

To: Douglas Planning Commission  
Date: February 13, 2025  
Re: 453 Center Street Rezoning from R-5 to C-1

Dear Commissioners,

We live at 460 Fremont Street and our property adjoins the subject property for 132 ft. and is the property greatest effected by a rezoning. We are a year-round, owner-occupied, single-family home. Our demographic is the bedrock of all communities, or at least communities where people want to live and invest.

We feel under siege! It is hard to explain in a short letter the anxiety that has been building over the past number of years.

1. The property due east of us is a 20-person vacation rental. 10 to 16 cars park there, often overflowing onto the lawn. They have seven (7) trash/recycling dumpsters. Beyond the late-night noise and activity, we have been asked to keep the noise down, because they are having an outdoor wedding. We were nice and stopped doing yardwork. The stories and invasions of our privacy go on from there.
2. Last year the City placed commercial parking along Ferry Street in front of R-5 zoned property. This is across the street from our house. This parking stretches the entire width of our property. It is intended to serve the Root Beer Barrel. This is a City of Douglas sanctioned penetration of commercial activity into a residential district, for a privately operated commercial business.
3. Now 453 Center Street will probably be rezoned to C-1 Commercial. We do not know if this is the wrong thing, however once rezoned, it can be developed into a myriad of different uses. The Applicant may say they plan to develop it as particular use, but the truth is they can flip the property the day after rezoning, or any time in the future. Once done, this is final.

Here is our main point. We are asking you now, and as plans are submitted for site plan review, to please take a birds-eye view of the neighborhood. This rezoning will raise the property value of 453 Center Steet, but our property value will be diminished. Rarely have single-family homes benefitted from adjacency to commercial development. Usually, these properties become less desirable and slowly decline over time. Strick adherence to the zoning ordinance with a robust review and checking of the mandated requirements, is one way the Commission can respect the value of and need for single-family homes. Our house has been part of the Community for 65 years.

We hope that the Planning Commission will stand up and protect invested residents like us. Will you pass a resolution or write a letter to the ZBA in our support, when we request increasing the height of our fence above 6 feet? Will you support the reduction of our property taxes due to the reduced value of our property? One property owner should not gain at the expense of another!

Our growing anxiety makes us wonder:

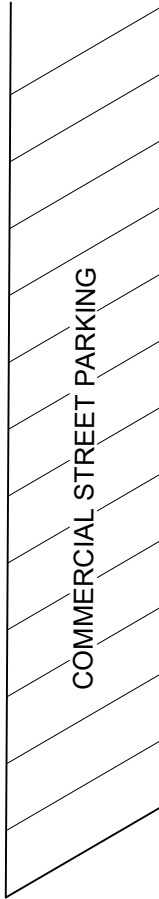
- Should we sell and move?
- Should we turn our house into a vacation rental?
- Should we seek rezoning of our property to Commercial?

We have included a plan showing our property rezoned and developed as C-1. Finding ourselves surrounded by a large vacation rental, commercial parking in our residential zone, and new adjacent C-1 commercial property, leads us to believe that rezoning of our property is what the City desires.

Sincerely,

Bruce Stewart & Barry Wood  
460 Fremont Street  
Douglas, Michigan

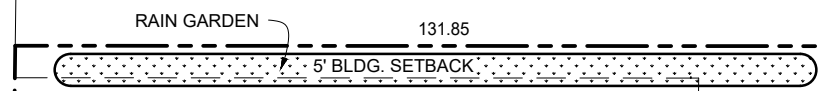
ZONED R-5



COMMERCIAL STREET PARKING

FERRY STREET

PROPOSED C-1 ZONING

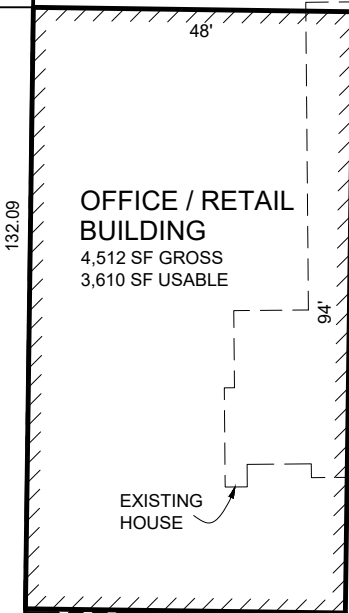


RAIN GARDEN

131.85

5' BLDG. SETBACK

DUMPSTER



OFFICE / RETAIL BUILDING  
4,512 SF GROSS  
3,610 SF USABLE

EXISTING HOUSE

21 PARKING SPACES

15 REQ. IF RETAIL  
18 REQ. IF OFFICE

BF

25' BLDG. SETBACK

12.5' LANDSCAPE BUFFER AREA

132.02

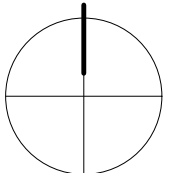
20 PERSON VACATION RENTAL  
ZONED R-5

132.14

30.5'  
25' REQ.

FREMONT STREET

ZONED R-5



NORTH

SCALE: 1"=30'

C-1 ZONING PLAN  
460 FREMONT STREET

Attachment to Stewart & Wood letter 2/13/25