



Application to Rezone Parcels

Application Fee \$300 + \$2,000 Escrow Deposit
Payable Online Option at: tinyurl.com/PayItOnline

The Village of Friendliness - Since 1870

PART 1

Property Information:

Address(es) of Parcel(s) to be rezoned: 453 Center Street
Parcel Number(s): 59-350-001-00 Property Size (in acres): .40
Current Zoning of Parcel(s): R-5 Proposed Zoning District(s): C-1
Existing Use of Property: Residential Proposed Use of Property: Residential/ Commercial

Property Owner Information:

Name: Andrea Johnson-Wardynski
Phone Number: 734 674-2612 Email Address: andreagail1193@gmail.com
Address / PO Box: 102 City: Douglas State: MI Zip: 49406

Applicant Information (if different than owner):

Name: _____ Company: _____
Phone Number: _____ Email Address: _____
Address / PO Box _____ City: _____ State: _____ Zip: _____

Rezone Application Requirements (Section 28.05):

- Certified boundary survey with dimensions, boundaries, rights-of-way, and easements and general location.
 - Legal description of the subject parcel(s)
 - Applicant's interest in the property:
 - Purchase Agreement or Deed
 - Proof of Ownership
 - Detailed Response to Rezoning Criteria (Part 2 of this Application)
 - PDF of application and supplemental documentation
 - Escrow Policy Acknowledgement
- Yes, I have read the City of the Village of Douglas Zoning Ordinance Article 28, Amendments
- Fees paid (\$300 non-refundable fee + \$2,000 refundable escrow deposit)
- Complete Rezoning application (incomplete applications will not be processed)

PART 2

Please provide responses to the following rezoning criteria outlined in Section 28.06:

- a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justifies the proposed amendment? The property is zoned R-5, which does not allow commercial eating establishments. In recent years the city had moved the Root Beer Barrel across the street from our property, which is also in the R-5 zoning district, and is being allowed to have a small commercial eating establishment. The north side of Center street, west of Blue Star Highway to Ferry Street has also been zoned C-1 and allows small commercial eating establishments. As a result, Woosah Coffee has assumed the property directly across the street in the C-1 zoning district. Also, the Future Land Use for our existing R-5 zoning district is C-1, like the north side of Center Street, and the proposed 2025 Master Plan calls for changing the zoning of our property that will allow for commercial eating establishments, if approved.
- b) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition? There are no negative precedents to be set, as both the Future Land Use of the existing zoning district calls for the property to be zoned C-1 and the property and proposed use will be aligned with the proposed master plan and proposed new zoning district.
- c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted? There is no potential negative impact if the proposed amendment to rezone the property were to be approved.
- d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner? The proposed amendment does not adversely impact environmental or property rights of neighboring properties.
- e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?
 Yes No
- f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas? Yes No If , no, explain: _____
- g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located? It is currently not able to be reasonably used in an economical sense with the existing zoning as it does not allow for a commercial use as a small eating establishment.

Signatures: Section 28.05 requires the signature of BOTH owner and applicant (if different from owner)

I, Andrea Johnson-Wardynski (Owner), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

AJW _____ 01/15/2024
Signature of Owner Date

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

Applicant Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW	
Approved <input type="checkbox"/> Conditional Approval <input type="checkbox"/> Denied <input type="checkbox"/>	
Rationale/Remarks: _____	

Signature of Planning & Zoning Administrator	Date

WARRANTY DEED

03-17542092-HOL

KNOW ALL PERSONS BY THESE PRESENTS: That: John Drapak and Emily M. Drapak Trust, ("Grantor")

the address of which is: PO Box 2614, Douglas, MI 49406

convey(s) and warrant(s) to: Phyllis L. Johnson and Andrea Johnson-Wardynski, ("Grantee")

the address of which is: 39357 Palmer, Westland, MI 48186

the following described premises situated in the City of the Village of Douglas, County of Allegan, State of Michigan, to wit:

Lot 1 and 2, Block 1 of Helmer's Addition to the Village of Douglas, Michigan, according to the recorded plat thereof.

also known as Property Address: 453 Center St, Douglas, MI 49406

Parcel ID No.: 59-350-001-00 pt

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Hundred Ninety One Thousand Five Hundred and 00/100 Dollars (***\$191,500.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

When Recorded return to:
Phyllis L. Johnson
Andrea Johnson-Wardynski
39357 Palmer
Westland, MI 48186

Send Subsequent Tax Bills To:
Grantee:
453 Center St.
Douglas, MI 49406

Drafted By:
Joanne Gilliam
PO Box 2614
Douglas, MI 49406
Assisted by: ATA National Title Group,
LLC

Dated this November 13, 2017

Signed by:

John Drapak and Emily M. Drapak Trust

Joanne Gilliam, Successor Trustee
 By Joanne Gilliam, Successor Trustee

State of Michigan)
)SS.
 County of Allegan)

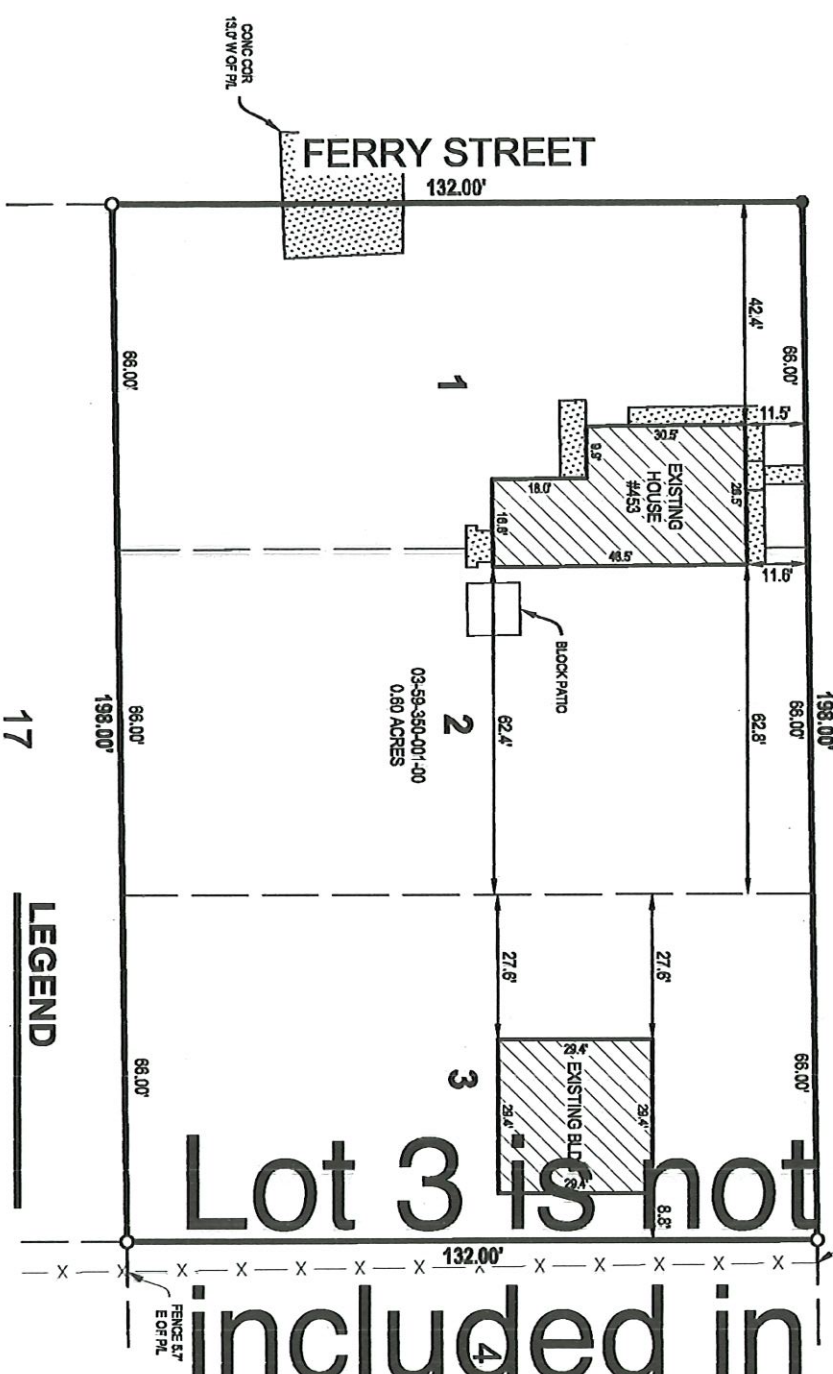
The foregoing instrument was acknowledged before me on this 13th day of November, 2017 by Joanne Gilliam, Successor Trustee of the John Drapak and Emily M. Drapak Trust

LISA GONZALEZ
 Notary Public, State of Michigan
 County of Ottawa
 My Commission Expires May 10, 2019
 Acting in the County of *Allegan*

Lisa Gonzalez

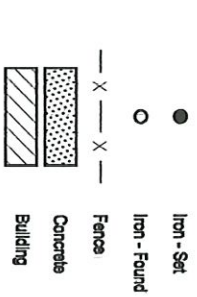
 Notary Public: _____
 Notary County: _____, State: _____
 Commission Expires: _____
 Acting In: _____

DESCRIPTION
 Lots 1, 2 and 3, Block 1, Heimer's Addition to the Village of Douglas,
 Section 16, Town 3 North, Range 16 West, Village of Douglas, Allegan
 County, Michigan.



Lot 3 is not included in request

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, assessments and exceptions.



By: *Scott A. Hendiges*
 Scott A. Hendiges Licensed Professional Surveyor No. 47853
 SCALE: 1" = 30'

Joanne Gilliam
 44 Water Street P.O. Box 2814
 Douglas, MI 49408

453 Center Street

DRAWN BY: HM DATE: 09/19/2018 PRJ #: 16201410
 REV. BY: REV. DATE: 1 OF 1



NEDERV
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 Grand Rapids, Indianapolis