibility of the requested zoning district.

The requested amendment should not be viewed as establishing that all property within the Urban Residential designation is automatically appropriate for R-3 zoning. Rather, it would demonstrate that R-3 may be an appropriate implementing district where the site's characteristics, surrounding development pattern, infrastructure, and proposed residential character support that classification.

Conversely, denial could leave the property's zoning inconsistent with the City's recently adopted future land use direction and would require continued consideration of how the Urban Residential designation is intended to be implemented through the City's existing zoning districts.

(c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?

The applicant's due diligence has included a Utility Capacity Analysis, Traffic Analysis, and Topographic Survey prepared by Fleis & VandenBrink. Based upon those studies, the applicant is not aware of public service or infrastructure limitations that would preclude residential development consistent with the requested zoning.

The property is located within an area where public infrastructure and municipal services are available or may reasonably be extended in conjunction with development. The proposed rezoning would continue the property's residential use classification rather than introducing a commercial, industrial, or other substantially different demand on public services.

It is also important to note that a rezone does not automatically indicate development approval. Final utility design, stormwater management, roadway improvements, emergency access, and other infrastructure requirements associated with a specific development will be addressed through the City's subsequent site plan and engineering review processes. Accordingly, the requested rezoning is not anticipated to adversely affect the ability of the City or other governmental agencies to provide adequate public services or facilities.

(d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner?

The requested rezoning is not anticipated to adversely affect environmental conditions or the rights of neighboring property owners.

The property contains significant natural features, including a creek, ravine areas, vegetation, and other undeveloped portions of the site. These features do not preclude residential development of the property under the requested R-3 zoning. Preliminary planning and evaluation of the site indicate that residential development can be appropriately clustered and located within suitable portions of the property while avoiding sensitive environmental areas and preserving meaningful open space.

Importantly, the requested rezoning does not constitute approval of a specific development or site plan. The rezoning establishes the appropriate residential zoning classification for the property, while the location and configuration of future development will be evaluated through the applicable development review process. At that time, potential impacts related to natural features, drainage, stormwater management, access, landscaping, setbacks, and neighboring properties can be evaluated based upon a specific development plan and the applicable City standards.

At the zoning level, there are no known environmental conditions or site constraints that would make the permitted uses within the R-3 District inappropriate for this property or that would inherently result in an adverse impact to neighboring property owners. The site's natural features can be accommodated as part of future development rather than disturbed as a necessary consequence of the rezoning.

(e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?

Yes. The R-3 Neighborhood Conservation District is fundamentally residential and permits one-family and two-family dwellings together with customary residential accessory and community uses. Those uses are appropriate for 64 Wiley because the property is planned for residential development and is designated Urban Residential by the City's Master Plan. The residential nature of R-3 is compatible with the surrounding residential context while providing greater flexibility than the property's existing zoning to accommodate the housing forms and development pattern envisioned by the updated Master Plan.

Importantly, the R-3 district's stated purpose includes maintaining traditional character, pedestrian accessibility, and the City's existing street pattern while protecting continued residential character. Those objectives are compatible with the City's newer Urban Residential planning objectives and with the type of neighborhood contemplated for the subject property.

(f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?

Yes. The City's 2025 Master Plan is the subsequent planning document guiding current land-use decisions, and it specifically designates the subject property **Urban Residential**.

The Urban Residential designation calls for residential development of up to six (6) units per acre and identifies detached single-family homes and missing-middle two- and three-unit homes among its desired building types. It also emphasizes maintaining neighborhood character, improving pedestrian connectivity, allowing additional housing forms, and providing a broader range of housing opportunities.

R-3 permits both one-family and two-family dwellings and therefore provides a reasonable existing zoning mechanism for implementing much of that policy direction. While the terminology and standards of the existing R-3 district do not correspond exactly with the newly created Urban Residential future land use category, the requested district is residential in character and provides substantially greater consistency with the Master Plan's intended development pattern than retaining a zoning classification that does not reflect the City's newly adopted vision for the property.

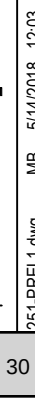
(g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?

The applicant recognizes that the property is capable of some residential development under its existing R-1 PUD zoning. The rezoning request is therefore not based upon a contention that the property has no economic use under its present zoning.

Rather, the question should also be considered in light of the City's newly adopted land-use policy for the property and the site's physical characteristics. Development under the existing zoning would generally result in a lower-density residential pattern that would not take full advantage of the City's decision to designate this property Urban Residential or the broader housing opportunities contemplated by that designation.

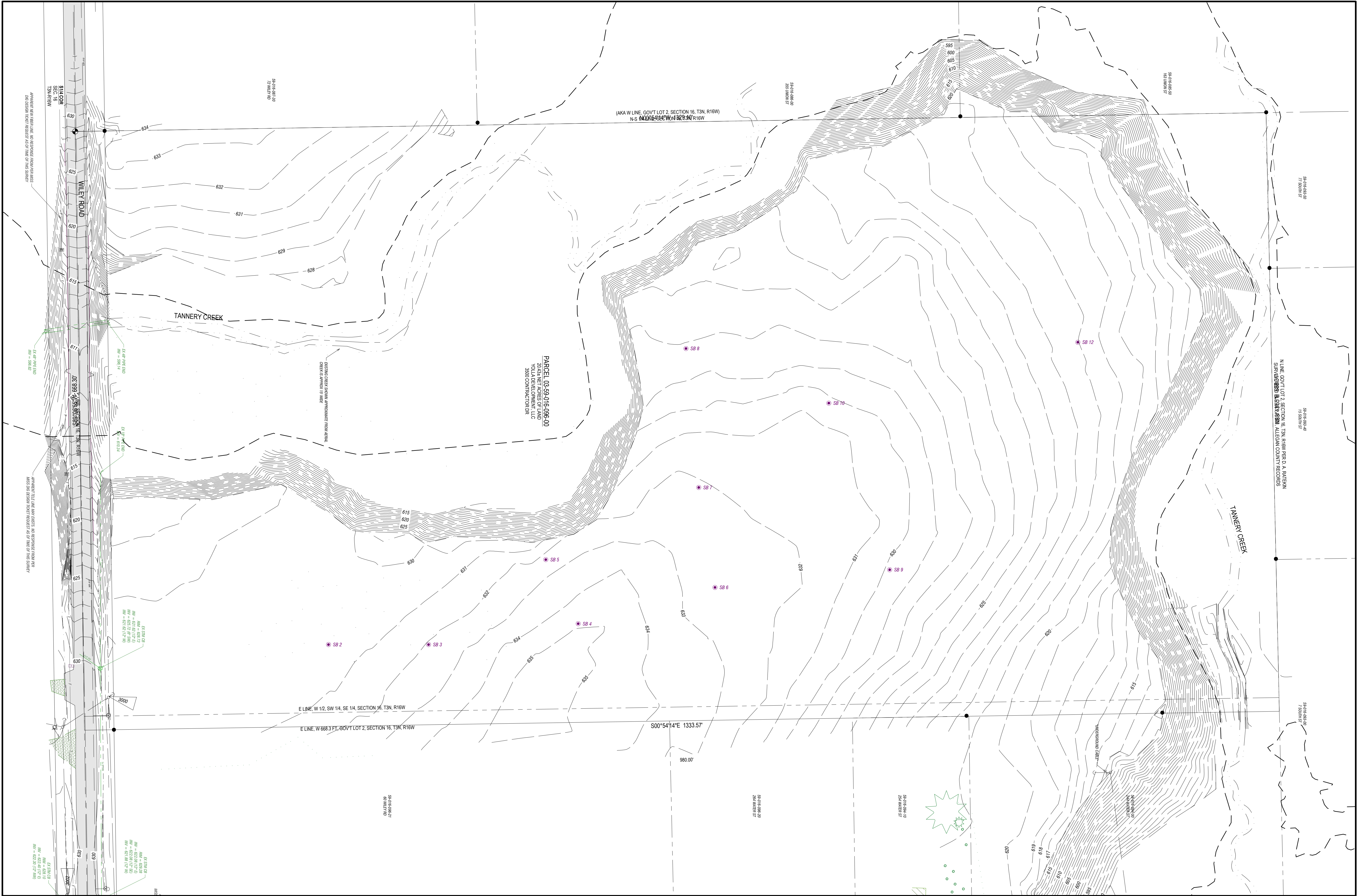
The property's natural features also favor a development pattern that concentrates homes within suitable development areas while preserving substantial portions of the site as open space. The requested R-3 zoning provides greater opportunity to achieve that balance and make efficient use of available infrastructure and developable land.

Accordingly, while reasonable economic use is possible under the existing zoning, the requested amendment would allow the property to be developed in a manner that is more consistent with its physical characteristics and the City's current long-range planning objectives.



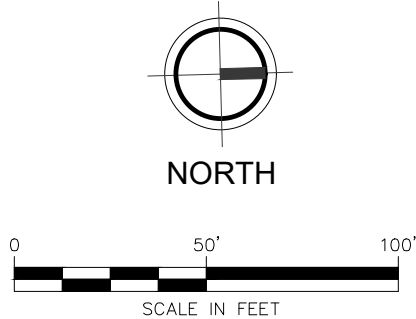
THE WEST 668.30 FEET OF THE FOLLOWING DESCRIBED PROPERTY IN SECTION 16, TOWN 3 NORTH, RANGE 10 EAST, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN: THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF HIGHWAY, EXCEPT THE EAST 231.00 FEET; ALSO EXCEPT COMMENCING 85.00 FEET NORTH AND 888.30 FEET EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, THENCE EAST 284.00 FEET, THENCE NORTH TO WATER STREET, THENCE NORTHERLY ALONG WATER STREET TO THE NORTH LINE OF GOVERNMENT LOT 2, THENCE WEST TO POINT DUE NORTH OF BEGINNING OF THIS EXCEPTION, THENCE SOUTH TO POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 16 WHICH IS 1639.73 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE NORTH PERPENDICULAR TO SAID SECTION LINE 264.00 FEET, THENCE WEST 85.00 FEET, THENCE SOUTH 264.00 FEET TO SAID SECTION LINE, THENCE EAST 85.00 FEET TO POINT OF BEGINNING.





TITLE DESCRIPTION :

The West 668.30 feet of the following described property in Section 16, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan: That part of Government Lot 2, lying South of highway; EXCEPT the East 231.00 feet; ALSO EXCEPT commencing 850.00 feet North and 888.30 feet East of the Southwest corner of Government Lot 2; thence East 284.00 feet; thence North to Water Street; thence Northerly along Water Street to the North line of Government Lot 2; thence West to point due North of beginning of this exception; thence South to Point of Beginning; ALSO EXCEPT commencing at a point on the South line of Section 16 which is 1639.73 feet West of the Southeast corner of said Section; thence North perpendicular to said Section line 264.00 feet; thence West 85.00 feet; thence South 264.00 feet to said Section line; thence East 85.00 feet to Point of Beginning. Containing 20.33 acres.



NOT FOR
CONSTRUCTION

DESIGN TEAM PROJ MGR: RWS
DESIGNED BY: JRK
DRAWN BY: JRK
CHECKED BY:

F&V PROJECT NO.
875300

DATE: 10.02.26

C-001

PENDULUM PROPERTIES
CITY OF THE VILLAGE OF DOUGLAS, MI
64 WILEY ROAD
TOPOGRAPHICAL SURVEY

603 Bay St, First Floor
Traverse City, MI 49684
P: 231.932.8600
F: 231.932.8700

FLEISCHMANN
DESIGN. BUILD. OPERATE.

To: City of the Village of Douglas Planning Commission
Date: October 2, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: Westshore PUD Amendment



The Village of Friendliness – Since 1870

Introduction. Ric Dyk on behalf of BDR Inc. has submitted an application for an amendment to the Westshore Planned Unit Development (PUD) under Article 27 of the City of Douglas Zoning Ordinance. The amendment proposes to adjust the boundaries of the existing Westshore PUD by removing the remaining undeveloped portion of the property from the PUD. The area previously referred to as the “western development area” is the parcel that is proposed to be removed from the PUD. The site plan identifies the parcel as, “Proposed Area to be Removed from PUD”. As a result of the modification of the boundary, the open space and buffer area on a portion of the remaining previously developed PUD is also being requested for a modification.



Background and Request. The subject property is zoned R-1 Planned Unit Development (Westshore PUD). The area to be removed from the PUD is located at an unaddressed parcel on Center Street (Parcel Number: 59-830-000-02). The existing developed portion of the Westshore PUD consists of traditional condo and site condominium units, private streets, open space, and private use trails and associated easements. The western development area remains largely undeveloped, with the exception of the public use trails constructed within the easements.

On April 9, 2026, the Planning Commission reviewed the preliminary PUD amendment and condominium plan and forwarded a favorable recommendation to City Council. The applicant did not proceed to City Council for consideration of final approval.

Since that time, the applicant was approached by a potential buyer for the property who has expressed an interest in being the sole owner of the land. After several internal meetings to discuss the feasibility of disassociating the western development area from the developed portion of the PUD, the applicant now requests an amendment to adjust the boundaries of the Westshore PUD, and by default, must request for an amendment to the approved 65% open space, and removal of the 25' buffer from the requested boundary of the PUD on lots 16-21 along Golf View Drive.

PUD Boundary. The submitted plans identify the existing Westshore PUD as approximately 78

acres. The proposed amendment would remove approximately 46 acres of the remaining undeveloped property from the PUD, resulting in an amended Westshore PUD of approximately 32 acres. The existing and proposed PUD boundaries are identified on the submitted plans.

The proposed boundary adjustment would establish new exterior boundaries for the Westshore PUD and would affect the amount and configuration of open space, common property, and other features associated with the existing PUD. As a result of the modification to the boundary of the PUD, the lots on Golf View that abut the western development area, that weren't previously subject to the 25' buffer required between all PUD boundaries, would not have an avenue to place a 25' buffer between the proposed revised boundary and the area to be removed from the PUD.

The Planning Commission should consider whether the proposed amended PUD boundary appropriately accounts for the improvements, open space, common property, easements, and other obligations that are intended to remain associated with the Westshore PUD.

Open Space. The proposed amendment would modify the amount and configuration of open space within the Westshore PUD. The submitted plans identify the proposed amended PUD as approximately 32 acres and provide a revised open space calculation of approximately 13.47 acres, or 42% of the amended PUD. Section 27.04(8) requires a minimum of 65% open space based on the maximum lot coverage permitted within the R-1 underlying zoning district. The proposed 42% open space would require consideration of a modification to the open space requirement under the regulatory flexibility provisions of Section 27.04(5). Sheet C-205 identifies the open space that would remain within the amended PUD. The Planning Commission should consider the proposed modification to the open space requirement along with the configuration, accessibility, ownership, and maintenance of the remaining open space.

The Planning Commission may recall that the open space requirement was also discussed as part of the previous Westshore PUD amendment request. At that time, the applicant requested a modification from 65% to 60% in connection with the previously proposed residential condominium development. The current amendment would result in approximately 42% open space within the amended PUD boundaries.

The amendment does not include any new dwelling units, buildings, streets, parking areas, or other improvements within the portion of the PUD that would remain.

Procedure. The Planning Commission is tasked with the review the proposed PUD amendment and making a recommendation to the City Council. The rezoning of the land to be removed is requested to be reviewed concurrently with the request to amend the PUD, however, action on the rezoning will be in a separate motion. The rezoning is a necessary step to fully remove the land from the PUD, and, as outlined in the other memorandum specific to the rezoning request, the land is proposed to be rezoned back to R-1, the current underlying zoning district. The rezoning request is also addressed in a separate memorandum.

Design Standards. Section 27.04 outlines the design standards for a PUD. Since not all the design standards come into play due to the nature of the request, the following areas have been identified as the primary considerations associated with the request to amend the PUD.

Public Trail and Pedestrian Circulation. No new pedestrian or vehicular circulation improvements are proposed as part of the current PUD amendment. The existing developed portions of the Westshore PUD will continue to utilize the existing pedestrian pathways, private streets, and circulation system.

Portions of the existing public trail extend through the property proposed to be removed from the PUD. The existing public trail will remain, and the associated easement will remain in place following the proposed PUD boundary amendment. Therefore, although portions of the property containing the trail would no longer be located within the PUD, the existing public trail connection and associated easement will be maintained. The City Attorney is working with the applicant to identify if any changes will be necessary to the recorded easement documents.

Utilities. No new utility improvements are proposed within the remaining Westshore PUD as part of the current amendment. Existing developed portions of the PUD will continue to be served by the existing utilities.

The property proposed to be removed from the PUD may require additional connections or extensions to existing utilities depending on any future development of the property. Any necessary utility improvements would be determined based on the development proposed for the property at that time.

Privacy and Buffering. The proposed amendment would establish new exterior PUD boundaries adjacent to portions of the existing developed area. Section 27.04(19) requires a twenty-five (25) foot natural vegetation, planted, or landscaped buffer along the exterior boundaries of a PUD. The intent of this buffer is to provide a visual barrier between proposed PUD developments and the adjacent property.

Sheet C-205 appears to provide a considerable amount of existing natural vegetation along the proposed new PUD boundaries that exceeds the required twenty-five (25) foot buffer. The existing vegetation within the open space abutting all the units with the exception of lots 16-19 on golf view, continue to maintain this buffer. The proposed boundary of the PUD follows the property lines of the site condominium units, which directly abut the land to be removed from the PUD. These lots adhere to a 25' setback, where no buildings can be placed. This 25' "no-build" space already built into these units may suffice as the buffer, if the Planning Commission views this as an adequate substitution for the 25' buffer on those lots. The Planning Commission has the authority to reduce this dimensional requirement as part of the regulatory flexibility.

Common Elements. Sheet C-205 identifies the common elements and open space that would

remain within the developed property within the proposed PUD boundaries. The ownership and maintenance responsibilities for the common property are addressed through revisions to the applicable condominium documents to reflect the amended PUD boundaries and ensure the continued ownership and maintenance of the common property. The maintenance responsibilities for the common elements will not be changed as a result of the boundary modification, with the exception of the removal of the western development area as open space/common elements that must be maintained.

Existing PUD Obligations. The Westshore PUD has been subject to previous approvals, amendments, and associated documents establishing improvements and obligations applicable to the development. The proposed removal of approximately 46 acres from the PUD does not, by itself, establish whether existing easements, recorded restrictions, condominium documents, maintenance responsibilities, or other obligations affecting the property are modified or terminated. Any existing documents or obligations affected by the proposed boundary amendment shall be identified and revised as necessary to reflect the amended PUD, subject to review by the City Attorney.

Standards of Approval

In consideration of the proposed amendment to the Westshore PUD, the Planning Commission should consider the Standards of Approval contained in Section 27.06. The standards are provided below along with staff remarks regarding the proposed PUD amendments.

- 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.

Remarks. The existing Westshore PUD was originally approved with designated open space, pedestrian pathways, and other improvements intended to provide a recognizable benefit to the residents of the PUD and the City. The proposed amendment would reduce the overall boundaries of the PUD from approximately 78 acres to approximately 32 acres. The existing public trail and associated easement extending through the property proposed to be removed will remain.

The Planning Commission should consider whether the Westshore PUD, as amended, will continue to provide a recognizable and substantial benefit to the residents of the PUD and the City, particularly through the remaining open space, public trail system, and other existing PUD improvements.

- B. The PUD will not result in an undue burden on available public services, facilities or utilities.

Remarks. The proposed amendment does not include any additional dwelling units or new development within the remaining Westshore PUD boundaries and is not anticipated to create additional demand on public services, facilities, or utilities within the PUD. Existing developed portions of the PUD will continue

to be served by existing utilities and public services.

Any improvements to the property to be removed would be evaluated as part of any future development proposal for that property.

- 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.

Remarks. The proposed amendment would reduce the boundaries of the existing Westshore PUD but would not change the existing residential development within the portion of the PUD that would remain. The Planning Commission should consider whether the amended PUD remains consistent with the applicable Future Land Use designation and the goals and objectives of the Master Plan.

- D. The PUD satisfies the development requirements of Section 27.04.

Remarks. The proposed amendment does not include new buildings, dwelling units, streets, parking areas, or other development within the remaining PUD. The primary Section 27.04 requirements affected by the amendment are the PUD boundaries, open space, buffering, common property, pedestrian circulation, and easements. The proposed amended PUD would contain approximately 13.47 acres, or 42%, of open space compared to the 65% open space requirement of Section 27.04(8). The proposed open space percentage would require consideration of a modification under the regulatory flexibility provisions of Section 27.04(5).

- E. The PUD will not result in significant adverse effects upon adjacent or nearby lands.

Remarks. The proposed amendment does not include new development within the remaining Westshore PUD. However, the amendment would establish new exterior PUD boundaries adjacent to existing developed portions of the PUD. Existing natural vegetation

- 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.

Remarks. No new buildings, grading, site improvements, or other physical development within the remaining PUD are proposed as part of the current amendment. Therefore, the amendment does not propose alterations to wetlands, steep slopes, or other natural features within the remaining PUD.

- G. Buildings and structures will be suitably located and arranged, with adequate setbacks and convenient access points.

Remarks. No new buildings or structures are proposed within the remaining Westshore PUD, and the locations of existing buildings and structures are not proposed to change. Existing access

serving the developed portions of the PUD will also remain.

- 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.

Remarks. No new streets, access points, or internal vehicular circulation improvements are proposed within the remaining PUD. Existing developed portions of the PUD will continue to utilize the existing street and circulation system. The existing public trail extending through the property proposed to be removed from the PUD will remain, and the associated easement will remain in place. Therefore, the existing public trail connection will continue following the proposed boundary amendment.

- 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.

Remarks. No new development or stormwater improvements are proposed within the remaining Westshore PUD as part of the current amendment. Existing stormwater facilities serving the developed portions of the PUD are not proposed to be modified.

- 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.

Remarks. No new development requiring additional landscaping is proposed within the remaining PUD. However, the proposed amendment would establish new exterior PUD boundaries.

- 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.

Remarks. No new outdoor lighting or modifications to existing lighting within the remaining PUD are proposed as part of the current amendment.

- L. Sanitary sewer and water supply facilities will comply with City and other applicable requirements.

Remarks. No new sanitary sewer or water supply improvements within the remaining PUD are proposed as part of the current amendment. Existing developed portions of the PUD will continue to utilize the existing water and sanitary sewer systems. Any additional utility connections or improvements necessary to serve future development of the property proposed to be removed from the PUD would be reviewed as part of a future development proposal for that property.

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.

Remarks. No new signs or modifications to existing signs within the Westshore PUD are proposed as part of the current amendment.

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.

Remarks. No new parking areas or modifications to existing parking facilities within the remaining Westshore PUD are proposed as part of the current amendment.

Final Thoughts. The current request represents a change from the PUD amendment previously reviewed by the Planning Commission that proposed the 41 condominium units. While the buyer for the undeveloped land proposed to be removed from the PUD hasn't committed to any specific development plans, our discussions with the applicant, the buyer's agent and representatives, and the buyer himself have centered around much lower impact uses and residential density. It is staff's understanding that the buyer may pursue some metes and bounds splits for the purpose of locating family homes and some personal recreational amenities. There is, however, no obligation for the buyer to develop the property into anything that was verbalized to staff, rather, any future development would be limited to the land uses and residential densities permitted in the R-1 zoning district. The buyer is aware that the public trails are important to the community and that they will need to remain unobstructed on the land. The buyer is also aware of requirements to cross the Warnock drain with a driveway or private road off Center Street.

Recommendation. At the upcoming meeting, the Planning Commission will review the PUD amendment and consider the information provided in this report, along with comments from the applicant and the public at the public hearing. If the Planning Commission determines that the proposed amendments adequately address the intent and standards of the PUD ordinance, staff recommends forwarding a recommendation of approval to City Council. If additional information, clarification, or plan revisions are necessary to evaluate the proposal, staff recommends the item be tabled or referred back to the applicant prior to further consideration.

Suggested Motion

I move to recommend to City Council **[approval / approval with conditions / denial / tabling]** of the Planned Unit Development amendment submitted by Ric Dyk on behalf of BDR Inc. for the removal of the western development area resulting in the modification of the PUD boundary, reduction in open space to 42%, and the relief from the 25' buffer from units 16-21 for the Westshore Planned Unit Development, pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in this staff report, and subject to the following conditions:

1. The applicant shall make any necessary revisions to the master deed and Exhibit B drawings for the remaining condominium areas within the Westshore PUD, and for the removal of the western development area from the PUD boundaries, subject to the review

by the City Attorney.

2. The applicant shall make any necessary revisions to the recorded open space easement documents associated with the Westshore PUD, subject to the review by the City Attorney.
3. The amendment to remove the western development area from the PUD is subject to an approval of the rezoning of the land within the western development area from PUD to a zoning district that aligns with the City's future land use plan in the Master Plan.
4. The applicant shall have paid any required escrows and complete any obligations subject to performance guarantees prior to being reimbursed for said escrows or performance guarantees.

Please feel free to reach out with any questions.



Planned Unit Development Application

The Village of Friendliness—Since 1870

Applicant Information

Company Name: Douglas Property Dev LLC Applicant Name: Ric Dyk
 Phone Number: 616-291-0262 Email Address: rdyk@bdrinc.com
 Mailing Address / PO Box 50 Crahen Ave, NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Property Information

Owner/Agent Name: same as applicant
 Phone Number: _____ Email Address: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Parcel Number: 03-59-830-000-02 Property Size: 32 Acres Zoning District: PUD

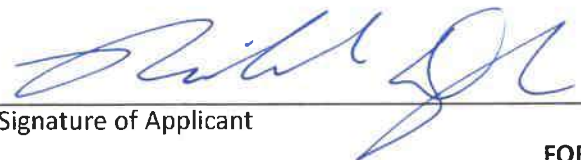
Project Information

Proposed Overlay District: n/a

Describe the proposed Planned Unit Development Requested:
 Proposed PUD Amendment for the following:

1. Reduce the PUD land area from 78 acres to 32 acres.
2. Reduce the open space of the PUD from 50.7 acres (65%) to 13.47 acres (42%).
3. Eliminate the 25' PUD perimeter buffer at the rear of Units 16, 17, 18, 19, 20 and 21. These units being addressed as follows:
707, 711, 715 and 719 Golf View Drive and 720 Center Street and the unaddressed/undeveloped Center Street unit.

☐ Yes, I have read the City of Douglas Zoning Ordinance Article 27 Planned Unit Development

 9.4.26
 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



City of the Village of Douglas – Planned Unit Development Review Checklist

1. Applicability (per Section 24.01)

- Any proposed development seeking flexibility from underlying zoning (density, use mix, setbacks, etc.)
- Projects involving a mix of residential, commercial, and/or public uses
- Developments located in C-1, C-2, R-5, or other zoning districts where PUDs are permitted
- Redevelopment of large or complex sites seeking unified planning and design

2. Submission Requirements (Sections 27.04 & 24.02)

- Completed PUD Application and Site Plan Review form
- Narrative explaining PUD concept, objectives, and design rationale
- Required application fee and escrow
 - Rezone Request and Preliminary PUD Review: \$1,000 Fee, \$2,000 Escrow
 - Final PUD Review: \$500 Fee, \$2,000 Escrow
 - Major Amendment to PUD: \$500 Fee, \$2,000 Escrow
 - Minor Amendment to PUD: \$300 Fee, \$1,000 Escrow
- Fifteen (15) site plan copies (one digital PDF and fourteen (14) folded paper copies)
- Site plan drawn to an acceptable engineering scale (minimum 1" = 20')
- Plans based on an accurate land survey
- Applicant's name, address, phone number and email
- Proof of ownership, including legal description and existing liens or options
- Conceptual development schedule and phasing plan

3. Required Site Plan Content (Section 27.04 & 24.02)

- North arrow, scale, date of preparation, and revision history
- Legal property boundaries, lot dimensions, and total site area
- Location, dimensions, and height of all existing and proposed buildings
- Building setbacks and finished floor elevations
- Elevation renderings or illustrative perspectives of proposed buildings
- Internal street layout and circulation system
- Location and number of parking spaces and loading areas
- Sidewalks, trails, open space, and community/recreation areas
- Existing and proposed landscaping plan (type, size, and quantity of vegetation)
- Stormwater management facilities and grading/drainage plan
- Public or private utilities (water, sewer, electric, gas, storm)
- Trash/recycling areas and enclosures
- Lighting and signage details
- Proposed phasing plan, if applicable
- Professional seal of plan preparer (Michigan-licensed engineer, architect, landscape architect, or surveyor)

4. Written Narrative Requirements (Section 24.02 & 27.04 – Some information can be provided in general notes)

- Description of PUD intent and justification for use of PUD mechanism
- Percentage of land to be occupied by buildings, impervious surfaces, and open space
- Description of proposed land uses and unit types (residential, commercial, mixed-use)
- Density calculations (units/acre)
- Target population or market
- Description of community benefits (e.g., open space, affordable housing, infrastructure improvements)
- Description of relationship to surrounding development
- Description of traffic circulation and access points
- List of required local, state, or federal permits
- Potential environmental, traffic, noise, or utility impacts
- Explanation of how project meets intent and objectives of Section 27.01

5. Review & Approval Standards (Sections 27.05 – Sections 27.05 & 24.03-24.07)

- Planning Commission review and recommendation after public hearing
- Plan review includes input from Planning Commissioners, KLSWA, DPW, Fire Department, City Engineer, and City Attorney if needed.
- City Council final decision (approval, approval with conditions, or denial)
- Approval valid for one (1) year unless substantial construction begins
- Changes to approved PUD must follow formal amendment procedures (minor vs. major changes)
- Planning Commission may require additional studies (e.g., traffic, fiscal, environmental) at applicant's expense

WESTSHORE PUD AMENDMENT

PLANNED UNIT DEVELOPMENT CITY OF THE VILLAGE OF DOUGLAS

Project Overview

The proposed PUD amendment would reduce the PUD from 78 acres to 32 acres. The area being removed from the PUD (46 acres of undeveloped area to the west) will be rezoned to R-1 for the purpose of a single-owner, single-family use.

Existing Trails and Access

The original developer has completed construction of all the original PUD required trails with the original 78 acre PUD area and along the frontages of Ferry Street and Center Street. These trails have been approved by the City and are all within easements that are for public use and this will not change. The land owner of the portion of the PUD that is being removed will still be responsible for the maintenance of the trails within the removed land area.

Density

The original PUD approved in 2012 included 108 units on 78 acres which is 1.4 units per acre.

If this amendment is approved, the reduced PUD will include 28 units on 32 acres which is 0.8 units per acre.

Open Space

If this amendment is approved, the PUD would include 13.47 acres of open space on the 32 acre resulting PUD which is 42%. This PUD amendment requests a reduction in PUD open space from 65% to 42%.

NOT TO SCALE

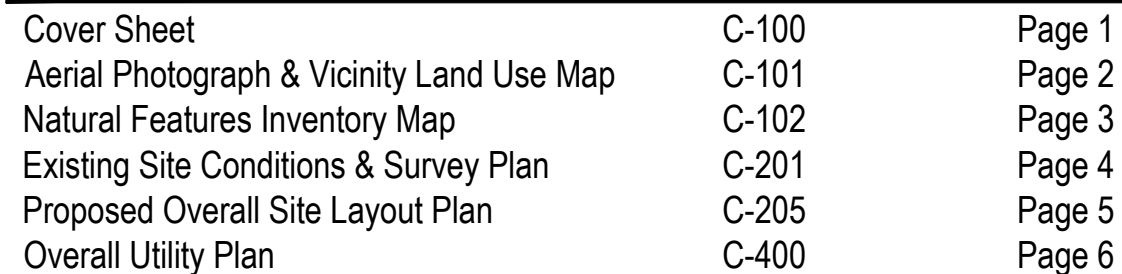
LOCATION MAP

PREPARED FOR:
Douglas Property Development LLC
Ric Dyk

50 Crahen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

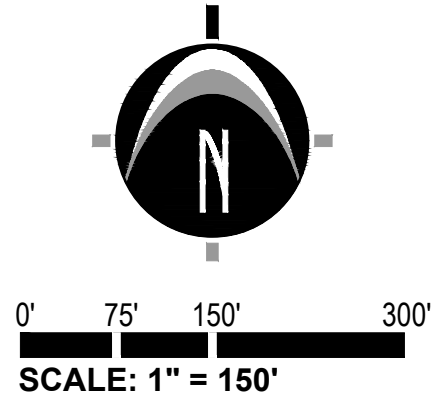
Title: Amended PUD Submittal
Drawn: JW Checked: RJB Date: 09.10.202

Dixon Environmental Consulting, Inc.
1560 North Taylor Avenue
Grand Rapids, MI 49505
p 616.742.5511
f 616.742.5522
www.dixonenvironmental.com

[illegible]

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

C-100



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ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

PREPARED FOR:
Douglas Property Development LLC
Ric Dyk
50 Craphen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:
Title: Amended PUD Submittal
Drawn: JW Checked: RJB Date: 09.10.2026

**WESTSHORE
PUD AMENDMENT**
Aerial Photograph &
Vicinity Land Use Map
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

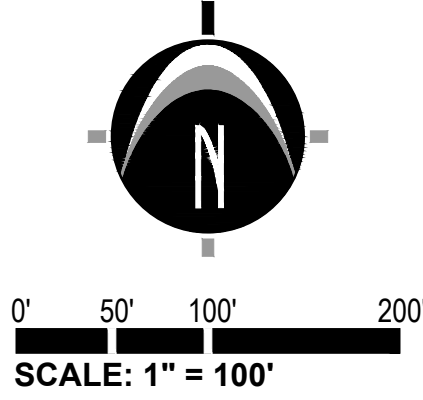
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PROJECT NO:
25202094

SHEET NO:
C-101

LEGEND

- | | | | | | |
|--|----------------------|--|------------------------|--|----------------|
| | Catch Basin - Round | | Phone Riser | | Tree |
| | Catch Basin - Square | | Sanitary Sewer Manhole | | Deciduous Tree |
| | Cable Riser | | Transformer | | Evergreen Tree |
| | Culvert | | Water Valve | | Asphalt |
| | Electric Meter | | Underground Electric | | Concrete |
| | Electric Riser | | Gas | | Wetlands |
| | Gas Meter | | Sanitary | | |
| | Hydrant | | Storm | | |
| | Light Pole | | Watermain | | |
| | Manhole | | | | |



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PREPARED FOR:
Douglas Property Development LLC
Ric Dyk

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Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal	Drawn: JW	Checked: RJB	Date: 09.10.2026
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**WESTSHORE
PUD AMENDMENT**
Natural Features Inventory Map

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

R. J. Barr II

PROJECT NO:
25202094

SHEET NO:
C-102



PREPARED FOR:
Douglas Property Development LLC
Ric Dyk
50 Crahen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

[illegible]

WESTSHORE PUD AMENDMENT

Existing Site Conditions & Survey Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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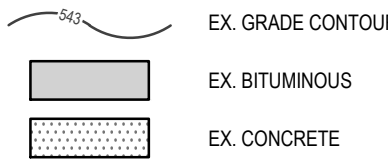


A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "ROGER JACK BARR II", "ENGINEER", and "No. 41990". A handwritten signature, "R. J. Barr", is written across the bottom of the seal.

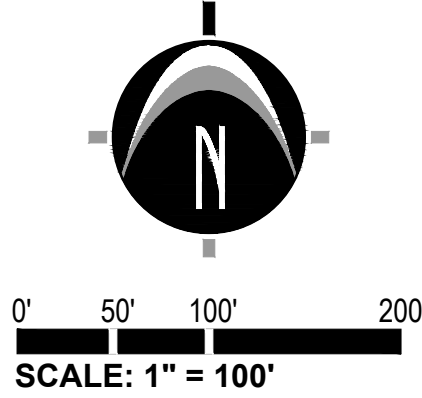
PROJECT NO:
25202094

SHEET NO:
C-201

LEGEND



NOTE: PEDESTRIAN TRAILS ARE EXISTING THROUGH THE DEVELOPMENT. THE DEVELOPER HAS ALREADY CONSTRUCTED APPROXIMATELY 5,600 LINEAR FEET OF GRAVEL TRAILS WITHIN THE PUD AND APPROXIMATELY 2,000 LINEAL FEET OF PAVED PATH ALONG FERRY STREET AND CENTER STREET.



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PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal
Drawn: JW Checked: RJB Date: 09.10.2026

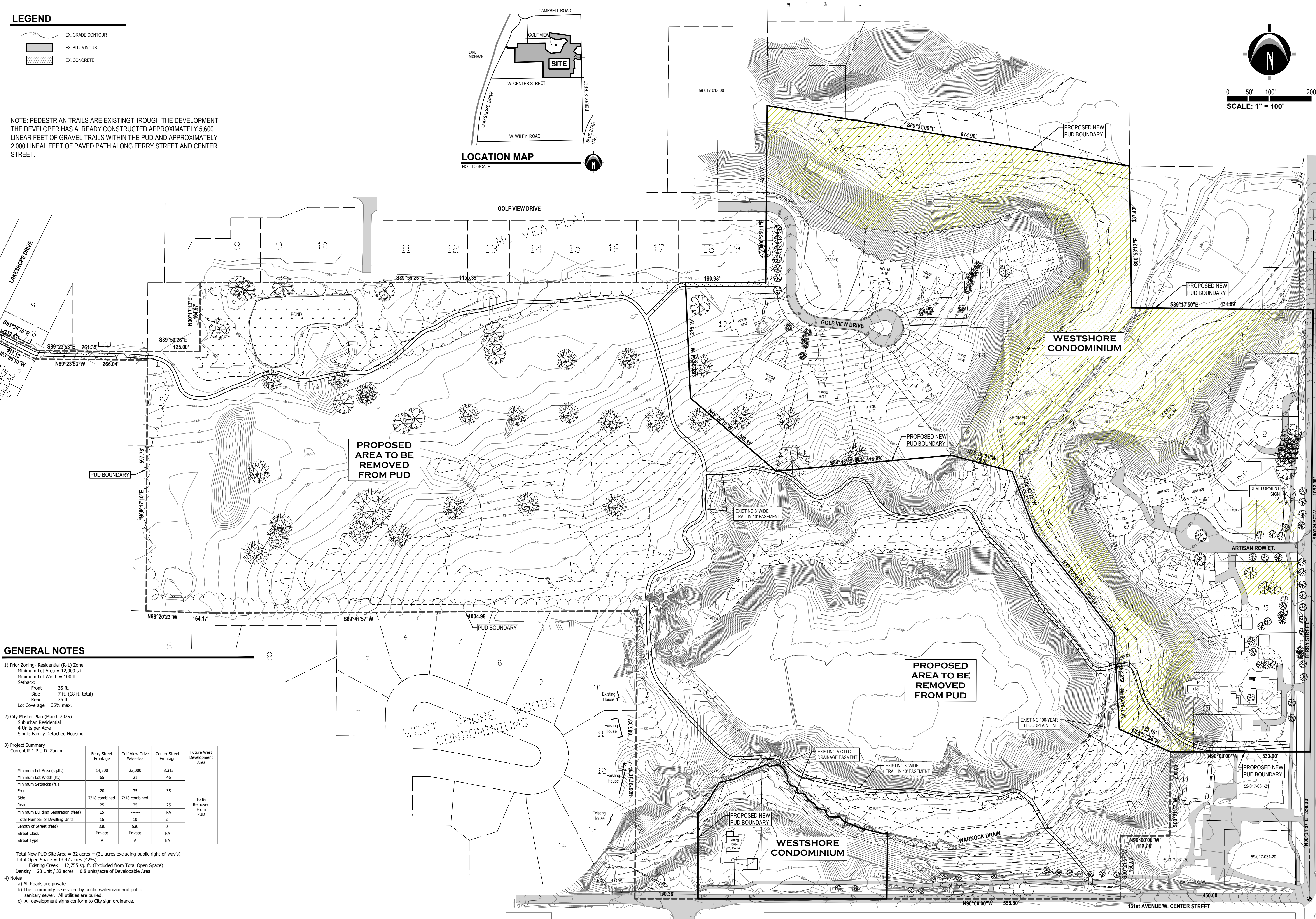
GENERAL NOTES

- 1) Prior Zoning- Residential (R-1) Zone
Minimum Lot Area = 12,000 s.f.
Minimum Lot Width = 100 ft.
Setback:
Front 35 ft.
Side 7 ft. (18 ft. total)
Rear 25 ft.
Lot Coverage = 35% max.
- 2) City Master Plan (March 2025)
Suburban Residential
4 Units per Acre
Single-Family Detached Housing
- 3) Project Summary
Current R-1 P.U.D. Zoning

	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	Future West Development Area
Minimum Lot Area (sq.ft.)	14,500	23,000	3,312	
Minimum Lot Width (ft.)	65	21	46	
Minimum Setbacks (ft.)				
Front	20	35	35	
Side	7/18 combined	7/18 combined	-----	
Rear	25	25	25	
Minimum Building Separation (feet)	15	-----	NA	
Total Number of Dwelling Units	16	10	2	
Length of Street (feet)	330	530	0	
Street Class	Private	Private	NA	
Street Type	A	A	NA	

Total New PUD Site Area = 32 acres ± (31 acres excluding public right-of-way's)
Total Open Space = 13.47 acres (42%)
Existing Creek = 12,755 sq. ft. (Excluded from Total Open Space)
Density = 28 Unit / 32 acres = 0.8 units/acre of Developable Area

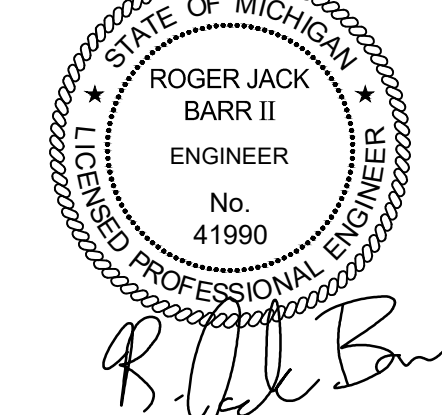
- 4) Notes
a) All Roads are private.
b) The community is serviced by public watermain and public sanitary sewer. All utilities are buried.
c) All development signs conform to City sign ordinance.



**WESTSHORE
PUD AMENDMENT**
Proposed Overall Site Layout Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
C-205



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PREPARED FOR:

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Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

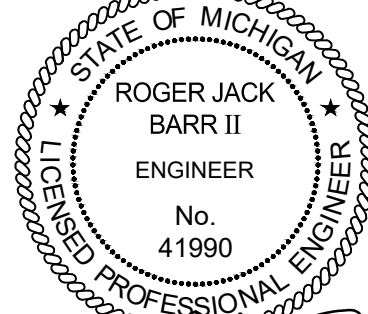
Title: Amended PUD Submittal
Drawn: JW Checked: RUB Date: 09.10.2026

**WESTSHORE
PUD AMENDMENT**

Overall Utility Plan

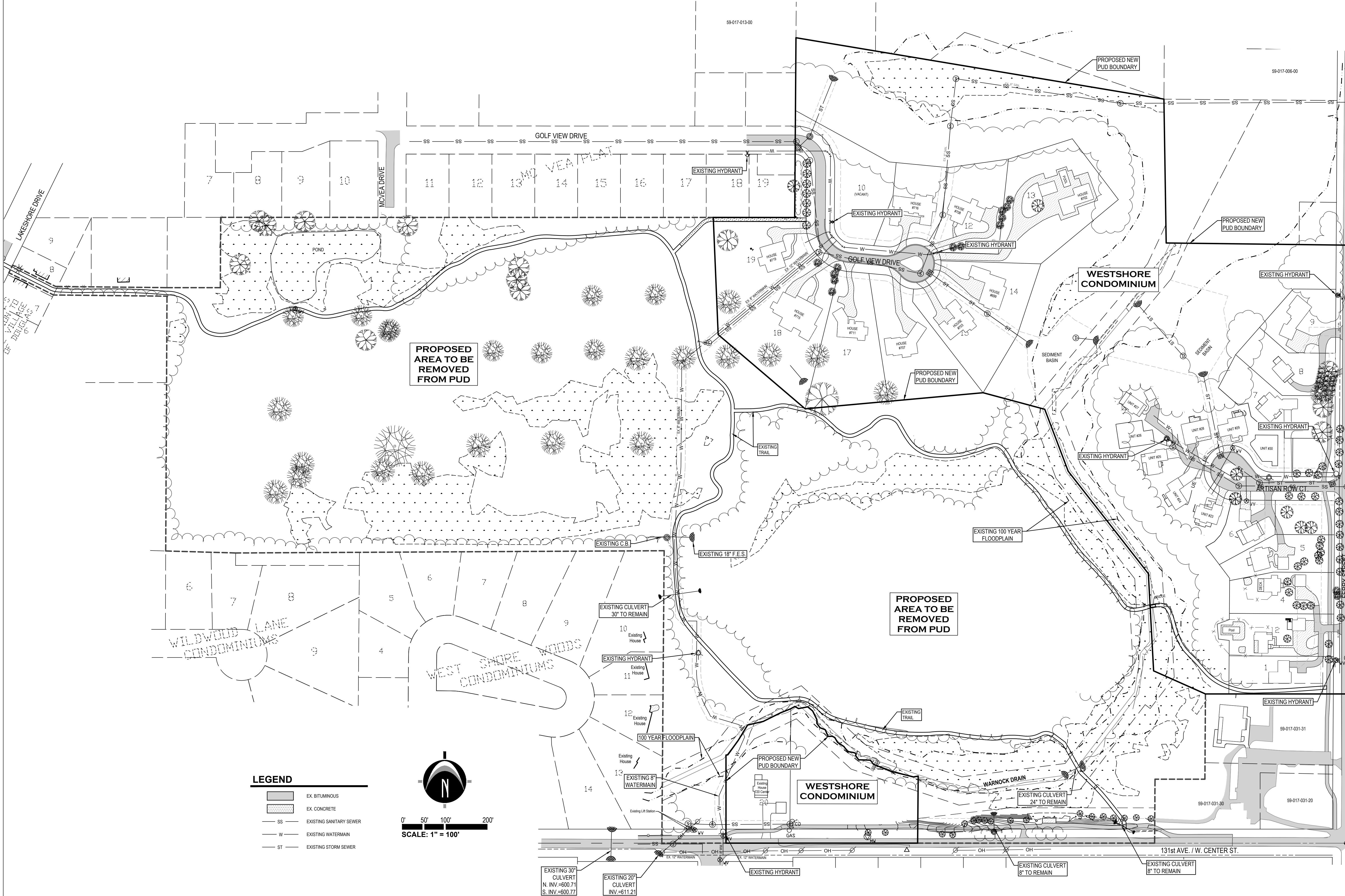
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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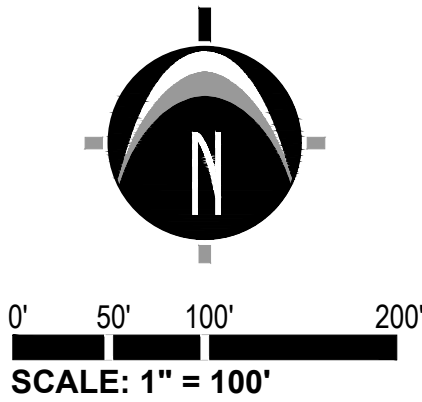
PROJECT NO:
25202094

SHEET NO:
C-400



LEGEND

- EX BITUMINOUS
- EX CONCRETE
- SS EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER



To: City of the Village of Douglas Planning Commission

Date: October 2, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore PUD – Rezone Request from R-1 PUD
to R-1 Residential District



The Village of Friendliness – Since 1870

Lakeside Pastures, LLC, with authorization from property owner Douglas Property Dev LLC, is requesting to rezone approximately 46 acres of property located on the unaddressed parcel on Center Street (Parcel Number 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District. The purpose of this memorandum is to review the rezoning request pursuant to Article 28, Amendments, of the City of the Village of Douglas Zoning Ordinance.



Parcel Aerial View

Background and Request. The subject property consists of approximately 46 acres located on Center Street and is currently part of the Westshore Planned Unit Development (PUD). The property represents the remaining undeveloped portion of the Westshore PUD and is currently vacant. This request is being made concurrently with the request to remove this land from the Westshore PUD. No specific development plan is being considered as part of the rezoning request since it is considered a “straight rezoning”. Any future development of the property would be subject to the applicable requirements of the R-1 Residential District and other applicable provisions of the Zoning Ordinance.

Procedure. The Planning Commission is tasked with reviewing the request to rezone the subject parcel and making a recommendation to the City Council to approve, deny, or table the request. Unlike a rezone request to PUD, a site plan is not required to be submitted in conjunction with the request to rezone the property.

Review.

Section 28.05 outlines the required information that must be submitted by the petitioner. Staff has determined that the application is complete enough for review.

Rezoning Criteria. Section 28.06, Planning Commission Recommendations lists several factors which must be taken into consideration by the Planning Commission when reviewing a request to rezone. New and old zoning maps, along with the zoning districts are included with the packet to assist with the review. The rezoning criteria are listed below, along with the analysis of each.

1. *In reviewing any application for an amendment to this Ordinance, the Planning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full along with its recommendations for disposition of the application, to the City Council within a reasonable period. The matters to be considered by the Planning Commission shall include, but shall not be limited to the following:*

- a. *What, if any, identifiable conditions related to the application have changed since the existing zoning district was established that justify the proposed amendment?*

Remarks: The subject property is currently part of the Westshore PUD and represents approximately 46 acres of the remaining undeveloped property within the PUD. Previous proposals contemplated development of this portion of the property as part of the overall Westshore PUD.

The property owner previously pursued amendments to the Westshore PUD for residential development of the property. Those development proposals are no longer being pursued. The applicant has indicated that there is now a potential buyer for the undeveloped property who intends to utilize the property for uses permitted in the R-1 district. The applicant is therefore requesting that the property be rezoned from PUD to R-1 Residential.

- b. *What are the precedents and the possible effects of such precedents that might result from the approval or denial of the petition?*

Remarks: Approval of the rezoning would remove the approximately 46-acre property from its current PUD zoning designation and establish R-1 Residential zoning for the property. The request should be considered based on the characteristics of the subject property, the uses permitted within the proposed R-1 District, compatibility with surrounding land uses, and the applicable rezoning criteria. Likewise, denial of the request would maintain the existing PUD zoning designation unless a subsequent amendment or rezoning is approved.

- c. *What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?*

Remarks: More than 5,000 feet of public-use trails have been constructed on the property. The rezoning itself does not include a specific development proposal or

request for additional public services.

The extent of any additional demand on utilities, streets, emergency services, or other public services would depend upon the type and extent of future development of the property. Any future development would be subject to the applicable City and agency requirements at the time a development proposal is submitted.

- d. Does the petitioned district change adversely affect environmental conditions or the rights of a neighboring property owner?*

Remarks: The change to R-1 from the R-1 PUD zoning designation would not materially change the range of uses permitted on the parcel. The rights of an adjacent property owner are not anticipated to be affected by any future development of the property, given the low-intensity range of uses that are permitted in the R-1 district. The proposed R-1 Residential District permits residential development subject to the applicable dimensional, environmental, access, and other requirements of the Zoning Ordinance. Any impacts associated with future development of the property would be reviewed as part of the applicable development approval process.

- e. Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?*

Remarks: The proposed R-1 Residential District is intended to accommodate residential uses consistent with the standards of that district. The subject property is currently undeveloped and has historically been contemplated for residential development as part of the Westshore PUD. The Planning Commission should consider whether the range and intensity of uses permitted within the R-1 District are compatible with the surrounding properties.

- f. Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?*

Remarks: The subject property is currently zoned R-1 Planned Unit Development (PUD). The proposed rezoning would remove the subject property from the Westshore PUD and return the property to its original R-1 Residential District zoning. The City's current Master Plan designates the area as Suburban Residential. The Master Plan identifies R-1 as a potentially compatible zoning district within the Suburban Residential designation and identifies single-family detached homes as a desired housing form. Therefore, the proposed rezoning to R-1 is consistent with the residential intent of the Future Land Use designation.

- g. What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?*

Remarks: The existing PUD zoning does not prevent the property from having a reasonable economic use; however, development under the existing zoning would remain subject to the approved Westshore PUD and any required amendment to that approval. The proposed rezoning would instead allow the property to be developed in accordance with the uses and development standards applicable to the R-1 Residential District.

RECOMMENDATION. At the upcoming public hearing, the Planning Commission should carefully consider any comments from the public, any new information provided by the applicant, and the analysis provided in this report. The Planning Commission should evaluate the proposed rezoning of the approximately 46-acre property from Planned Unit Development (PUD) to R-1 Residential District based upon the rezoning criteria contained in Section 28.06 of the Zoning Ordinance. Following the public hearing and review of the applicable rezoning criteria, the Planning Commission may forward a recommendation to the City Council to approve or deny the requested amendment to the Zoning Ordinance and Zoning Map.

SUGGESTED MOTION

I move to recommend [approval / denial / tabling] of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to amend the Zoning Ordinance and Zoning Map for approximately 46 acres of property located on Center Street (PPN 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District, based on the findings outlined in the staff report

Please feel free to reach out with any questions.



Rezoning Application

Application Fee: \$1,000 + \$2,000 Escrow Deposit
Payable Online or at Douglas City Hall

The Village of Friendliness - Since 1870

PART 1

Property Information:

Address(es) of Parcel(s) to be rezoned: Center Street

Parcel Number(s): 59-830-000-02 Property Size (in acres): 46 acres

Current Zoning of Parcel(s): PUD Proposed Zoning District(s): R-1

Existing Use of Property: vacant Proposed Use of Property: Residential

Property Owner Information:

Name: Douglas Property Dev LLC (Ric Dyk)

Phone Number: 616-291-0262 Email Address: rdyk@bdrinc.com

Address / PO Box 50 Crahen Ave NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Applicant Information (if different than owner):

Name: Jeff Parker Company: Lakeside Pastures, LLC

Phone Number: 678-409-9271 Email Address: jeff@8capital.org

Address / PO Box 99 E 8th Street, Ste 300 City: Holland State: MI Zip: 49423

Rezone Application Requirements (Section 28.05):

- ☒ Certified boundary survey with dimensions, boundaries, rights-of-way, and easements and general location.
- ☒ Legal description of the subject parcel(s)
- ☒ Applicant's interest in the property:
 - ☒ Purchase Agreement or Deed
 - ☐ Proof of Ownership
- ☒ Detailed Response to Rezoning Criteria (Part 2 of this Application)
- ☒ PDF of application and supplemental documentation
- ☒ Escrow Policy Acknowledgement

☐ Yes, I have read the City of the Village of Douglas Zoning Ordinance Article 28, Amendments

☐ Fees paid (\$300 non-refundable fee + \$2,000 refundable escrow deposit)

☐ Complete Rezoning application (incomplete applications will not be processed)

PART 2

Please provide responses to the following rezoning criteria outlined in Section 28.06:

- a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justifies the proposed amendment? _____

The original developer has a buyer for the undeveloped PUD area that would result in a single-family use of this 46 acres.

- b) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition? _____

The applicant is not aware of any precedents or negative effects of this rezoning. Rather this rezoning would result in a much less use of the property.

- c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted? _____

No impact. The original developer has already constructed over 5,000 feet of public use trails on the property and extended watermain and sanitary sewer utilities.

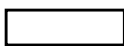
- d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner? _____

No adverse affect. The proposed rezoning will greatly reduce the density and use on the 46 acres.

- e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?



Yes

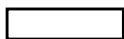


No

- f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?



Yes



No

If , no, explain: _____

- g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located? _____

The original developer has tried three times to amend the PUD for residential use and has not been successful navigating the Planning Commission. This proposed rezoning will result in a single-family use of the 46 acres which will be a much less intense use.

Signatures: Section 28.05 requires the signature of BOTH owner and applicant (if different from owner)

Item 5D.

I, Ric Dyk (Owner), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Ric Dyk 09.08.26
Signature of Owner Date

I, Jeff Parker (Applicant), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Jeff Parker September 8, 2026
Applicant Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐

Rationale/Remarks: _____

Signature of Planning & Zoning Administrator

Date

P0030720233PZ