



**THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE PLANNING COMMISSION
86 W CENTER ST. – DOUGLAS, MI 49406
JULY 14, 2021 – 7:00 P.M.**

- A. Call to Order** by Chair Pattison
- B. Roll Call:** Members Present – Buszka, McWebb, McIntyre, Seabert, Pattison
Members Absent - Heneghan
1. Approval of the July 14, 2021 Agenda
Motion by Seabert, with support from McWebb, to approve the July 14, 2021, meeting agenda. Motion carried by roll call vote.
 2. Approval of the Minutes
- April 14, 2021, Meeting Minutes
Motion by Seabert, with support from McIntyre, to approve the April 14, 2021, meeting minutes. Motion carried by roll call vote.
- May 12, 2021, Meeting Minutes.
Motion by Seabert, with support from Buszka, to approve the May 12, 2021, meeting minutes. Motion carried by roll call vote.
- C. Public Comments** (limit of 5 minutes) – No comments received
- D. Communications**
1. Tom Bredeman
 2. Jeff Kerr
 3. Dorchen/Matin
- E. New Business**
1. Public Hearing: Site Plan Review – Demolition/Construction, Single-Family Residence and Accessory Building, 3075 Lakeshore Drive. (David Janks)

Motion by Seabert, with support from Buszka, to open the Public Hearing. Motion carried by roll call vote.

This is a Site Plan Review, 3075 Lakeshore Drive (PPN: 03-59-017-099-60). Application for demolition and waterfront construction – single family residence and accessory building.
 - a. Applicant Presentation

David Janks explained he was not sure why he was appearing before the Planning Commission; his lots was not going to be split and the build meets all guidelines. Janks also explained that much of the stormwater issues in Felker’s could have been avoided if the city would have paid closer attention.



- Attorney Peter Rhodes, representing the Bredeman family spoke regarding an approval from the Planning Commission that does not hinder increase the flow of water onto the Bredeman property.

- Tracy Shaffroth, Water St. resident expressed concerns for the new build does not degrade the road.

- Tom Bredemann explained the mantra of his family, which anything done to the property should benefit the neighbors as well.

-George Judd, Lakeshore resident, concerned with Lakeshore Dr. and erosion due to high traffic from trucks.

Wikar thanked those who spoke and explained why the applicant was present at this meeting. He requested the commissioners remain focused on the main request.

- Planning Discussion:

Has there been any determination by EGLE? Is there a staging plan to keep everything away from the sensitive lands and Planning will need determination and letter? Would the owner commit to having his contractor properly dispose or reveal if asbestos is present? Is there a current basement? If so, it is not shown in the plans and would raise the height of the build. Upon receipt of answers to their questions, the following motion was made:

Motion by Seabert, with support from McIntyre, to close the Public Hearing. Motion carried by roll call vote.

Motion by McIntyre, with support from Seabert, to approve the Application for Site Plan Review, with any necessary Conditions of Approval, for 3075 Lakeshore Drive, located in Douglas, Michigan – with findings of fact pursuant to Section 24.03 of the Douglas Zoning Ordinance and to make any necessary recommendations to City Council to ensure conformance with the Code of Ordinance of the City. The following are the conditions associated with the approval:

1. *The applicant must provide a performance guarantee in the form of a bond to the City equal to the contract cost of demolition, amended as necessary for compliance with any Conditions of Approval, as assigned,*
2. *Provide proof of insurance certificate naming the City of Douglas as additional insured, for \$1 million general liability, and \$1 million auto: and,*
3. *Be subject to any fees, liens, assessments imposed by City Council at the recommendation of the Commission as a final action and response to recovery of \$1,676.70 in expenses incurred by the City for services rendered by the City Engineer resultant in Fall of 2020 at the Lakeshore Drive ROW/Lake Michigan Shoreline by the Applicant without permits.*



4. *In view of potential non-compliance with the bulk regulations of the R-2 Zoning District, the applicant shall provide the Zoning Administrator with cut and fill estimates and stormwater runoff calculations with a view to a mutually agreed modification of building placement so as to comply with the requirements of the Zoning Ordinance, and*
5. *Recommend road construction survey by Kalamazoo Lake Sewer and Water Authority, Allegan County Road Commission, and the City of Douglas be completed for demolition and construction truck usage.*

F. Old Business

1. Discussion of Amendments – Article 20, City of the Village of Douglas Zoning Ordinance; to Repeal and Replace Section 16.29 Environmental Protection Standards, Section 16.30 Shorelines, and Chapter 98 Trees and Chapter 151 Waterfront Construction, of the Code of Ordinances.

Motion by McIntyre, with support from McWebb, to work on these amendments with the intent to schedule an October Public Hearing if at the end of September, the amendments have been completed. Motion carried by roll call vote.

2. Discussion of Amendments – Article 22, City of the Village of Douglas Zoning Ordinance; to repeal and replace Section 16.26 Signs and Village of Douglas Sign Ordinance 111-D.

Discussion: How does Planning accomplish this task so readers can understand it? Will it be contingent on easements? There are some address discrepancies. Recommendation that a provision fee for existing signs be assessed.

Motion by Buszka, with support from Seabert, to recommend the City Council repeal and replace Section 16.26 Signs and Village of Douglas Sign Ordinance 111-D with the amended language to include clarification on appropriate rights of way applicable to different sections in the ordinance, and to clarify the assessment procedure for existing non-conforming signs, to be considered at a public hearing. Motion carried by roll call vote.

G. Reports of Officers, Members, Committees

H. Public Comment (limit 5 minutes)

I. Adjournment

Motion by Seabert, with support from Buszka, to adjourn the meeting.



CITY OF THE VILLAGE OF DOUGLAS

Signed: _____ Date: _____
Louise Pattison, Chair

Signed: _____ Date: _____
Pamela Aalderink, City Clerk

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on _____. I further certify that the meeting was duly called and that a quorum was present.

Pamela Aalderink, City Clerk

Date