



**THE CITY OF THE VILLAGE OF DOUGLAS
ZONING BOARD OF APPEALS (ZBA) MEETING
TUESDAY, SEPTEMBER 24, 2024, AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

**To attend and participate in this remote meeting of the City of the Village of Douglas Planning Commission,
please consider joining online or by phone.**

Join online by visiting: <https://us02web.zoom.us/j/83108824160>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 831 0882 4160

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. Motion to Approve; ZBA Meeting, 8-27-2023. (Roll Call Vote)
- 4. NEW BUSINESS**
 - A. Public Hearing and Decision: 177 St. Peters Dr – Relief from Section 16.13 (7), Front Yard Prohibition
 - 1) Chairman declares the Public Hearing Open
 - 2) Presentation of Written Communications
 - 3) Presentation by the Petitioner
 - 4) Comments from the Audience/Response from the Petitioner
 - 5) Questions/Comments from the ZBA Members
 - 6) Chairman declares Public Hearing Closed
 - 7) Motion to Approve, Deny, or Approve with Conditions (Roll Call Vote)

5. UNFINISHED BUSINESS
6. REPORTS OF OFFICERS, MEMBERS, COMMITTEES
7. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 5 MINUTES)
8. 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 ext. 106, 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
ZONING BOARD OF APPEALS MEETING
TUESDAY, AUGUST 27, 2024, AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

1. CALL TO ORDER – Chair called to order at 7:01am

2. ROLL CALL

Present – Kutzel, Pullen, Pattison, Freeman, Schumacher

Also Present – Planning & Zoning Administrator Sean Homyen

3. ELECTION OF OFFICERS

Nominations from the floor, Elected by Majority Vote

- Chair

- Vice-Chair

- Secretary

Pattison nominated Schumacher as Chair, seconded by Pullen – Unanimous vote

Pullen nominated Kutzel as Vice-Chair, seconded by Pattison - Unanimous vote

Pattison nominated Pullen as Secretary, seconded by Kutzel - Unanimous vote

4. APPROVAL OF MINUTES

A. *Motion to Approve the February 29, 2024 minutes*

Kutzel noted that his first name is mentioned on page 3, but the rest of the minutes refer to him only by his last name. He requested that this be made consistent throughout. Additionally, on page 4, Pullen's name was misspelled in the roll call vote.

Motion by Kutzel, seconded by Pullen to approve the minutes as amended. -

Motion carried unanimously by roll call vote.

5. PUBLIC HEARING

A. Public Hearing and Decision: 91 Mixer – Relief from Section 21.01 12 (a) (3) to allow fencing to be placed in the Road Right-of-Way

1) Chairman declares the Public Hearing Open

2) Presentation of Written Communications – None

- 3) Presentation by the Petitioner – Jon Karmel gave a history of the property along with the discoveries he found throughout the enforcement process. He then brought up examples within the City of properties that are encroaching into the ROW and went through the conditions of the variance on how his request meets.

Pullen has questions regarding the survey that was provided when the applicant purchased the property.

Karmel states that upon purchase of the property he had the option of either receiving a new survey or a preliminary. If he would have known, he would have obtained a new survey instead of the preliminary survey. He mentioned that he didn't know about the encroachment until where surveys were provided by the Planning & Zoning Administrator Sean Homyen from City records.

Kutzel asked if the preliminary survey showed the lot lines going through the home. Karmel explained differences between the two surveys was that the preliminary survey did not show an encroachment into the home.

Freeman had a question regarding the structure. Karmel answered that it was the garage.

Pattison had questions regarding the parking pad. Karmel explained that the pad was there when he purchased the property. ZBA Members had a discussion regarding the non-conformity of the existing structures, enforcement, and permitting process.

- 4) Comments from the Audience/Response from the Petitioner –

Wendy Gronbeck (99 Fremont) wanted to let ZBA members know that there is no negative impact.

Deirdre Dupre (91 Fremont) wanted to let ZBA members know that that this is not an issue and shows that someone spent the time and effort into the property. She wanted to aware the ZBA members that the fence was to protect the grandchildren.

Rob Golub (91 Fremont) states that the fence not harm property values, neighborhood, or City as a whole

- 5) Questions/Comments from the ZBA Members

Kutzel asked the Karmel how far the bay window sticks out to understand how far the fence is from the home. Schumacher answered that it is approximately at least 3ft. Kutzel mentioned that this would set a precedent.

- 6) Chairman declares Public Hearing Closed

- 7) Motion to Approve, Deny, or Approve with Conditions, or Table (Roll Call Vote)

Motion by Kutzel, Seconded by Tarue to approve the granting of a variance from Section 21.01 (12) (a) (3), No fence shall be permitted in the street right-of-way or easement for 91 mixer in the R-3 Residential, on a parcel of land described as P.P to allow for a fence in the Road Right-of Way or easement, based on the finding that the request meets the standards of the ordinance because of the unusual placement of the structure which was done in the 1871 and that the fence does not really increase the non-conformity and by granting variance does not limit the City's right to the right of way for access. – Motion carried unanimously

6. **NEW BUSINESS** - None
7. **OLD BUSINESS** - None
8. **REPORTS OF OFFICERS, MEMBERS, COMMITTEES** – Kutzel wanted to thank Planning & Zoning Administrator Sean Homyen for providing physical copies
9. **PUBLIC COMMUNICATION – VERBAL (LIMIT OF 5 MINUTES)** - None
10. **ADJOURNMENT**

Motion by Kutzel, seconded by Freemon to adjourn the meeting.

Sean Homyen

From: Jeffrey Kerr <jeff@kerr-realestate.com>
Sent: Friday, September 13, 2024 11:54 AM
To: Sean Homyen
Cc: Olaf
Subject: Re: Zoning Board of Review - Support letter for Schippers Construction/Olaf and Jessica Huebner

Follow Up Flag: Follow up
Flag Status: Flagged

Sean,

I am writing to formally express our support for the request submitted by Shippers Construction and Olaf and Jessica Huebner, which will be considered by the Zoning Board of Appeals next week.

As you know, we own the property bordering St. Peter's Drive and Westshore, just south of the Huebners' home, commonly referred to as the Centre Collective. Additionally, we have received unanimous approval from the City Council and remain on track to begin construction this fall for 19 single-family home sites.

We strongly encourage you and the other members of the ZBA to approve the Shippers/Huebner request. Please feel free to reach out if you have any further questions.

Thank you,

Jeff Kerr

Jeffrey A Kerr | MANAGING MEMBER
KERR REAL ESTATE
P: (269) 420-5156
A: PO Box 574, Douglas, MI 49406

To: City of the Village of Douglas Zoning Board of Appeals
Date: September 19, 2024
From: Sean Homyen, Planning & Zoning Administrator
RE: 177 St. Peters Dr – Variance Request – Relief from Section 16.13 (7) Front Yard Prohibition



The Village of Friendliness – Since 1870

Request. Schippers Construction, on behalf of Olaf and Jessica Huebner, has submitted an application for a non-use variance under Section 29.05 (1), that would provide relief from Section 16.13 (7) Front Yard Prohibition, to demolish the existing nonconforming accessory building and to construct a new, larger accessory building the front yard in the R-4 Harbor Residential District.

Background. The subject property is located at 177 St. Peters Dr, zoned as R-4 Harbor Residential. The lot consists of two platted lots within the St. Peters Subdivision Plat and is a total of 1.04 acres (45,302.4 SF). The home was constructed in 1964, and the existing accessory building was constructed around the same time as the home, according to the



Figure 1: 177 St. Peters Drive – Subject property

applicant. The existing accessory building is approximately 675 square feet according the survey, and is considered a nonconforming structure, as it is currently located in the front yard, contrary to Section 16.13 (7). The applicant is requesting to tear down the existing building and construct a new, 2-story 1200 square foot accessory building. The applicant intends to use the second story of the proposed building as an accessory dwelling unit, which requires special land use approval by the Planning Commission ..

As stated above, the existing accessory building is considered nonconforming, due to it being located in the front yard. Section 15.04, Nonconforming Structures (see Figure 2) outlines the limitations relevant to alterations, enlargements, and reconstruction. Sections 15.04 (b), (c), (d), and (e) outline the actions that shall cause a nonconforming structure to lose its nonconforming status. Part (b) indicates that a nonconforming structure shall not be reconstructed except in conformity with the Ordinance. Thus, if the existing building is demolished for the purpose of building a new, larger building, the new building shall conform with the current ordinance.

Section 15.04 Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area lot coverage, height, yards or other characteristics of the structure or location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a) No such structure may be enlarged or altered in a way which increases the degree of a structure's nonconformity, but the use of a structure and/or the structure itself may be changed or altered to a use permitted in the district in which it is located, provided that all such changes are also in conformance with the requirements of the district in which it is located. Alterations or enlargements of structures that do not alter the nonconforming nature of the structure may be permitted, provided the alteration or enlargement complies with the provisions of this ordinance.
Furthermore, any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Article, but no such use shall be extended to occupy any land outside such building.
- b) Should such structure be destroyed by any means to an extent of more than sixty (60%) percent of replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Article.
- c) Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
- d) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not be resumed thereafter.
- e) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

Figure 2: Section 15.04 Nonconforming Structures

Because an accessory building is prohibited in the front yard, the applicant can only construct a new accessory building in place of the existing one in the front yard if a variance is granted by the Zoning Board of Appeals.

The remainder of this memorandum is intended to provide the Zoning Board with the requirements and procedures of Article 29, Zoning Board of Appeals, and to provide a recommendation on the request.

Pre-Hearing Conference. Section 29.05 (3) requires that a pre-hearing conference be held to ensure that the applicant understands the requirements and procedures related to seeking relief from the Ordinance. Staff has engaged in communication with the applicant via email and phone calls, fulfilling the requirements for a pre-hearing conference.

Criteria for Granting Variances: Section 29.05 outlines the criteria for granting a non-use variance. The following criteria must be taken into consideration by the Zoning Board of Appeals in its review of the request. All criteria must be met for the variance to be granted. Each criterion is provided below, along with staff’s analysis.

- a) *That there are practical difficulties that prevent carrying out the strict letter of this Ordinance. These practical difficulties shall not be deemed economic but shall be evaluated in terms of the use of a particular parcel of land.*

Remarks: The applicant states that there is a steep slope in the rear yard (as shown in Fig. 3) and there is no space between the house and bluff to build the accessory building. The lot does contain a steep slope for the eastern most 40 feet of the rear yard, the home is set back approximately 125’ from the edge of the road, and there is a pool on the north side yard, thereby causing a bit of limitation in where an accessory building can be placed. Figure 3 shows the steep slope in the rear yard in relation to the other structures and features located on the lot.

Although there may be some constraints on where the accessory building can be placed on the property, these constraints would not prevent the applicant from placing an accessory building in a location that meets the requirements of the ordinance . There is space to the north and west of the swimming pool, however, the applicant would prefer not to relocate the driveway, and would



Figure 3: Steep Slope highlighted in rear yard



Figure 4: Approximate feasible location

also prefer not to place it close to the swimming pool. These preferences, while valid, are not variables that the Zoning Board should take into consideration when determining whether a hardship exists related to the land itself, which causes the applicant the inability meet the letter of the ordinance.

Based on these findings, staff has determined that this criterion is not met.

- b) *That a genuine practical difficulty exists because of unique circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district and shall not be recurrent in nature.*

Remarks: As noted earlier, there are some unique features on the lot, such as the deep front yard setback and the steep slope in the rear yard. As noted in criterion a, these are not limitations that would prevent the applicant from placing an accessory building in a location that does comply with the ordinance.

Based on these findings, staff has determined that this criterion is not met.

- c) *That the practical difficulty or special conditions or circumstances do not result from the actions of the applicant.*

Remarks: In staff's view, the request for a variance is prompted by the desire to remove the existing building, causing it to lose its nonconforming rights. In an effort to continue locating the accessory building in the front yard, the applicant must be granted a variance for such location. The desire to have a larger accessory building is the reason the applicant wants to remove the existing building and rebuild it in the same location, when there are other areas on the property that would comply with the ordinance. The Zoning Board has also made the interpretation in past cases that, regardless of when the applicant took ownership of the property, the man-made features on the property fall into the category of "self-created". The Zoning Board should be consistent in its application of this standard when determining if the placement of the pool is considered "self-created".

ZBA Members will determine if this criterion is met.

- d) *That the variance will relate only to property under the control of the applicant.*

Remarks: The proposed accessory structure will still be located on the applicant's property.

This criterion appears to be met.

- e) *That the variance will be in harmony with the general purpose and intent of this Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or district. If a lesser variance would give substantial relief and be more consistent with justice to others it shall be so decided.*

Remarks: The requested variance would not likely pose any adverse effects on the property since there is currently an existing accessory building in the front yard that has been there since the 1960s.

Based on this finding, this criterion appears to be met.

- f) *That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.*

Remarks: Based on the site plan that was provided, the applicant does have the ability to meet the ordinance and construct the accessory building on the right side of the home or west of the pool. This can be seen in the ariel view of the property and site plan. This route may require the applicant to reduce the size of the accessory building to meet the side lot coverage of not exceeding 25% of the lot area, setback requirements, and they would have to reconfigure the driveway to the accessory building, but it would not “unreasonably prevent the owner from using the property for a permitted purpose”.

Based on these findings, this criterion does not appear to be met.

- g) *That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the hardship.*

Remarks: The proposed accessory building is larger than the existing accessory building. The increase in size would not be the minimum amount necessary.

This criterion does not appear to be met.

- h) *That the variance shall not permit the establishment, within a district, of any use which is not permitted by right within that zoning district, or any use for which a Special Use Permit or a temporary permit is required except where failing to do so would result in a constitutional taking for which compensation would otherwise have to be paid because the application of existing regulations do not permit a reasonable use of land under existing common law or statutory standards. In this case, the appellant shall first have sought and been denied a rezoning, Special Use Permit*

approval, and/or a PUD approval and shall have their variance request processed according to the requirements of Section 29.05 (2).

Remarks: This criterion is not applicable, as this is not a use variance request.

Recommendation and Summary of Findings. At the upcoming Zoning Board of Appeals meeting, the board should carefully consider all the facts presented in this report, testimony given by the applicant, and comments provided by the public. Again, all the criteria outlined in section 29.05 *must be* met in order for a variance to be granted. Suggested motions are provided below. The Zoning Board of appeals **MUST** state its findings into the record in its motion.

Based on the findings outlined in this memorandum, staff would recommend the denial of the variance request. The suggested motion is provided below:

*I move to **deny** the granting of a variance from Section 16.13 (7) – Front Yard Prohibition for 177 St. Peters Dr. in the R-4 Residential Harbor District, on a parcel of land described as P.P 59-750-003-00 to allow for an accessory building in the front yard, based on the findings that the request **does not meet** all the criteria set forth in Section 29.05 of the ordinance.*

- There is not a practical difficulty in carrying out the strict letter of the ordinance that is not related to an economic hardship or circumstances that are self-created.
- There is not a genuine practical difficulty relevant to the land itself, such as steep slopes, narrowness, shallowness or other encumbrances that would prevent the applicant from meeting the strict letter of the ordinance.
- The need to request a variance is the result of the affirmative action on behalf of the applicant, and is deemed “self-created”.
- Meeting the requirements of the ordinance will not prevent the applicant from using the property for a permitted purpose, nor would it deprive the applicant from enjoying a substantial property right enjoyed by others in the same vicinity and zoning district.

If the ZBA is inclined to approve the request, the suggested motion is provided below (ZBA to fill in findings of fact):

*I move to **approve** the granting of a variance from Section 16.13 (7) – Front Yard Prohibition for 177 St. Peters Dr. in the R-4 Residential Harbor District, on a parcel of land described as P.P 59-750-003-00 to allow for an accessory building in the front yard, based on the findings that the request **meets** all the criteria set forth in Section 29.05 of the ordinance. Summary of findings:*

- _____
- _____
- _____
- _____
- _____
- _____



CITY OF THE VILLAGE OF DOUGLAS

ZONING BOARD OF APPEALS REQUEST FOR VARIANCES APPLICATION

86 W. CENTER STREET, DOUGLAS, MI 49406
Phone: 269-857-1438 FAX: 269-857-4751

\$350.00 Fee & \$1000.00 Escrow Required (Article 29 Zoning Board of Appeals)

APPLICANT INFORMATION *(If different than owner)*

Name Schippers Construction: Brian Ruitter Email Brian@schippersconstruction.com
Address 850 Maple Ave., Holland, MI 49423
Phone # 616-298-4360 Fax # _____

OWNER INFORMATION

Name Olaf and Jessica Huebner Email olaf.huebner@hotmail.com
Address 177 St. Peters Dr., Douglas, MI 49406
Phone # 616-499-5587 Fax # _____

PROPERTY INFORMATION

Address or Location 177 St. Peters Dr., Douglas, MI 49406
Permanent Parcel # 59-750-003-00
Zone District (Current) R4-Harbor (Proposed) _____
Property Size 1.019 Acre *(If Applicable)*

Requesting: Appeal Variance _____

Describe Variance Request Construct new 3-stall garage in front yard

Section of the ordinance relating to the request 26.13

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

Schippers Construction: Brian Ruitter

July 23, 2024

Signature of Applicant and Owner (If different than applicant)

Date

I hereby grant permission for members of the Douglas Planning Commission, Board of Appeals and/or City Council to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application/request/proposal.

Owner's Signature

Date

DO NOT WRITE IN THIS BOX

Date Received _____ Application Accepted By _____ Fee Paid \$ _____

Submitted Materials: _____ Site Plan _____ Application _____ Legal Description _____ Narrative Description _____

**CITY OF THE VILLAGE OF DOUGLAS
ZONING BOARD OF APPEALS
REQUEST FOR NON-USE VARIANCE APPLICANT SUMMARY OF FACTS**

Section 29.05 1) Non use variances. The Zoning Board of Appeals shall have the power to authorize specific variances from site development requirements such as lot area and width regulations, building height and bulk regulations, yard width and depth regulations and off-street parking and loading space requirements of this Ordinance, provided that all the required findings listed below are met and the record of proceedings of the Zoning Board of Appeals contains evidence supporting each conclusion.

Under Section 29.05 of the City of the Village of Douglas Zoning Ordinance, the Zoning Board of Appeals is empowered and entrusted with specific duties. To be considered for approval, all variance requests must comply with the standards outlined in this section. Please detail in the space below, or on additional pages if required, how your request aligns with each of these approval standards.

Question 1 - Zoning Ordinance Section 29.05 a)

Please list the practical difficulties which prevent carrying out the strict letter of the Ordinance. These practical difficulties shall not be deemed economic but shall be evaluated in terms of the use of a particular parcel of land.

Conformity requires the detached garage to be built in the back yard, but the topography will not allow that. There is a ridge/bluff and there is not space between house and bluff to build a garage.

Question 2- Zoning Ordinance Section 29.05 b)

Please list the genuine practical difficulty that exists because of unique circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved that do not generally apply to other property or uses in the same zoning district.

The house was originally built on the back of the parcel at the top of the ridge overlooking the Kalamazoo River. AS such, there is no spacial or geographical allowance to build a garage in the back yard. The topography simply does not allow it

3 -Zoning Ordinance Section 29.05 c)

Please verify that the practical difficulty or special conditions or circumstances that are due to no fault of your own.

This difficulty is a constraint caused by original placement of the original principle house, impacted by the change in codes over the years and with the need to build a new garage, and the requirements for modern setbacks and ordinances requiring auxiliary structures to be placed in the back yard, it is not possible to conform.

The only option for an auxiliary building is in the front yard in a similar place as it currently sets.

Question 4 - Zoning Ordinance Section 29.05 e)

Please verify that the variance will be in harmony with the general purpose and intent of this Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood.

The current garage is detached and in the front yard and has become commonly accepted as part of the neighborhood. A new garage in essentially the same space will not have an adverse effect on the neighborhood nor surrounding properties.

Question 5 - Zoning Ordinance Section 29.05 g)

Please verify that the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or to mitigate the hardship.

This will be the minimum solution and least amount of change to the property and neighborhood.

Question 5 - Zoning Ordinance Section 29.05 H)

Is the variance request for a use that's not normally allowed in this district, without requiring a Special Use or temporary permit, and only because following current rules would unfairly limit how you can use your land? Have you already tried and been denied rezoning, Special Use Permit, or PUD approval before submitting this request according to Section 29.05 (2)?

This is our first request for a zoning appeal for a nonconformance scenario.

For Office Use Only

REMARKS

Other (Where Applicable):

Plans sent to Saugatuck Fire District on: _____

Approved on: _____

Planning Commission Review on: _____

Minutes attached: _____

Zoning Board of Appeals Review on: _____

Minutes attached: _____

Sent to KLWSA (269-857-1565) on: _____

ZONING APPROVAL

APPROVED: _____

By: _____ Date: _____

Zoning Administrator

DENIED: _____

By: _____ Date: _____

Zoning Administrator

KLSWA APPROVAL

APPROVED FOR CONNECTION TO WATER/WASTEWATER SYSTEM

(Subject to appropriate connection fees and charges)

Street and Number _____

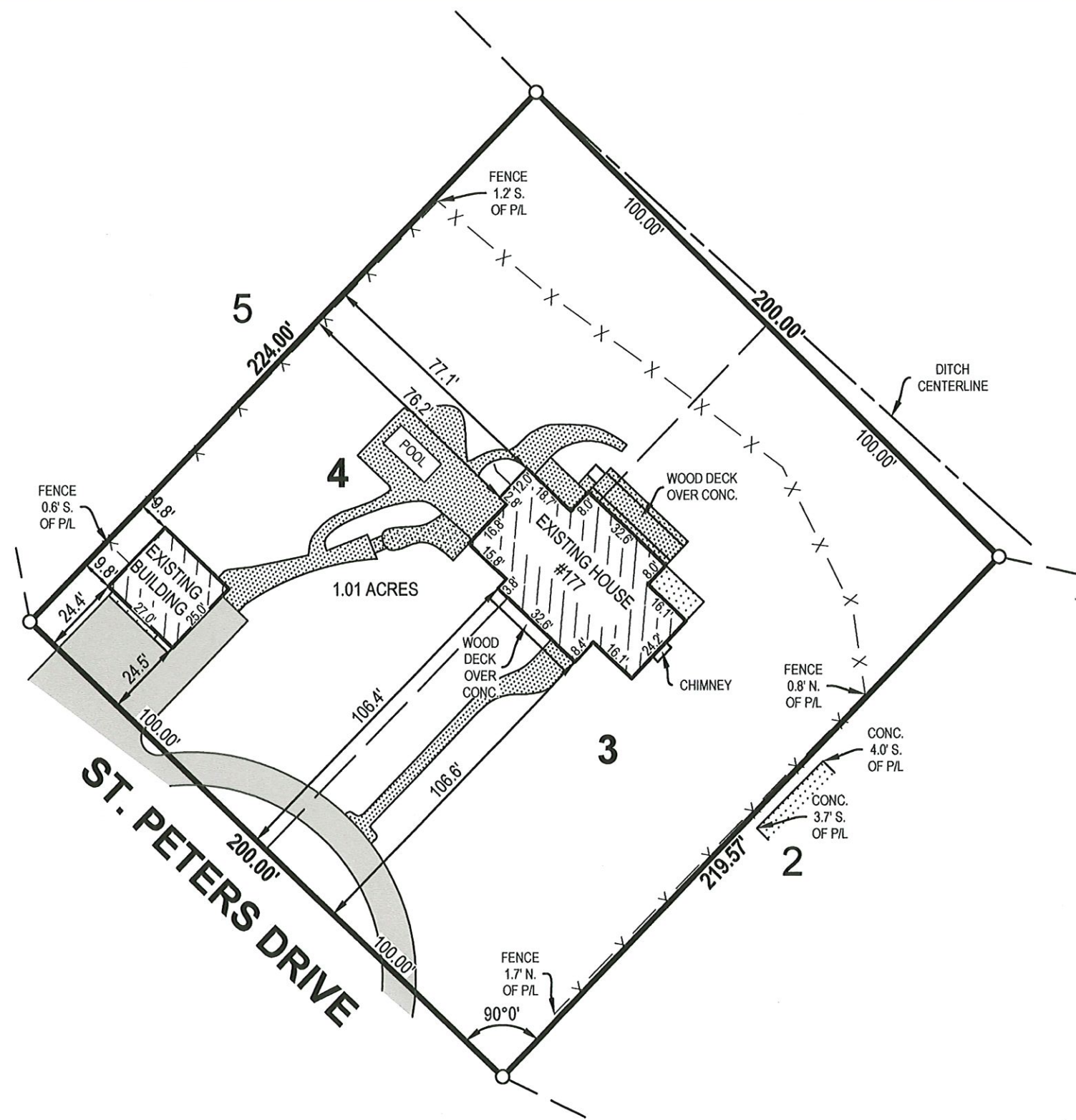
KALAMAZOO LAKE SEWER AND WATER AUTHORITY

APPROVED

Date: _____ By: _____

DENIED

Date: _____ By: _____



We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

DESCRIPTION

Lot 3 and 4 in St. Peter's Subdivision according to the recorded plat thereof, Allegan County Records, located in the Village of Douglas, Section 16, Town 3 North, Range 16 West.

(Warranty Deed, Instrument No. 2021002569, Dated January 8, 2021, Allegan County Register of Deeds)

LEGEND

- Iron-Found
- Fence
- Asphalt
- Existing Building
- Concrete



By: *Scott A. Hendges*
 Scott A. Hendges Licensed Professional Surveyor No. 4001047953

SCALE: 1" = 50' 0' 25' 50' NORTH

Olaf Huebner 3218 Arbor Lane Hamilton, MI 49419		 www.nederveld.com • 800.222.1868 Holland 347 Hoover Blvd. Holland, MI 49423 Ann Arbor, Chicago, Columbus, Grand Rapids, Indianapolis
177 St. Peter's Drive		
DRAWN BY: DS	DATE: 8/3/2023	PRJ #: 23201212
REV. BY:	REV. DATE:	
REV.:		
		1 OF 1



HURST & ASSOCIATES INCORPORATED
RESIDENTIAL DESIGN

Address:
5917 126th Ave.
Farmville, Michigan 49408

Phone:
269.561.2752

www.jhurstassociates.com

project:

**HUEBNER
COACH
HOUSE**

CLAF & ESSE
177 ST. PETERS DR.
DOUGLAS, MI

drawing title:

SITE PLAN

date: 12/20/2025

scale: N/AE

drawn by: JH

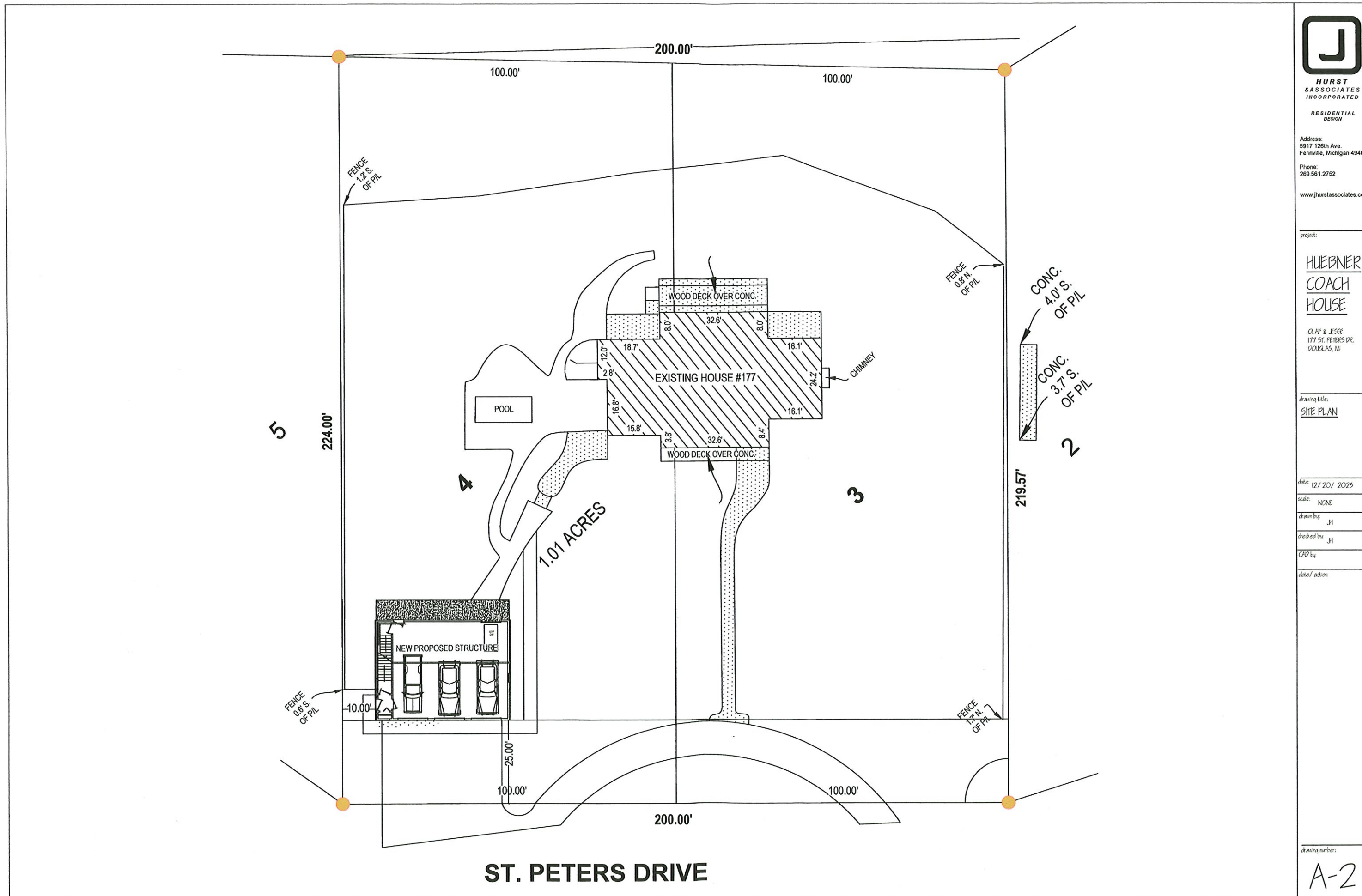
checked by: JH

CAD by:

date/revision:

drawing number:

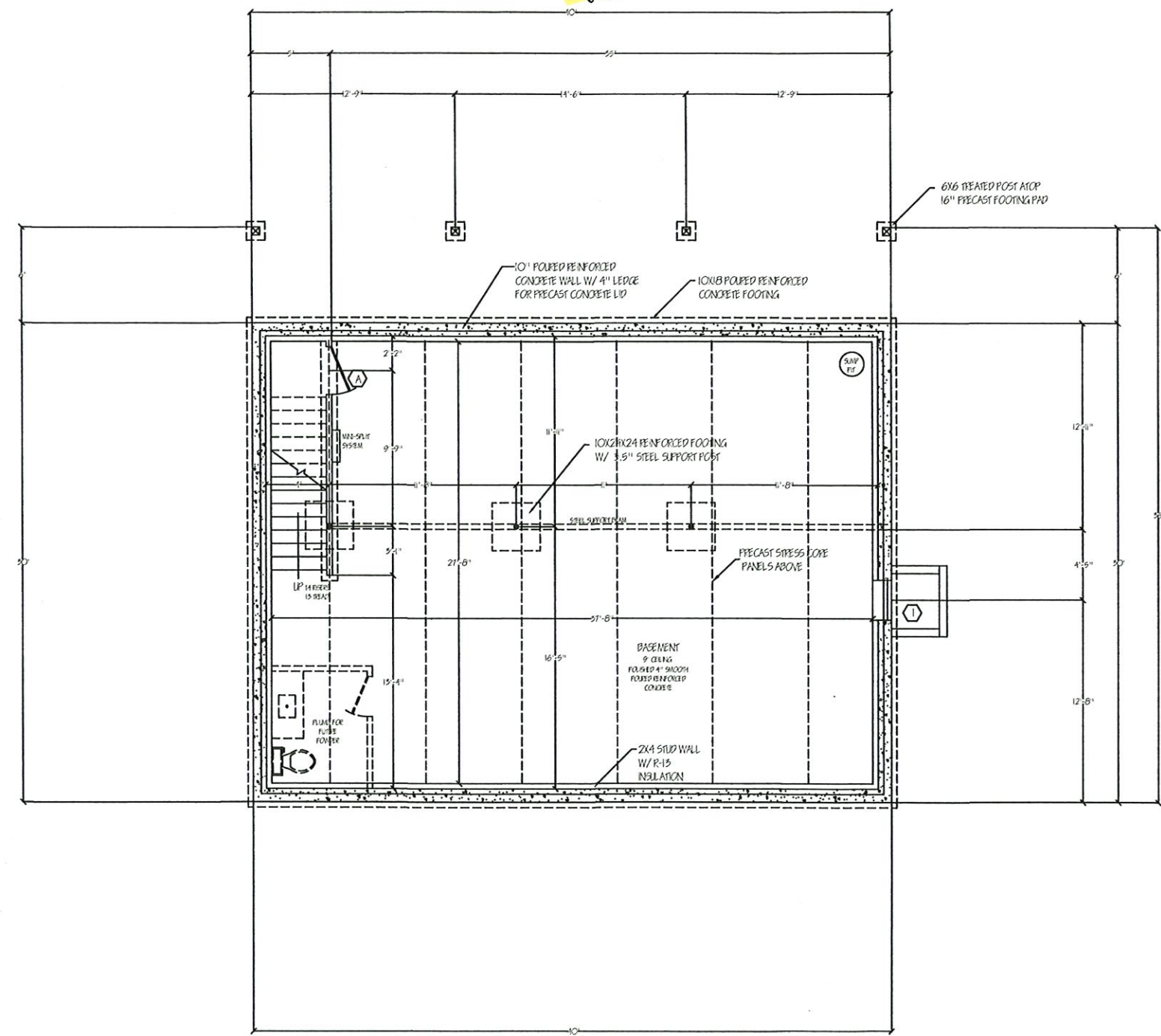
A-2



1,200 sf

40'

30'



FOUNDATION PLAN 



HURST & ASSOCIATES INCORPORATED
RESIDENTIAL DESIGN

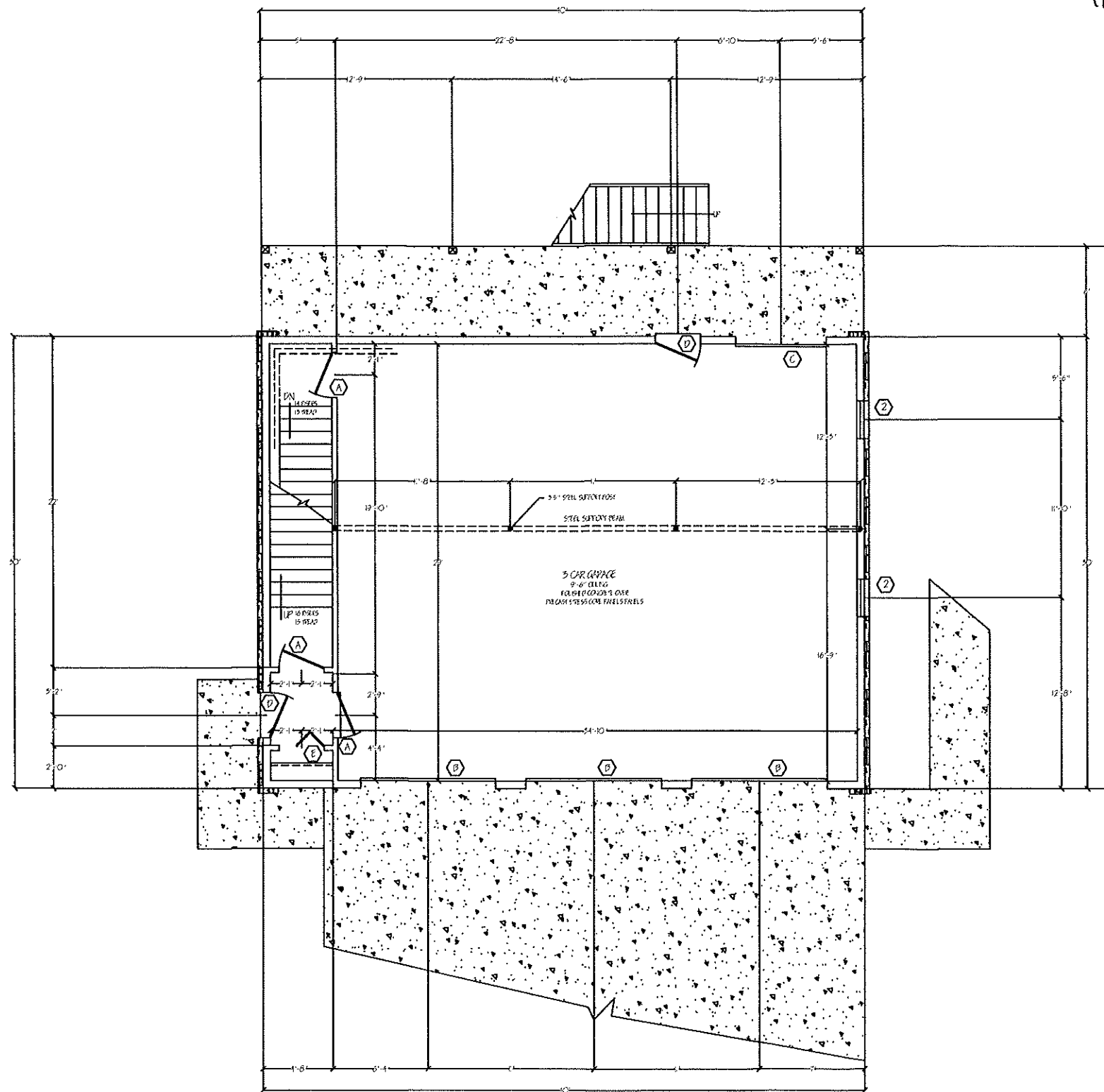
Address:
5917 126th Ave.
Farmville, Michigan 49408
Phone:
269.561.2752
www.hurstassociates.com

project:
HUEBNER COACH HOUSE
CLAF & ESSE
177 ST. PETERS DR.
DOUGLAS, MI

drawing title:
FOUNDATION PLAN

date: 5/4/2024
scale: 1/4" = 1'-0"
drawn by: JH
checked by: JH
CAD by:
date/ action:

drawing number:
A-3



1,200 sf
Garage Space

FIRST FLOOR PLAN 



HURST & ASSOCIATES INCORPORATED

RESIDENTIAL DESIGN

Address:
5917 126th Ave.
Farmville, Michigan 49408

Phone:
269.561.2752

www.hurstassociates.com

project:

HUEBNER
COACH
HOUSE

CLAY & LESSE
177 ST. PETERS DR.
DOUGLAS, MI

drawing title:
FIRST FLOOR
PLAN

date: 5/4/2024

scale: 1/4"=1'-0"

drawn by: JH

checked by: JH

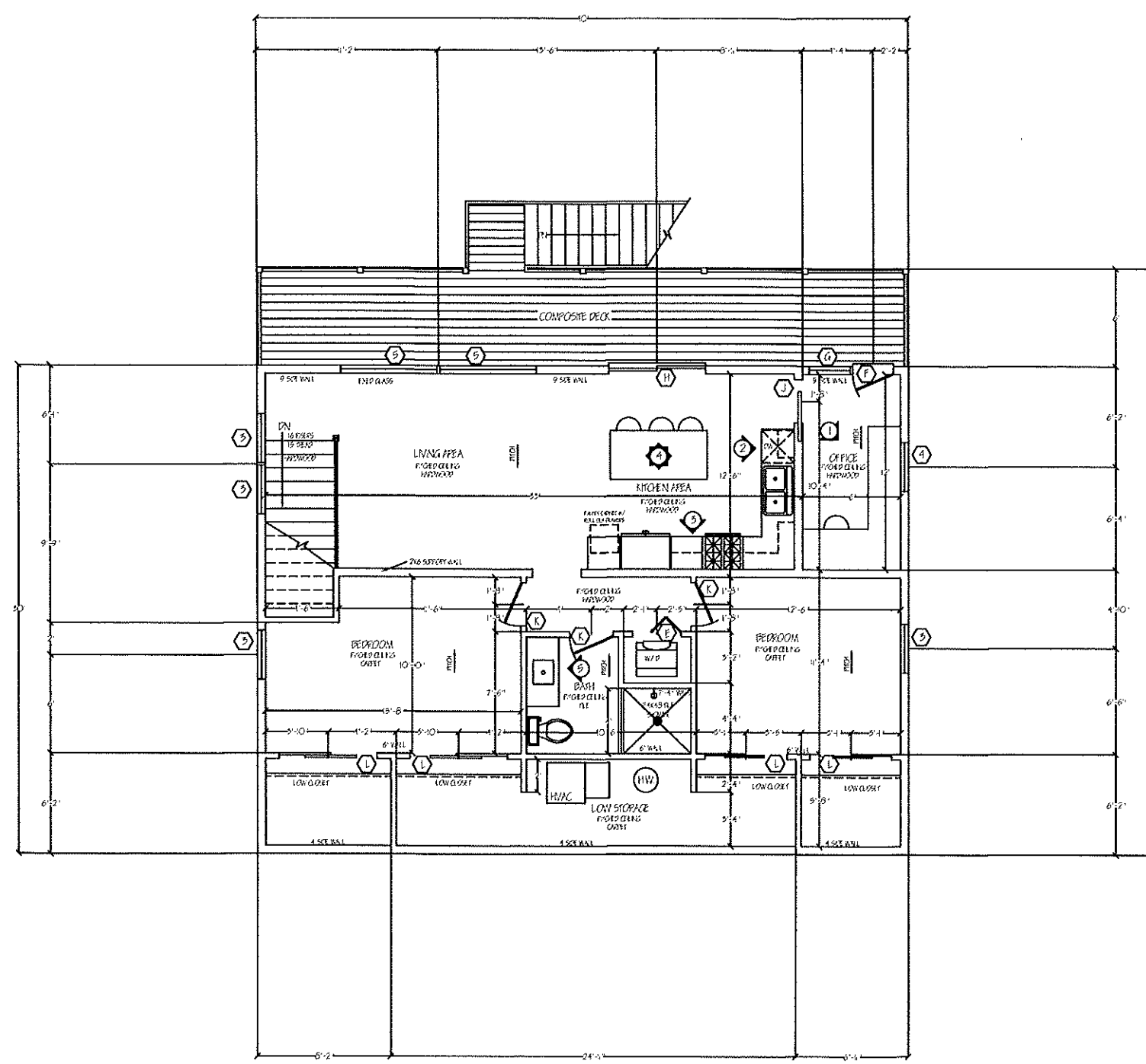
CAD by:

date/revision:

drawing no.:

A-4

1,200 SF
Finished



SECOND FLOOR PLAN 



HURST & ASSOCIATES INCORPORATED
RESIDENTIAL DESIGN

Address:
5917 126th Ave.
Farmville, Michigan 49408
Phone:
269.561.2752
www.hurstassociates.com

project:
HUEBNER COACH HOUSE
CLAF & LESSE
177 ST. PETERS DR.
DOUGLAS, MI

drawing title:
SECOND FLOOR PLAN

date: 3/1/2024
scale: 1/4"=1'-0"
drawn by: JH
checked by: JH
CAD by:
date/actor:

drawing number:
A-5