

VILLAGE OF DOUGLAS

ALLEGAN COUNTY, MICHIGAN

The Village of Friendliness — Since 1870

OFFICE OF THE VILLAGE CLERK

June 26, 2002

Mr. Steven Laughner
Mr. Robert Goeke
P.O. Box 153
Douglas, MI 49406

Re: 98 Center Street

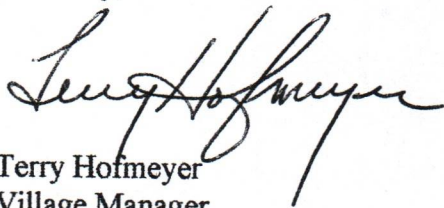
Gentlemen:

The Douglas Village Council, at its regular meeting held March 11, 2002 (copy of minutes enclosed), approved an access easement through the village's parking to access your rear parking area at 98 Center Street.

Please coordinate your plans and proposed improvements for your off-street parking area with the village's architect and contractor for placement and tie-in of your storm drainage system with the village's system.

It has been a pleasure working with you on your project and it certainly is an asset to our growing downtown area.

Sincerely,



Terry Hofmeyer
Village Manager

cc: Mark VonDerHeide
C.L. Construction
File

Commission approval. Developers will need to provide an additional 26 "on site" spaces to meet ordinance requirements.

Motion by Dykema/Wagner to approve the site plan subject to developer return with plan that includes 158 on-site (including the West lot/32 spaces) for 195 total spaces, that meet specified ordinance space minimums (footage). Motion amended, spaces shall not included any "queud"/valet areas. Carried.

Motion by Anthrop/Van Stedum to schedule the public hearing for the revised Site Plan/PUD (for "The Saugatuck Lodge at Douglas") at the March 21, 2001 meeting, based upon timely submission of the revisions. Carried.

The meeting adjourned at 9:17 P.M. for a brief recess and reconvened at 9:25 P.M.

Request to schedule a workshop meeting on Wednesday, February 28, 2001 at 6:30 P.M. to review the parking revisions submitted for "The Saugatuck Lodge at Douglas". The workshop will be held prior to the D.H.P.C. meeting (scheduled for 7:30 P.M.).

Old Business:

A. Parking - Parking Committee report and ordinance recommendations presented by Anthrop to amend Planning Commission "non-residential parking waiver" language and establish fees in C-1A district. Council would determine fee (to be listed in the Village's Schedule of Fees) and apply directly to "parking improvement fund". Motion by Anthrop/Wagner to schedule public hearing on March 21, 2001 for the proposed amendment to Article XIX OFF-STREET PARKING AND LOADING, (adding new section) Section 19.07 Exceptions to Off-Street Parking Requirements. Carried. Planning Commission will review language submitted to prohibit parking "Queuing" at next meeting. Request to "fix" parking language to match diagrams depicted in the Zoning Ordinance. Hofmeyer will review for corrections and submit "adjustments" for consideration.

B. Flag Lots - Tim Dykema is now chair, report will be submitted at next meeting.

New Business: None.

Audience Communications:

Dee Schoeneich, 112 Center St. - Concerns regarding Planning Commission's approval of the placement/relocation of home and proposed business at 98 Center St., it changes the look of the "historic block". Suggested Planning Commission give additional consideration to parking waiver/compromise for the retail space.

Gene Schoeneich, 112 Center St. - Clarified statement made earlier that a parking waiver was granted for his home/business. The parking for his location was "grandfathered" because a previous owner had utilized the property for combined residential/commercial use.

Dan Shanahan, 290 Crest - Does not believe Douglas has a parking problem, rather a Saugatuck issue. Mr. Shanahan would like the Village to consider additional bicycle amenities for the community, such a bike path to Lake Michigan, and encouraged Planning Commission to look over the parking issues as only 10 weeks out of the year.

Motion to adjourn at 10:23 P.M.

Barbara McVea, Clerk/Treasurer
Village of Douglas

PROPOSED MINUTES
DOUGLAS PLANNING COMMISSION
FEBRUARY 21, 2001
7:30 P.M.

The meeting was called to order by Planning Commission Chair Urquhart at 7:30 P.M.

Roll Call: Anthrop, Dykema (7:35 P.M.), Naughtin, Phillippe, Urquhart, Van Stedum, Wagner, Walter. Absent: Hutchings. Also Present: Hofmeyer, McVea.

Approval of Minutes: Motion by Wagner/Van Stedum to approve the minutes of the January 17, 2001 meeting as submitted. Clarification regarding "Saugatuck Lodge" item 3 - parking spaces referenced does not include the "overall" figure of 195 required for the project. Motion carried.

Audience Communications: None.

Written Communications:

A. Downtown Development Authority - February 13, 2001 meeting minutes. Item referencing the placement of additional "plantings" at Beery Field as part of "Community Pride Day"/Douglas Garden Club activities. Concerns expressed by Wagner for increased watering needs and Village DPW ability to provide. Hofmeyer confirmed future installation of water spigots to accommodate.

Zoning Administrator:

A. Site Plan Review/Pines Motel - Conversion to Retail Use. Revised plan presented by architect Mark Von Der Heide, addressing the setback concerns. Existing drive fronting on Blue Star Hwy. will remain, "side" drive (St. Peter's Dr.) will be eliminated. Lighting will be placed along building - under roof "overhang" area, landscape plan will be submitted at a later date, proposed signage meets current requirements. Motion by Wagner/Walter to approve the Site Plan (dated 1-19-01) submitted, subject to receipt of landscape plan. Carried.

B. Site Plan Review/98 Center St. - Retail/Residential Use. Owners Laughner/Goeke presented plans for proposed first floor retail, second floor apartment residential renovation project. The building will be moved forward, existing garage removed, construction of a new garage at rear of property, small addition to the west and north sides of current structure footprint. Applicants are also requesting waiver of four required retail off-street parking spaces. Motion by Dykema/ Naughtin to approve the site plan (dated 2-5-01) submitted for retail/residential at 98 Center St., with waiver of commercial parking requirements, and subject to receipt and approval of landscape and lighting plans. Discussion: Parking concerns still an issue for the Village. Seems appropriate to waive the requested 4 spaces at this time. Motion carried.

C. Amended Site Plan/PUD - Saugatuck Lodge at Douglas. Proposed parking concerns addressed in memo from developer's attorney, Glenn Sperry. Project architect, Steve Upchurch, provided additional clarification regarding changes. Villa's have been placed within 5' of property line adjacent to the "Old School" property. Property description "Amendment" presented to include the vacated portion of Wall St. Discussion: Discrepancies with number of parking spaces provided as "on site", remote "shared use" spaces, and total required for the project. Changes/revisions precipitate a second public hearing prior to Planning

VILLAGE OF DOUGLAS

ALLEGAN COUNTY, MICHIGAN

The Village of Friendliness – Since 1870

OFFICE OF THE VILLAGE CLERK

March 7, 2001

Mr. Robert Goeke
Mr. Steven Laughner
3835 N. Washington Blvd.
Indianapolis, IN 46205

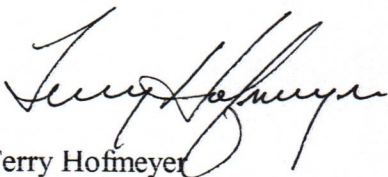
Gentlemen:

The Douglas Planning Commission, at its February meeting, approved your site plan for the property improvements proposed for the "Quade Home" located at 98 West Center Street.

As a reminder, the approval was granted subject to the filing, review and approval of a completed landscape plan.

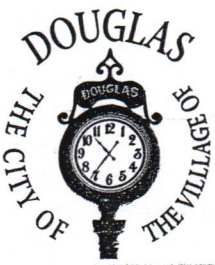
If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Terry Hofmeyer
Village Manager
Zoning Administrator

Welcome to Douglas!



The Village of Friendliness ~ Since 1870

January 14, 2009

Mr. Robert Goeke & Mr. Steven Laughner
PO Box 153
Douglas, MI 49406

This letter is intended to acknowledge that the City of the Village of Douglas has established a record to indicate that a total of eight parking spaces are to be permanently recorded and attached to property parcel number 03-59-551-002-00, commonly known as 98 Center Street, Douglas, Michigan. As evidenced by the parking inventory conducted in 1994, notes discovered in the property file, and the as-built drawings for the existing use of 98 Center Street, a total of six (6) parking spaces are currently in existence on-site with an additional two (2) parking spaces considered to be "credited" to the property due to the elimination of a road cut and driveway at the time that Center Street was reconstructed in 2005.

Per Section 10.04 and Article 19 of the City of the Village of Douglas Zoning Ordinance, 98 Center Street shall be considered to have a base parking allocation of eight (8) parking spaces as of January 14, 2009.

Please contact me if you should have any questions or concerns about this matter.

Sincerely,

Ryan Kilpatrick
Community Planner

Cc: Allegan County Register of Deeds