



MINUTES
THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE PLANNING COMMISSION
86 W CENTER ST – DOUGLAS, MI, 49406
SEPTEMBER 8, 2021– 7:00 P.M.

- A. Call to Order:** Chair Buszka called the meeting to order at 7:00 p.m.
- B. Roll Call:** Present - Buszka, Heneghan, McIntyre, McWebb, Pattison, Seabert
Absent - none
1. Approval of the Agenda
Motion by Seabert, with support from McIntyre, to approve the September 8, 2021, meeting agenda as submitted. Motion carried by roll call vote.
 2. Approval of the Minutes
Motion by Pattison, with support from Seabert, to approve the minutes of August 11, 2021, as submitted. Motion carried by roll call vote.
- C. Public Comments** (limit of 5 minutes)
1. Vicky Cobb, Isabelle's restaurant, thanked everyone and appreciates all the planning work they do. Ms. Cobb expressed concern with the proposed Ordinance 111-D changes, seeking clarification on three (3) things:
 - a) Temporary Signs: found these are critical to their business.
 - b) Regulatory Signs: Michigan Liquor control commission states we must have four signs.
 - c) Sandwich Board Signs: Have a sandwich board that states use this door, then there is one in the front entry for private events.
- D. Communications**
- 1) Jeff Kerr letters of support for the Centre Collective Project. These letters will appear at the next Planning Commission meeting.
- E. New Business – No new business**
- F. Old Business**
- 1) 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.

Wikar addressed the verbal comment regarding temporary signs, what is proposed is reference to portable movable signs. This was the last time Planning will review the draft language prior to sending to City Council. Wikar believed it important to say that the Wayfinding program that we're looking at as municipal it's supporting all public uses and access to all individuals, and it's going to be quite an improvement. So, the



recommended changes there reflect that. It certainly is a reduction of past in that section

Commission Discussion:

Chair Buszka offered each commissioner 5 minutes to express their concerns.

Motion by Heneghan, with support from McIntyre, to suspend the regular order of the meeting and allow a 5-minute discussion. Motion carried by voice vote.

McIntyre believes the area has some heavy regulations regarding signage, regarding portable signage she does not view them as egregious. Pattison views the regulation as needed, she had been a resident when signs as these were overused and damaged the overall appearance of the area. McWebb viewed the area in two distinct different worlds, the Blue Star corridor and the Downtown District. People drive at different speeds in each of these areas. Seabert has worked on the sign ordinance for 4-5 years now and believes it is now what is needed.

Chair Buszka reviewed comments from commission, pointing out main concerns:

- 1) Time limit on temporary signage is appropriate.
- 2) Regarding signage, no clutter.
- 3) Blue Star corridor should have flexibility, some aspects of signage are a business's prerogative.
- 4) Take a lighter touch on how to permit things.

Chair likes short signs, limited temporary signage, and addressed the need to assist Wikar by mapping the signs that will be grandfathered. He inquired if there will be a grace period to correct any situations.

Motion by Seabert, with support from Pattison, to schedule a Public Hearing for the November 10th Planning Commission meeting. Motion carried by roll call vote.

2. Discussion of Amendments – Article 20, City of the Village of Douglas Zoning Ordinance; to repeal and replace Section 16.20 Environmental Protection Standards; Section 16.21 Shorelines; Section 16.22

Wikar stated the bold item were not in the Ordinance as of the June 14th meeting. Regarding this Ordinance he believed there should be a general provision about environmental standards, however it should be very general. He would like to maintain the general provisions for roads, water, and sewage, but would like to specifically have a section within the proposed article 20 that would call out stormwater and drainage. The amendments are an attempt to organize the ordinance. Commission agreed the amendments are a huge undertaking, they asked Wikar to inform them what he views as most important.

Commissioners commented on the need to purchase the waterfront property that is currently for sale. Wikar's going to take on even more administrative responsibility, based on some of the dialogue tonight, and I know he is backlogged as he commented on it, it's quite large project.



G. Reports of Officers, Members, Committees – No reports

H. Public Comment (limit 5 minutes)

Vickie Cobb, Isabelle's – Stated she feels the business is being penalized for something that occurred in the past. Requested Planning not place into the policy what happened years ago.

I. Adjournment

Motion by Pattison, with support from McIntyre, to adjourn the meeting. Motion carried by voice vote. (9:25)

CITY OF THE VILLAGE OF DOUGLAS

Signed: _____ Date: _____
Paul Buszka, Chair

Signed: _____ Date: _____
Pamela Alderink, 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 September 8, 2021. I further certify that the meeting was duly called and that a quorum was present.

Pamela Alderink, City Clerk

Date