

**PLANNING COMMISSION
CITY OF THE VILLAGE OF DOUGLAS
CITY HALL - 86 W. CENTER STREET, DOUGLAS, MI**

**SPECIAL MEETING
WEDNESDAY, JULY 22, 2020 – 7:00 PM**

MINUTES

A. Call to Order: –Chair Kenny called the meeting at 7:00 PM.

B. Roll Call: Present: Buszka, Pattison, Heneghan, Seabert, McWebb, Kenny, Stewart
Absent – None
Also Present – City Planner, Nick Wikar

1. Approval of July 22, 2020 Agenda - Pattison, supported by Seabert, made a motion to approve the Special Planning Commission Agenda for July 22, 2020 as amended with the following changes:
 - add item C1 Public Comments
 - add item C2, Public Comments on 200 Blue Star Highway
 - remove E3, Advisory Public Hearing – Proposed “Beachside Village” PUD, 200 Blue Star Highway
 - change the minutes date of B3 to July 8, 2020

Motion approved by unanimous roll call vote.

2. Approval of June 24, 2020 Minutes - Pattison, supported by Buszka, made a motion to approve the minutes for June 24, 2020 as amended to add the items that Jenny found in Bob Kenny’s changes to the minutes with the Planning Commission’s approval subject to the review within 5 days. If Jenny hears no changes then the minutes will be deemed approved. Motion approved by unanimous roll call vote.
3. Approval of July 8, 2020 Minutes - Pattison, supported by Stewart, made a motion to approve the minutes for July 8, 2020 as presented. Motion approved by unanimous roll call vote.

C. Public Comment:

1. Public Comments: None
2. Public Comments on 200 Blue Star Highway:
 - Kara Burd, 871 Wiley Rd. – Kara thanked the commission for adding agenda item C2 allowing the public to speak on 200 Blue Star Highway. Submitted comments via email to Wikar as well. Asked the City to retain ownership of the City owned portion. She is strongly against the development of 200 Blue Star Highway.
 - Tracy Shafroth, 271 Water St. - Tracy would like to see 200 Blue Star Highway sent out for open bids to multiple firms to get some new eyes on it. She has many concerns regarding the development and would like the City to learn more about the land and the liabilities that come with it.
 - Ronna Alexander, 265 Water St. – Ronna stated she has no deep knowledge of the toxic plume on 200 Blue Star Highway but could not stay silent. Hoping the Planning Commission will step back and have the land retested for up to date information.
 - Susan Dixon, 797 Center St. – Susan has a 20-year history with the property and gave some insight on how the property became contaminated. Would like to see an overlay of this

development in relation to the plume. Susan is concerned how the Planning Commission will absorb all the large proposed growth and would like members to afford the community to be a part of it.

D. Communications: 1 written letter in support for 26 Hamilton. 12 written letters regarding concerns with the 200 Blue Star Highway development. 1 additional communication from Jeff Klem to include a few visuals for tonight on his behalf.

E. New Business:

1. Special Land Use / Site Plan Review, 26 Hamilton
 - a) Stewart, supported by Buszka, made the motion to open and join the special land use approval and site plan approval for 26 Hamilton into one discussion. Motion approved by unanimous roll call vote.
 - b) No written communication
 - c) Applicant, Jeff Klem, provided a written letter from Chris Mantels at the Saugatuck Township Fire Department in support of the two parking spots inside the new building. New 3D images were also submitted to the Planning Commission. Klem stated he received all the Commissioners questions in regard to the project and provided those answers in writing and they are a part of the agenda package. In addition, he submitted an updated site plan which includes a landscaping plan and construction documents.
 - d) Commissioners were thankful that all their questions were addressed. Some were concerned about the possible dumpster pad. Klem stated it was a turn around. Lighting, landscaping, storm detention area, and East elevation paneling were also discussed. Kenny read the special land use requirements and determined that the applicant has meet all standards.
Tracy Shafroth, 271 Water St. – Tracy loved the landscaping ideas that Stewart proposed.
 - e) Buszka, supported by Pattison, made the motion to close the special land use and site plan hearing for 26 Hamilton. Motion approved by unanimous roll call vote.
 - f) Motions:
Special Land Use: Pattison, supported by Stewart, made the motion to approve 26 Hamilton for the special land use. Yeas – Heneghan, McWebb, Pattison, Seabert, Stewart, Buszka. Nays – Kenny. Motion passes. Kenny stated that his reason for the no vote was that the applicant did not provide parking for the entire building.
Site Plan Review: Stewart, supported by Heneghan, made the motion to approve the site plan for 26 Hamilton as prepared on the plans dated July 14 and July 16, 2020 with the additions that the applicant will provide for administrative review plans that demonstrate how the storm water is being directed to the detention areas, that all new exterior lighting will be down light fixtures, plans that show the landscaping along the rear property line will be white pines, and that the applicant provide a revised East elevation plan showing a proposed additional panel design. Yeas – Heneghan, McWebb, Pattison, Seabert, Stewart, Buszka. Nays – Kenny. Motion passes.
2. Special Land Use / Site Plan Review, 100 St. Peter's Drive
 - a) Stewart, supported by Buszka, made the motion to open the special land use approval and site plan approval for 100 St. Peter's Drive. Motion approved by unanimous roll call vote.
 - b) No written communication, however, Kenny, with help from Wikar, stated that the church falls under Public Place of Assembly, Large, in the City's Zoning Ordinances. Kenny stated that he does not think the Planning Commission has the legal capacity to grant what the applicant is asking for. The church is currently in an R4 zone which only allows Public Place of Assembly, Small. This makes the church a legal non-conforming use and they cannot expand on a non-conforming use. Wikar spoke with the City Attorney and asked could the Planning Commission review the plans presented tonight and make a conditional

approval, that being they must get a variance from the Zoning Board of Appeals. The City Attorney said yes if the Planning Commission states that condition in their approval. Wikar stated that the R4 district needs some reworking based on both submittals proposed tonight and a text amendment is not a legal practice. Stewart stated that there is no guarantee that an amendment would be granted by the ZBA but suggested starting with the amendment procedures as well as approve the special land use and site plan with conditions. If denied by the ZBA applicant cannot appeal again for one year.

- c) Steve Teitsma, Civil Engineer with Progressive AE, described the proposed project on behalf of St Peter's Catholic Church. St Peter's Catholic Church would like to renovate their existing worship space and build a 4,000 SF addition comprised of a new entry canopy and vestibule, gather and hospitality, chapel, and restrooms. The building overlooks Kalamazoo Lake from the hilltop, so the applicant would like to propose a loose gravel plaza and prayer garden on the North side to take advantage of the views. They would also like to update the mechanical and electrical systems in the church, as well as add a fire protection system by adding a new water main with assistance from the City.
- d) Commissioners questioned if there was an increase in seating, in which case would there be adequate parking. Magda Smolenska with Progressive AE stated they have no intent to increase seating capacity and that parking is adequate for the church. Mike Haggerty described the capacity of each mass and concurred that they are well below capacity and stated that there are no plans to have a school. Ralph stated that general business offices is the current use with no proposed rentals. Discussion continued over how to proceed while keeping the applicant moving forward, as well as, making an amendment to the R4 district. Pattison asked if the Planning Commission could give conditional approval tonight of the site plan pending issuance of the variance from the ZBA for the special land use. Wikar stated essentially yes and feels that the applicant has a good case to bring to the ZBA.
- e) Kenny, supported by Pattison, made the motion to close the special land use and site plan hearing for 100 St Peter's Drive. Motion approved by unanimous roll call vote.
- f) Pattison, supported by Buszka, made the motion that the Planning Commission give conditional approval of the site plan review and special land use pending issuance of the variance by the Zoning Board of Appeal to St Peter's Catholic Church. Motion approved by unanimous roll call vote.

F. Old Business: None

G. Public Comment: None

H. Reports: None

I. Adjournment: Buszka, supported by Stewart, made the motion to adjourn at 9:31 PM. Motion approved by unanimous roll call vote.