

**From:** [Ken Bosma](#)  
**To:** [Sean Homyen](#)  
**Subject:** RE: [External] FW: 47 Center Street Douglas - PC resubmittal  
**Date:** Wednesday, June 3, 2026 11:49:50 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Thank you. This is good.

**Kenneth A. Bosma, P.E.**

**Prein&Newhof**

t. 616-394-0200 d. 616-432-6691

[Website](#) | [Blog](#) | [LinkedIn](#)

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**From:** Sean Homyen <pzadmin@DouglasMI.gov>  
**Sent:** Wednesday, June 3, 2026 11:23 AM  
**To:** Ken Bosma <KBosma@preinnewhof.com>  
**Subject:** [External] FW: 47 Center Street Douglas - PC resubmittal

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Hi Ken,

Attached to the email are the updated changes.

**Sean Homyen**

*Planning & Zoning Administrator*

City of the Village of Douglas



Office: [269-857-1438](tel:269-857-1438)

Email: [PZAdmin@douglasmi.gov](mailto:PZAdmin@douglasmi.gov)

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**From:** Bruce Zeinstra <[bzeinstra@hollandengineering.com](mailto:bzeinstra@hollandengineering.com)>  
**Sent:** Wednesday, June 3, 2026 11:20 AM  
**To:** Sean Homyen <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>  
**Cc:** Ken Dixon <[ken@dixonarch.com](mailto:ken@dixonarch.com)>; Chip Clark <[chip@dixonarch.com](mailto:chip@dixonarch.com)>; ufuk turan <[uturan@zeytinturkishrestaurant.com](mailto:uturan@zeytinturkishrestaurant.com)>; Peter Bulten <[pbulten@hollandengineering.com](mailto:pbulten@hollandengineering.com)>  
**Subject:** RE: 47 Center Street Douglas - PC resubmittal

Sean-

I've addressed Ken's comments. Let me know if you need hard copies delivered to your office.  
Thanks.

Bruce Zeinstra, LLA  
Project Manager / Landscape Architect  
[bzeinstra@hollandengineering.com](mailto:bzeinstra@hollandengineering.com)



[220 Hoover Boulevard Holland, MI 49423](#)

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**From:** Sean Homyen <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>  
**Sent:** Wednesday, June 3, 2026 8:27 AM  
**To:** Bruce Zeinstra <[bzeinstra@hollandengineering.com](mailto:bzeinstra@hollandengineering.com)>  
**Cc:** Ken Dixon <[ken@dixonarch.com](mailto:ken@dixonarch.com)>; Chip Clark <[chip@dixonarch.com](mailto:chip@dixonarch.com)>; ufuk turan <[uturan@zeytinturkishrestaurant.com](mailto:uturan@zeytinturkishrestaurant.com)>; Peter Bulten <[pbulten@hollandengineering.com](mailto:pbulten@hollandengineering.com)>  
**Subject:** RE: 47 Center Street Douglas - PC resubmittal

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Hi Bruce,

There are a few comments I received from Ken Bosma, he noticed these were not addressed still. If you have any questions, please contact Ken.

4. Records seem to indicate that the existing water service is ¾" galvanized, so the water service must be replaced to the main. *Addressed. A new 2" water service is shown on C-101. The old service must be removed to the main.*

**The sanitary lateral was not shown removed to the main.**

5. For the sanitary sewer lateral, the record drawings on file show a lateral in Center Street at the corner of Spring Street approximately 34 feet west of the manhole in Spring Street; the lateral is a 6". *The plans indicate a new service, but the old service must be used or removed to the main.*

#### The fire line valve is not shown

6. Is a fire line required for this development? Please show. If required please consider connecting to the water main in Center Street. A 6 inch is the minimum size. *A fire line is shown on C-101. Valves need to be shown on the drawings.*

#### The monitoring manhole must be shown outside of the ROW and the light pole needs to be addressed.

9. This should be reviewed by KLSWA. Oil and grease separators and monitoring manholes may be required as there are proposed commercial uses. If required, these need to be shown on the drawings. *Oil and grease separators and monitoring manhole are shown on C-101; please note the monitoring manhole must be set outside of the right-of-way, if needed. The light pole must be moved so it is not located over the lateral giving ability for maintenance if needed.*

### Sean Homyen

Planning & Zoning Administrator

City of the Village of Douglas



Office: [269-857-1438](tel:269-857-1438)

Email: [PZAdmin@douglasmi.gov](mailto:PZAdmin@douglasmi.gov)

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**From:** Bruce Zeinstra <[bzeinstra@hollandengineering.com](mailto:bzeinstra@hollandengineering.com)>

**Sent:** Monday, June 1, 2026 11:20 AM

**To:** Sean Homyen <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>

**Cc:** Ken Dixon <[ken@dixonarch.com](mailto:ken@dixonarch.com)>; Chip Clark <[chip@dixonarch.com](mailto:chip@dixonarch.com)>; ufuk turan <[uturan@zeytinturkishrestaurant.com](mailto:uturan@zeytinturkishrestaurant.com)>; Peter Bulten <[pbulten@hollandengineering.com](mailto:pbulten@hollandengineering.com)>

**Subject:** 47 Center Street Douglas - PC resubmittal

Sean-

Attached is the updated site plan package. We have addressed:

1. Fire districts site plan comments from May 5. Building comments will happen during building permit process when the architectural package is completed.
2. Kal-Lake comments from April 30.
3. Prein & Newhof comments from April 30
4. Prein & Newhof comments from May 7
5. Prein & Newhof comments from May 11- soil borings and infiltration test submitted May 22.
6. Planning Commission comments from May 14.

We will send you the building portion of the package when completed.

Thanks.

Bruce Zeinstra, LLA

Project Manager / Landscape Architect

[bzeinstra@hollandengineering.com](mailto:bzeinstra@hollandengineering.com)



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