

**DRAFT MINUTES  
THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION MEETING  
CITY HALL - 86 W. CENTER STREET, DOUGLAS, MI  
WEDNESDAY, JUNE 13TH 2018 - 7:00 P.M.**

1. **Meeting called to order by Chair Burdick @ 7:00 P.M.**
2. **Roll Call:** Present - Burdick / Barrone / Pattison / Kenny / Tischleder / Heneghan. Also present - Lisa Imus, City Planner and 28 members of the audience.
3. **Agenda Approval - June 13<sup>th</sup>** Amended to include a presentation prior to discussion on the public hearings. *Motion by Pattison, with support from Kenny, to approve the agenda as amended. Motion carried by voice vote.*
4. **Minutes - May 9<sup>th</sup>** *Motion by Pattison, with support from Barrone, to approve the minutes as submitted. Motion carried by voice vote.*
5. **Written Communications** Email from Carlton Ashbourne dated June 11 to city council and management requesting both to reconsider a dollar general and consider hiring a business consultant.

1. **New Business:**

- A. Consideration of The Furrows PUD Application - 64 Wiley Rd.** - Proposed PUD for 20 acres located at 64 Wiley Rd. Sections 27.04 and Article 24 shall be the primary points of reference. Burdick went over the meeting protocol for a Public Hearing.

***Motion by Barrone, with support from Kenny, to open the public hearing. (7:08 P.M.)***

Rick Polaski of Nedervelde and Gary Hensch, President of Redstone Land Development presented. The proposed 20 acre site will house 31 zero step single family condominiums, each condo will include the choice of a carport or garage, the siding is yet to be determined by the developer but cement may be considered. Sidewalks were shown on both sides of the roads; however the developer is not sure they will be installed. The Wiley Rd. entrance has been designed to offer enough site distance for a road with 55 mph speed limit. Homes will be offered at \$425,000 to start and the area will be maintained by a condominium association. Short term rentals less than 30 days will not be allowed.

Hear Public Comments Tim Gittins, Douglas resident - questioned the applicant on percentage of wooded area verse landscape area proposed as well as if the homes will be allowed to become seasonal rentals.

Fritz Royce, Douglas resident- questioned the detention pond minimum/maximum rates and will the homeowners have a set build plan or will they be allowed to work with another builder.

Steve Oakley, Douglas resident - expressed concerns with the water runoff into the very sensitive creek area running along the proposed site.

Sarah Hurley, Douglas resident- questioned if the proposed build meets the Tri-Community plan standards.

Martha Hoexter- questioned why there was secondary entrance to the development.

*Motion by Pattison, with support from Barrone, to close the public hearing. (7:45 P.M.)*

Planning Commission Discussion: Planning members expressed concern with the protection of the sensitive wetland area and Tannery Creek, asking how the developer would address protecting the two areas. The developer stated that precautionary measures with Tannery Creek and the wetland would be taken. The Planning Commission asked the developer to consider a rain garden for the detention pond that is close to Tannery Creek. It was noted by the developer that the storm water detention and system drainage will comply with City Ordinance.

The developer mentioned that the sidewalks shown in the PUD on the site plan may need to be changed. Burdick reminded the developer that the actual construction must reflect the approved site plan, so if there were changes to the sidewalks, it must be reflected in the plan before it is approved.

Additionally, concern was expressed to ensure that the entrance to the PUD have a clear site distance and meet current AASHTO standards.

Pedestrians were another point of consideration for the members, concerns were raised about walkers along Wiley St., a road that already has no sidewalks, and could be dangerous for pedestrians wanting to walk to town with more population and traffic in the area. Members suggested the developer consider installing sidewalks along Wiley in front of their portion of the development. The developer responded that sidewalks long Wiley Street would not be completed as part of this project because they would be in the right of way but the consideration of an easement to the City may be an option.

A question was raised in regards to allowing short term rentals. The developer noted that rentals would only be allowed of 30 days and longer which will be included in the association condo documents.

Chair Burdick responded to the question from the audience regarding the secondary entrance to the PUD. Since the homes will all have sprinkler systems installed the Planning Commission may waive the requirement of a secondary access.

Burdick expressed concerns with the opportunity of bringing affordable homes to the area, these did not seem affordable.

***Motion by Pattison, with support from Kenny, to approve the The Furrows PUD with the following conditions:***

- 1. If building size and placement change, a minimum of 15' must remain between all primary buildings and a minimum of 6' between primary and accessory buildings. No accessory buildings may be in front of a primary building. A minimum of 65% of open space is required.*
- 2. All lighting must be dark sky compliant.*
- 3. Appropriate sight distance must be maintained around the entrance sign as well as around the Wiley Road hill and embankment limitations in accordance with the latest AASHTO standards.*
- 4. Regulatory flexibility is granted for the private road length (1,811' over the maximum allowed 1,320') and for the lack of a second intersection (2 intersections required of road if serve over 25 residences)*
- 5. Building height will not exceed 28',*
- 6. The City Attorney will review and approve all necessary easements and maintenance agreements.*
- 7. All Saugatuck Township Fire Authority requirements are met.*
- 8. Once construction drawings are prepared for the project, the developer should submit a final set for a full utility review and approval.*
- 9. Consideration of a looped water main connection to the Water Street water main to be submitted and reviewed with the PUD utility plan.*
- 10. Provide adequate information that downstream infrastructure is sized appropriately to accommodate the increase in waste from the proposed development. If there is capacity concerns the developer will need to help fund future sewer system improvements.*
- 11. Once construction drawings are prepared for the project, the developer should submit a final set for a full drainage review.*
- 12. Allegan County Drain Commission standards will be needed in conjunction with the City's Zoning Ordinance (Sec 21.01.07) for drainage. All site runoff will need to be kept onsite or addressed in accordance with the above standards.*

*Motion carried by unanimous roll call vote.*

**B. Consideration of Dollar General Site Plan - 435 Blue Star Hwy**

Applicant Peter Oleszczuk of Midwest V, LLC has proposed a Dollar General retail building for the C-2 General Commercial District located at 435 Blue Star Highway on parcel #03-59-016-072-11. The current car wash is proposed to be demolished. City Planner recommendations are as follows:

1. All facilities remain in conformance with the provisions of Section 11.02 relating to retail businesses.
2. A 50' variance is received from the ZBA to allow a 10' distance from the driveway to the property line rather than required 60'.
3. All storm water is contained on-site and drainage calculations are approved by the city engineer.
4. Fire Department approval is obtained.
5. Signage shall fully comply with the City Sign Ordinance.
6. There is no outside storage allowed.
7. All required permits are obtained including driveway, water/sewer, and soil and sedimentation.

***Motion by Kenny, with support from Pattison, to open the Public Hearing. Motion carried by voice vote.***

Hear Public Comments

- Douglas resident of 307 Wiley Rd. - Opposed to the proposed build. Navigation on Wiley is difficult and the proposed build will make further congestion. Questioned the need for a second store located within 3 miles of the current store.
- Tim Gittens, Douglas resident- Opposed to the proposed build. A finer commercial business than a box chain could be considered.
- Mike Mathews, Douglas resident- Opposed to the proposed build. The road is heavily traveled and will result in unnecessary congestion, the other store has merchandise stack outside.
- Fred Royce, Douglas resident- Good to have another business in town but does not want a big chain takeover in Douglas. Concerned with all the trash the store will generate. Does not want this type of store in town.
- Sarah Hurley, Douglas resident- The Dollar General serves the community members who need such a store. There is a need for a well-rounded community.

- Polly, Saugatuck resident- Does not think the store fits the area at 1400 sq. ft. Fails to see the benefit of another store within a 3 mile distance. Opposed to the build.
- Tara Frey, Douglas resident- Opposed to the build. The store claims to be a grocery store, fails in that aspect as it does not sell fresh fruits and vegetables. Who makes the decision to place a store?
- Mary Lukens, Douglas resident- We have a Dollar General already, these stores take away 30% of local grocery store earning. We would appreciate this not happening here.

***Motion by Pattison, with support from Barrone, to close the Public Comment portion of the Public Hearing. Motion carried by voice vote.***

**Planning Commission Discussion-** Chair Burdick explained to members and public that the Planning Commission is governed by a set of rules that are called Ordinances; the Planning Commission must make a decision based on equality to everyone. Members questioned the retention pond and runoff. Fencing material color was also a concern. Other concerns included the increase in traffic where several roads come together (Wiley and Ferry) and the Tri-Community Plan and the Master Plan goals not reflected in the application. Several Planning Commission members asked the developer if he had completed a business plan, or if he would reconsider the concept to one that is more reflective of the master plan.

***Motion Burdick, with support from Barrone, that the application for the Dollar General be tabled until the following requests are completed:***

- 1. The Zoning Board of Appeals reviews the variance request***
- 2. City Attorney review is obtained.***
- 3. City Engineer reviews the updated storm water drainage plan***

***Motion carried by voice vote.***

#### **8. Unfinished Business - Medical Marijuana Ordinance Review & Recommendation to City Council**

Following a few typo corrections and revisions from an email sent from member Kenny to city planner Imus the members asked Chief Kent if he had any further opinions. Hearing none the following motion was made: ***Motion by Kenny, with support from Pattison, to recommend City Council approve both documents on Medical Marijuana with the changes incorporated from this meeting. Motion carried 5-1 with Barrone casting the No vote.***

#### **9. Hear from the Audience**

1. Ethan Bellstone is interested in opening a dispensary in Douglas with the possibility of partnering with a Jackson facility. It would be a high end business.

**10. Commissioner Comments** – None

**11. Adjournment:** *Motion by Kenny, with support from Pattison, to adjourn. Meeting adjourned at 10:40 P.M.*