



Site Plan Review Application

Application Fee \$300
Additional Fees May Apply

The Village of Friendliness—Since 1870

Property Information:

Address or Location: 453 CENTER ST

Parcel Number: 59-350-001-00 Property Size: .40 acres

Zoning District – Current: C1 Proposed Zoning District (if applicable): _____

Existing Use of Building/Property: Residential Special Use (if applicable): _____

Type of Project (Residential or Commercial): COMMERCIAL

Describe Proposed Project: ATTACHED

Estimated Project Cost: \$1500.00

Site Plan Review Application Requirements

☒ Yes, I have read the City of Douglas Zoning Ordinance Article 24 Site Plan Review

Y N N/A

- ☒ ☐ ☐ Completed Site Plan Review application
☒ ☐ ☐ Plot Plan
☒ ☐ ☐ Legal Description
☒ ☐ ☐ Narrative Description

I ANDREA JOWSD-WARBYNSKI hereby state that all the above statements and all the accompanying information are true and correct.

[Signature]
Signature of Owner/General Contractor

4/30/25
Date

Email Address: Andrea4AIL1193@gmail.com

Phone: 734-674-2612

453 Center Street Site Plan Review Application

Rev July 31, 2025

I. Applicant Information

- a. Name, address, email, and phone number

Andrea G. Johnson-Wardynski

453 Center Street,

Douglas, MI 49406

734-674-2612

Andreagail1193@gmail.com

II. Property Ownership (See attached documents)

- a. Proof of property ownership
- b. Information on options or Liens

III. Project Impact Statement

- a. Written statement on the proposed project's impact on existing infrastructure (traffic, schools, utilities)

Our current residence is at 453 Center Street. It is a 150-year-old farmhouse with an extended, covered finished sunroom. We would like to repurpose the sunroom into a walk-up Italian ice concession window. The space requires no physical structural changes to the existing building, as the space already is separate from the remaining property by walls and doors. The change will keep in step with the charm and burgeoning low-use mixed residential and commercial nature of the surrounding neighborhood. Outdoors, we will create a nice garden space surrounding our residential portion, while utilizing an existing window as a walk-up window. We will also have some benches and seating adjacent to the walk up. The business will be open seasonally from May-September.

Customers will not enter the building and will not need to wait long to receive or consume the product. Approval of the Italian Ice shop is

not expected to have a measurable impact on local utilities, as the product will be made onsite in small batches with fresh fruit juice and water and will be stored in small freezers equivalent to the size of a home refrigerator or deep freezer.

The shop's impact on traffic is expected to be minimal, as customers will be nearby residents, visitors staying in adjacent accommodations, and beachgoers on their way to Douglas or Oval Beach. We have purchased a six-slot bike rack and expect many visitors will walk or bike past the property on the Beach to Bayou Trail or be nearby already patronizing the Root Beer Barrell, Woosah, or the Kirby House. Within the past five years, and without conducting impact analysis on existing infrastructure, the City of Douglas has opened the Root Beer Barrell hot dog stand on R-5 property on the opposite corner from my home, which is currently operating as a commercial property. The lot is being used as a public park, with parking available streetside, and parking is available in the Root Beer Barrell lot and along the street adjacent to the Root Beer Barrell and Woosah, a coffee shop and retail located directly across the street. We expect that our Italian Ice shop will complement the existing uses, as Outdoor Coffee is busy in the mornings, the Root Beer Barrel busy at lunch and dinner, and the Italian ice shop will be seen as an afternoon or post-dinner treat. As such, the flow of and impact on traffic should remain consistent throughout the day. As Sean Homyen noted in our C-1 approval, the recent improvements of transportation and pedestrian infrastructure in the area justify the proposed use of the property.

The change to the space is a permitted use, already existing in C-1 and meets all the requirements of the C-1 district. The remaining existing residential use is not changing, expanding, or being superseded by a conforming use and, pursuant to 15.03 and 23.03, no permit shall be required for the nonconforming residential use to continue in its current location. Further, the existing residential use in the remaining portion of the building is continuing in the building, which was built for such purpose and existing on the date of the Ordinance. Thus, pursuant to 15.04 "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. Written statement on the proposed project’s impact on natural environment NA
- c. Phase 1 and Phase 2 environmental review (if required) NA

IV. Property Details (See attached documents)

- a. Dimensions and legal description
- b. North Arrow
- c. Certificate of survey if less than (1) acre and a land division

V. Project Description

- a. Total number of structures, units, and bedrooms, offices

The proposed commercial use will be installed in the front sun room of the existing structure, which has existing walls and windows, which will function as a separate commercial space. Most of the space will be used for product storage, is separated from the home by a pre-existing door that closes and locks, and will have its own, separate pre-existing entrance. On the Center-street facing wall of the structure, an existing side sliding window will be used to serve customers and does not require alteration to the existing structure apart from use of a table or other removable fixture to create a counter space.

- b. Square footage (total and usable floor area)

The total square footage is 156 sq. ft., and the office/storage is 164 sq. ft. The area “to be considered as that area to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers” and shall exclude “floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, stairways, basements, and elevator shafts” is less than 49 sq ft, which is less than 5% of the property, because the service area is only a walk-up window. The remaining area of the room will be used

as storage and processing of merchandise. Residential portion of the building is 1138 sq ft.

c. Carports/garages

- i. The applicant has a garage with two parking spaces in the front and two parking spaces outside. The Ferry St side of the property has two parking spaces.

d. Employees by shift

- i. There will be a maximum of two employees per shift

e. Recreational and open space details (see attached drawings)

f. Type of recreation facilities provided (see attached drawings)

g. Private easements NA

VI. Proposed Access and Parking

a. Streets, driveways, parking spaces, sidewalks – Relevant Rules

- i. Parking spaces need to be provided unless waiver is requested. One and Two Family Dwellings: 2 Spaces per each dwelling unit, Restaurants, Cafeterias. Coffee Shop, Cafe, Taverns. Bars: One (1) space for every three (3) seats up to the capacity of the facility as determined by the fire chief, plus one (1) for each employee on the largest work shift, Currently: 2 parking spaces for Single Family Dwelling, Proposed: 2 Employees, Required: 4 Parking spaces, 2 Parking per section 10.04 b) 1.

- ii. 10.04 (b)(1) Any use permitted by right and required to provide parking as described in Section 10.04(a) shall provide fifty percent (50%) of the required parking for each use as identified in Section 19.03.

b. Parking summary

- i. Both uses, the new commercial use and the existing residential use, are permitted by right, so the parking requirements should be considered as required by 10.04(b)(1) to be 50% of the total. As noted, the existing home has a garage, which has two interior spaces, and two parking spaces in front. On the Ferry Street side, there are two parking spaces, for a total of six parking spaces. As we understand it, outdoor seating is not considered by the fire chief in assessing parking requirements and there is no indoor seating and two employees. Nevertheless, with 6 parking spaces, and requiring only 50% of the total, the parking will be sufficient for the requested use. To the extent the existing parking is not sufficient, the applicant requests waiver of the parking requirements, as the pedestrian access and existing on-street parking will be sufficient for the intended use.

VII. Landscape Plan (see attached survey)

- a. Locations of planting and screening requirements are existing with seven trees on Center Street and four trees on Ferry Street as well as the landscape buffer along the residential property line.

VIII. Permit Statement

- a. Applicant has obtained a business license from the City of Douglas, License No. 78-2025, and a transitory food unit license from the Allegan County Health Department (number pending, approved to open).

IX. Project Completion

- a. Applicant will be ready to open business immediately following approval. No construction or other alteration to the structure is required.

STATE OF
MICHIGAN

Allegan County County
November 29, 2017 02:10:00
Receipt # 28570



REAL ESTATE
TRANSFER TAX

\$210.65 - CO
\$1,436.25 - ST
Stamp # 29169

STATE OF MICHIGAN Allegan County
Bob Genetski Register of Deeds

RECORDED

November 29, 2017 02:10:00 PM
Liber 4200 Page 241-242 D W
FEE: \$30.00



Liber 4200 Page 241 #2017022469

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.

164690

Tax Certification # 276709
obtained from Allegan County
Treasurer prior to recording

RECEIVED
17 NOV 28 AM 10:59

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

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

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

VT5

Label - dtd AC

0359-350-001-0000K

PENDING RECEIPT OF DENIAL
OF HOMESTEAD TAX EXEMPTION

THE CURRENT YEAR TAX WAS
NOT AVAILABLE FOR EXAMINATION

Page 2 of 2 of Warranty Deed between John Drapak and Emily M. Drapak Trust, ("Grantor") and Phyllis L. Johnson and Andrea Johnson-Wardynski, ("Grantee") dated this November 21, 2017.

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: _____