



# MEMORANDUM

*The Village of Friendliness – Since 1870*

Date: August 4<sup>th</sup>, 2023  
To: Douglas City Council  
From: Joe Blair, AICP  
Planning & Zoning Administrator  
Re: **423 Center and 424 Fremont - Center Park Place  
Condominiums**

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When an approved condominium proposes a change that does not fall under an exempt or minor amendment (as detailed in Section 16.24(11), Section 16.24(11)(c) indicates that the proposed amendment shall follow the same process as a new condo project.

In this case, the Association for the Center Park Place condominiums has proposed an expansion of an existing condominium, specifically the units along Center Street, which are proposed to be expanded to add additional living space, while encroaching into the common element.

Procedurally, the Planning Commission first provides a recommendation to the City Council for approval, approval with conditions, or denial of the change. At their meeting on September 21<sup>st</sup>, 2022, the Planning Commission forwarded a favorable recommendation to City Council with the understanding that the standards of approval found in Section 16.24.7 have been met. This recommendation has come with the following condition:

- A draft of the master deed amendment must be submitted for review by the City Attorney.

The City Council is being asked to approve the Final Condominium Plan for expansion of the existing Center Park Place Condominiums, based on the favorable recommendation forwarded by the Planning Commission. The resolution to approve this amendment has been provided for your review. If the Council is inclined to approve the amendment to the Final Condominium Plan, it is recommended that the approval be subject to the following condition:

- The final draft of the Master Deed Amendment shall be provided to the City Attorney for review, and the applicant shall then record the document and provide the City a copy of the recorded version prior to the issuance of any Zoning Permit or the expansion of any condominium units.

The following materials are provided for your reference and review:

- Williams and Works Memorandum dated: 9/15/2022
- Planning Commission Meeting Minutes dated: 9/21/2022
- Application for Condominium Amendment dated: 8/10/2022

# williams&works

engineers | surveyors | planners

## MEMORANDUM

**To:** City of The Village of Douglas Planning Commission  
**Date:** September 15, 2022  
**From:** Tricia Anderson  
Andy Moore, AICP  
**RE:** **423 West Center St./424 Fremont St. – Zoning Map Amendment,  
Condominium Amendment and Site Plan Approval Update**

**Background.** The subject parcel contains two 5-unit condominium buildings. The existing buildings were originally constructed as apartments. In 2000, the buildings were converted to owner-occupied condominiums and the Center Park Place Association was established. On June 24, 2020, the Planning Commission approved the final PUD plan amendment and site plan review for an expansion of the four units that front Fremont Street (units 6-9). Following the approval of the site plan and final PUD amendment in 2020, the applicant the association ran into some challenges with securing a builder for the expansion due to the Covid-19 pandemic, and has not yet commenced construction.

**Zoning Map Amendment.** This agenda item was noticed as a Zoning Map Amendment, Condominium Plan Amendment and Site Plan Review for the subject site. The applicant has requested the zoning of the parcel to revert back to R-5, Multiple Family District, based on the recommendation of the former zoning administrator. We were unable to uncover historical information related to the rezone from R-5 to PUD and we have received conflicting information as to whether the zoning ever changed. We are also unclear as to the rationale behind zoning back to R-5.

**Condo Amendment.** Section 16.24(11) Revisions of Approved Final Condominium Project Plan provides procedural steps for the review and approval of changes exempt from the City's review, minor changes and major changes. It is our interpretation that



the expansion of the living space would be considered a major amendment. Procedurally, the Planning Commission will provide a recommendation to the City Council for the approval, approval with conditions or denial of the change. The condo amendment was not considered at the June 24, 2020 Planning Commission meeting. The City should confirm with the City Attorney if the master deed must be amended to reflect the expansion of the units. The applicant has not submitted a master deed amendment for our review. If the City Attorney determines that the master deed must be amended, we would ask that the applicant submit the draft to the City for the attorney's review, prior to recording the document.

**Site Plan Review.** Section 24.06(2), Conformity to Approved Site Plans, Time Limit, states that the approval of a site plan is valid for a period of one year, and construction is not commenced and proceeded meaningfully toward completion within that timeframe, the site plan approval shall become null and void. Since the applicant has indicated that nothing has changed since the approval in June of 2020, the Planning Commission is tasked with procedurally, providing an updated approval of the same request.

### **Recommendations.**

**Zoning Map Amendment from PUD to R-5.** We would recommend that the Planning Commission not take any action on this item and allow staff some time to do more fact finding and to consult with the City Attorney on process if the PUD zoning has been determined to be an error. This should not impact the applicant's ability to move forward with the construction process on the condo expansion.

**Condo Amendment.** It is recommended that the Planning Commission approve this request, subject to the condition that the applicant submit a draft of the master deed amendment for review by the City Attorney, if found to be necessary.

**Site Plan Review.** It is recommended that the Planning Commission approve the site plan to allow the expansion of units 6-9 of the Center Park Place condominium based on the following findings, and subject to the same conditions attached to the June 24, 2020 approval:

1. The Planning Commission voted unanimously to approve the site plan for the same request on June 24, 2020.
2. The plans for the expansion have not changed since the June 24, 2020 approval.

Please feel free to reach out with questions or concerns related to this item.



**Minutes**  
**THE CITY OF THE VILLAGE OF DOUGLAS**  
**REGULAR MEETING OF THE PLANNING COMMISSION**  
**86 W CENTER ST – DOUGLAS, MI**  
**SEPTEMBER 21, 2022 – 7:00 P.M.**

- A. Call to Order:** by Chair Buszka. Chair recognized New Planners Trisha Anderson and Andy Moore from Williams and Works. Also recognized was Mr. Florian for his insight into Planning while on the Commission.
- B. Roll Call:** Present – Heneghan, O’Malley, Pattison, Seabert, Buzska, Whiteley  
Absent - None
1. Approval of Agenda: September 21, 2022  
*Motion by Seabert, with support from Pattison, to approve the Agenda for September 21, 2022, as amended, pulling agenda item 3 Public Hearing for 324 West Center St. – Motion carried by roll call vote.*
  2. Approval of the Meeting Minutes for July 13, 2022  
*Motion by Seabert, with support from Pattison, to approve the Meeting Minutes of July 13, 2022, as presented. Motion carried by roll call vote.*
- C. Public Comments** (limit of 5 minutes):
- Dawn Shuman, Lakeshore Dr resident – Has sat on Planning Commission and wanted to preserve the scale of the community. Currently she cannot get enough water on Lakeshore, have water studies been done? There seems to be a disconnect between the City and Residents.
- D. Communications:**
- a. Fran & Jim Martin
  - b. Louise Patrick
  - c. Phyllis Johnson
  - d. Debra Larsen
  - e. Olaf Heubner
- E. New Business:**
1. Public Hearing – 423 West Center St/424 Fremont St. – Zoning Map Amendment, Condominium Amendment, and Site Plan Approval Update.  
  
*Motion by Seabert, with support from Whiteley, to open the public hearing. Motion carried by roll call vote.*
    - a. Applicant presentation – Michael Pezok, the existing development has 9 units, 5 facing Center St. and 4 facing Fremont St. They are mixed use, owner occupied, and short-term rentals. The proposal is to expand the back of units 6-9 which face Fremont St. This project was to begin around the time Covid hit and it was on hold, would like to continue the building.



b. Public Comments – Rob Joon, 423 Center St. stated he has no objection to this build.

c. Staff Remarks – Staff recommends that the Planning Commission not take action on the Amendment from PUD to R-5 and allow staff time to do more fact finding and to consult with the City Attorney on process if the PUD zoning has been determined to be an error. This should not impact the applicant’s ability to move forward with the construction process. In the matter of Condo Amendment, staff recommends approving this request, subject to the applicant submitting a draft of the master deed amendment for review by the City Attorney. In the matter of the site plan review, it is recommended Planning approve the site plan to allow the expansion of units 6-9 of the Center Park Place condominium based on the following findings:

1. The Planning Commission voted unanimously to approve the site plan for the same request on June 24, 2020.
2. The plans for the expansion have not changed since the June 24, 2020 approval.

d. Commission questions – Is there a height issue that will need review? There was a letter regarding the fencing, will that require review? Will a new survey be required? One handicapped parking was removed, will it be replaced elsewhere?

*Motion by Seabert, with support from Whiteley to close the public hearing. Motion carried by roll call vote.*

*Motion by Pattison, with support from Whiteley, to take no action on the PUD to R-5 Amendment allowing staff additional time to speak with the City Attorney. Motion carried by roll call vote.*

*Motion by Seabert, with support from Pattison, to approve the Condo Amendment contingent upon the submittal of a draft of the master deed amendment for review by the City Attorney. Motion carried by roll call vote.*

*Motion by Seabert, with support from Heneghan, to approve the site plan allowing for the expansion of units 6-9 of the Center Park Place Condominiums. Motion carried by roll call vote.*

2. 39 Washington St. Site Plan Approval

*Motion by Pattison, with support from Seabert, to open the public hearing. Motion carried by roll call vote.*

a. 42 North Builders addressed Planning Commissioners regarding why they went with a new building rather than adding on to the original home.

b. Sam Phillippe, 31 Washington St. stated he had no qualms with the proposed build.



c. Staff – The applicant has applied for site plan review for changes to a residential home proposed at 39 Washington St. The applicant intends to move and modify the home on the lot. The proposed move of the home to the south makes the proposed dwelling more conforming. The Planning Commission has already approved the previous plan, so there should be no further action required by the Commission. Staff recommends that since this project has been noticed as a public hearing, Planning should leave the item on the agenda and take public comments that is received and refer them back to staff for review.

d. Commission Comments – Sad to see another historic home destroyed. The second drawings were nowhere near the first drawings, hate when we approve something, and it is changed. What about the trees?

*Motion by Seabert, with support from Whiteley, to close the public hearing. Motion carried by roll call vote.*

*Motion by Pattison, with support from Heneghan, to send the application back to the Zoning Administrator for further review and research. Motion carried by roll call vote.*

3. 324 West Center St. Site Plan Review and Condominium Approval (*pulled from the agenda by applicant*).

4. 485 Ferry St. Site Plan Review and Condominium Approval

*Motion by Heneghan, with support from Seabert, to open the Public Hearing. Motion carried by roll call vote.*

a. Applicant Dave Barker on behalf of Taurus Exploration, Inc submitted a site plan review for a 90 Unit Townhome condominium development.

b. Public Comments –

Suzanne Dixon, address the contaminants found on the property stating that Mr. Barker was informed, and agreed, to use the soil he moved on the berms.

She also stated her concerns with the high density of the proposed project.

Ms. Michelle Zin objected to Ms. Pattison attending the discussion. Chair Buszka stated Pattison had excused herself in a letter from any discussions or voting.

Renee Miller, concerned with how busy Ferry St is and will there be a traffic study done.

Sara Aumaugher, concerned with the increase in people within her area and arsenic. There needs to be more community feedback.

c. Staff remarked on how caring the community is with this property. A list of staff concerns is included in the staff report which includes concerns from citizens. Suggested a good beginning would be for Planning Commission to table this item until the plans with revisions is submitted.



d. Commission remarks included the concern with the lack of information in the plans. Would there be enough water to support this amount of growth in the area. Has the City Attorney reviewed the information. Is there updated information regarding the plume. What about stormwater runoff/overflow. Parking for guests, air conditioning unit locations, and so forth. There is really not enough information here.

*Motion by Seabert, with support from Heneghan, to close the public hearing. Motion carried by roll call vote.*

*Motion by Seabert, with support from O'Malley, to table this application until more information has been obtained. Motion carried by roll call vote.*

**F. Old Business - None**

**G. Reports of Officers, Members, Committees**

- Seabert Center Collective came before Council stating the then City Planner didn't with them, but they have pulled out so many times.
- Heneghan The city is losing its small-town charm when older homes are torn down to build new.
- Buszka A coming attraction is the Kayak Rental and new building they want to build, this decision was tabled in November, and we committed to revisit it.

**H. Public Comment (limit 5 minutes)**

Tony Pastor questioned if members of Planning can guarantee that drainage, water quality, and the plume on Ferry St. would be looked into. Your jobs seem to be reactive, who is responsible for the vision of Douglas?

**I. Adjournment**

Motion by Seabert, with support from Heneghan, to adjourn. Meeting adjourned by roll call vote at 9:13 pm

CITY OF THE VILLAGE OF DOUGLAS

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Paul Buszka, Chair

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Pamela Aalderink, City Clerk



**Certification of Minutes**

**I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on September 21, 2022. I further certify that the meeting was duly called and that a quorum was present.**

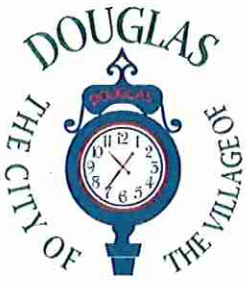
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**Pamela Alderink, City Clerk**

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**Date**





Site Plan Review Application

Application Fee \$300  
Additional Fees May Apply



The Village of Friendliness - Since 1870

Property Information:

Address or Location: 423 Center Street + 424 Fremont Street

Parcel Number: 03-59 Property Size: 52,708 Lot Size:

Zoning District - Current: PUD overlay of R-5 Proposed Zoning District (if applicable): R-5 Petition submitted to remove PUD

Existing Use of Building/Property: Condominiums/Residential Special Use (if applicable): N/A

Type of Project (Residential or Commercial): Residential

Describe Proposed Project: The existing development has 9 units; 5 face Center Street and 4 face Fremont Street, The properties are a mix of owner occupied and short/long term rentals. The proposal is to expand the back of units 6-9 which face Fremont street.

Estimated Project Cost: \$630,000.00

Site Plan Review Application Requirements

Yes, I have read the City of Douglas Zoning Ordinance Article 24 Site Plan Review (sec. 24.02)

Y N N/A

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

I Michael Perok hereby state that all the above statements and all the accompanying information are true and correct.

Michael J Perok Signature of Owner/General Contractor 8/9/22 Date

Email Address: mp939@comcast.net

Phone: (248) 703-5784

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved  Conditional Approval  Denied  Permit Number \_\_\_\_\_

Rationale \_\_\_\_\_

Fee Paid  Plot Plan Submitted  Application Complete  Legal Description Included  Narrative Description Included   
MDEQ Permit Required  Allegan Health Dept. Permit Required

Plans sent to Saugatuck Township Fire Department on: \_\_\_\_\_ Approved on: \_\_\_\_\_

Plans reviewed by Planning Commission on: \_\_\_\_\_ Approved on: \_\_\_\_\_ (Attach Minutes)

Submitted By: \_\_\_\_\_ To: \_\_\_\_\_ Date: \_\_\_\_\_  
City Staff (Initials) & Delivery Method KLSWA Representative

Submitted By: \_\_\_\_\_ To: \_\_\_\_\_ Date: \_\_\_\_\_  
City Staff (Initials) & Delivery Method MTS Representative

\_\_\_\_\_  
*Signature of Planning & Zoning Administrator* *Date*

KALAMAZOO LAKE SEWER AND WATER AUTHORITY REVIEW

Connection to Water / Wastewater System (Subject to appropriate connection and inspection fees)

Approved  Conditional Approval  Denied  Permit Number \_\_\_\_\_

Rationale \_\_\_\_\_

Street and Number \_\_\_\_\_

\_\_\_\_\_  
*Signature of KLSWA Administrator* *Date*

P012092021PZ

Dear Planning Commission:

Please accept the following comments on the 423 Center 424 Fremont Public Hearing.

My daughter and I own 447 and 453 Center St which is homesteaded property adjacent to the west of 423 Center Street. My property is a single-family home and studio/garage.

**1. PUD Overlay**

2. I do not support the PUD overlay being removed. The request does not highlight why the PUD might have been placed in error, but the existing development is not compliance with the R-5 multi-family nor will the new work be for the following reasons:

- Where multiple buildings are proposed on a single site, the application is to be processed as a PUD. This property is made up of multiple, non-connected buildings.
- The Maximum building width of R-5 is 120 foot long. The image reflects 423 Center St is 148'1" long. These long buildings and parking without much landscaping loses the rural character of the city.
- The 9-unit garage is built almost on the East property line and lacks the proper setback
- Page 1 table of the compliance lists the property square footage as 52,708 sq feet. This property consists of 6 Blocks from Helmers addition which are each 66x132 sq ft, which would correctly be 52,272 for existing and proposed lot size.
- 423 Center St building lacks the proper 25 ft front setback.

**3. New Fence Work #3 on West Property Line**

1. It's not clear what fence work is planned for the West Property Line
2. Currently, there is a mature tree line planted by the original apartments before the PUD redevelopment of apartments to condominium change was made in 2001. The tree line is overgrown on my adjacent lot and it now becomes a boundary tree line. This limited them to placing their existing fence between the condominiums and tree line. This space is about 700 ft of unavailable open space. Please ensure the current fence location remains and if it is moved on the Douglas Boathouse parcel, that it remains a continuous fence line without open gaps. They can contact me directly if they want to review.
3. The drawing for courtyard #1 and distance to the fence line isn't accurate and does not account for the boundary tree line which has about a 4'4" to 5'7" down our shared West property line.
4. This fencing should continue to buffer my adjacent property from parking and open space noise.

**4. Parking impacts**

- a) The plan fails to address parking. With the increase in the area to visitors needing parking, there are existing problems with people parking in our driveways and on our property when they visit the area. This comes from existing area vacation rentals without enough parking, park and commercial activity.

- b) Existing parking should be preserved. Unit 6 should not be expanded to remove parking from the main parking area.
- c) Current rental postings for these properties show 5 or 6 guests and that guest number may increase if building additions are approved. Consider adding a recorded deed restriction that rentals include garage parking for rentals.
- d) The additional bedrooms will increase people using the properties and parking needs during peak rental seasons.

Rental Unit #8 Audrey Dormanen

<https://www.vrbo.com/3751854ha?adultsCount=2&noDates=true&unitId=3766607>

Rental Unit #4 and other units from Rob Joon

[Superhost. CLEAN. Walk town, near BEACH, PETS ok. - Condominiums for Rent in Douglas, Michigan, United States - Airbnb](#)

**Table 1 (Compiled from the Allegan County property site)**

Unit	Principal Residence	Owner
#1	100%	Robert Joon
#2	0%	Robert Joon
#3	0%	MARTIN DAVE & WISNIEWSKI GARY
#4	0%	Robert Joon
#5	100%	MCDOWELL LIVING TRUST
#6	0%	KUNTZ KYLE & ABIGAIL
#7	0%	ROGERS KATHY B
#8	0%	JULIAIRE PROPERTIES LLC
#9	0%	PEZOK MICHAEL J & KAREN J

5. **Buffer zone along West property line isn't addressed** Natural vegetation planted or landscaped buffer areas of twenty-five (25) feet width are required along all exterior boundaries of the property to be developed as a PUD. The west property line is not buffered like this.

**6. Application property owner information**

Is the property owner information accurate? Should all property owners be listed. Unit 6 sold for \$310,000 in May of 2022 but their information KUNTZ KYLE & ABIGAIL isn't listed in the application. I don't see property owner information for Kathy Rogers in the application.

**7. Vicinity Map**

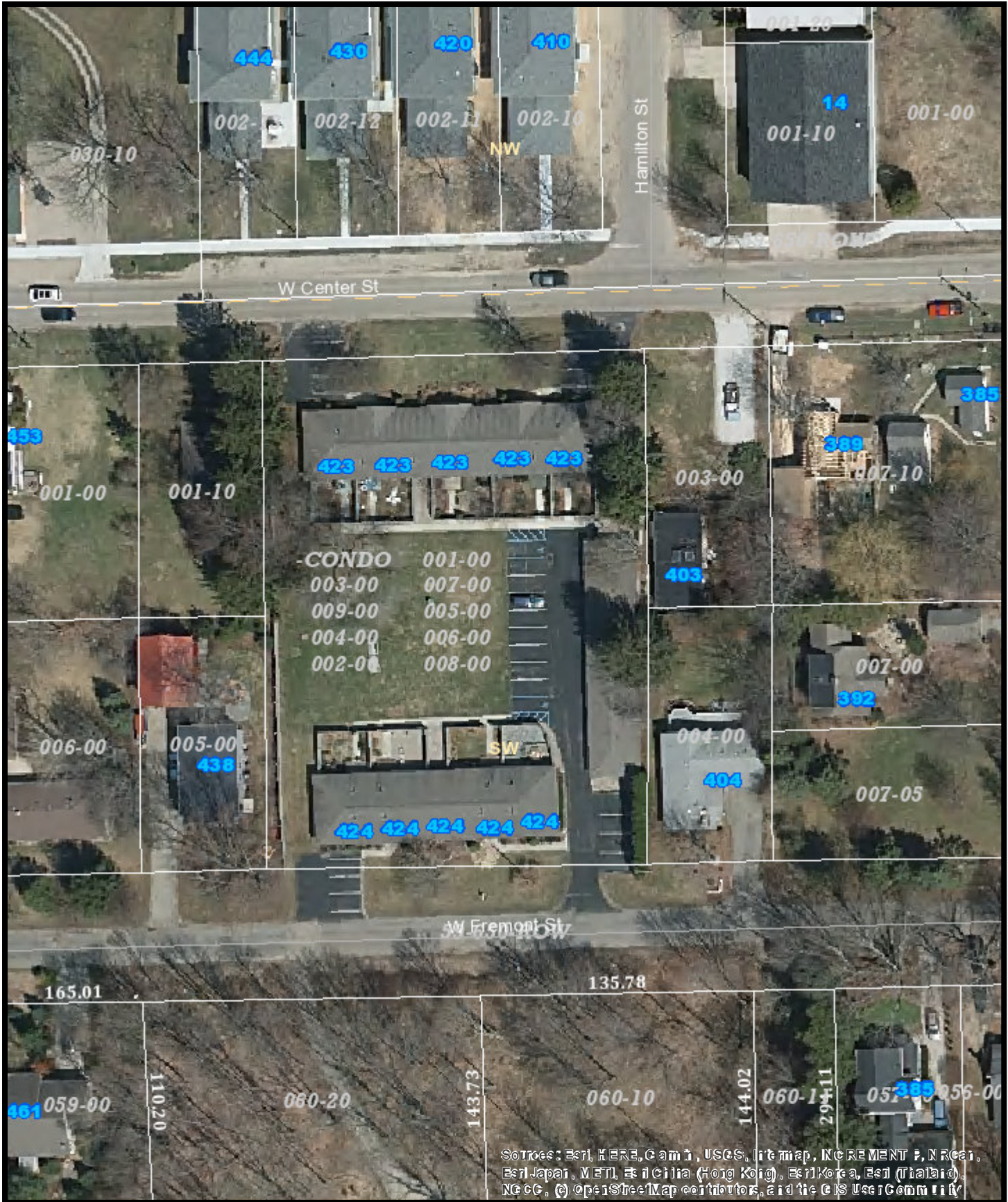
The Vicinity Map incorrectly shows the park incorrectly as C1. The park with the Barrell at the corner of Center/Ferry is zoned R-5.

Sincerely,

Phyllis Johnson

Cell: 734-649-4862

Address: 39357 Palmer, Westland MI 48186



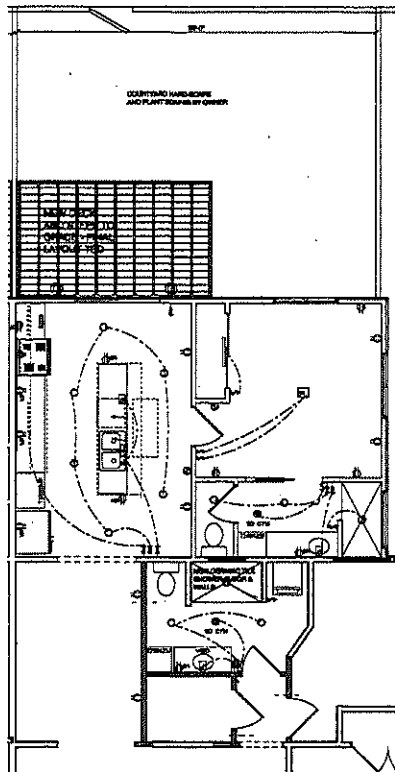
Allegan County GIS Services assumes no liability for the conclusions drawn from the use of these data.

1 inch = 94 feet  
 Map Printed: 9/15/2022









UNIT 8 ELECTRICAL LAYOUT

**PROJECT DESCRIPTION**

The project will consist of 5 separate contracts. The Building Permit will encompass all contracts.

**Base Bid:** Construction of addition to condo unit to bring back condition through addition & finished drywall. This contract shall include all infrastructure required for new kitchen, equipment and fixtures, site work, excavation, foundation, demolition related to the addition only, heating, roofing, siding, windows & doors (as needed), insulation, drywall, flooring.

**Unit 8 Finish:** to include any mechanical equipment and utility upgrades necessary for accommodating new addition, demolition of existing bathroom and hallway to accommodate new bedroom 1 and new master closet, demolition of existing kitchen cabinets, plumbing and construction of new kitchen and final finish of all new utilities as well based on owner finish selections.

PROVIDE ALLOWANCE FOR MATERIALS AND INSTALLATION FOR ALL NEW CABINETS AND COUNTERTOPS IN NEW KITCHEN, MASTER BATHROOM AND REMODELED BATH. FINAL LAYOUT TBD.

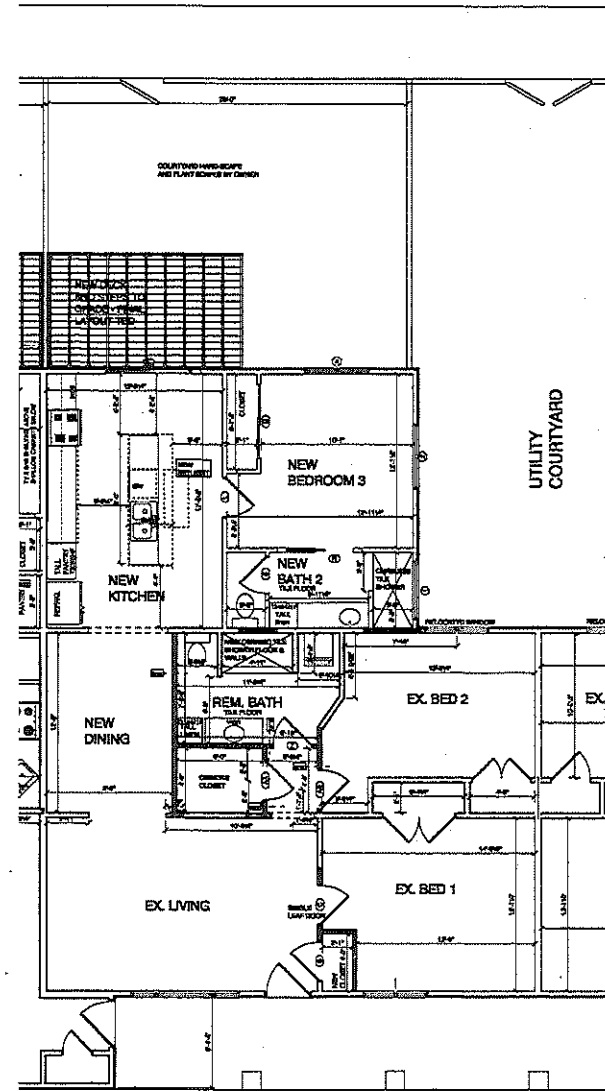
PROVIDE ALLOWANCE FOR ALL NEW PLUMBING FIXTURES AND EQUIPMENT PER PLANS TO BE SELECTED BY OWNER.

PROVIDE MATERIAL AND INSTALLATION FOR NEW FLOORING AS FOLLOWS:  
WOOD AT KITCHEN, NEW BEDROOMS 2 AND NEW DINING.  
CEMENT TILE AT BATHROOM FLOORS, SHOWER SURFACES.

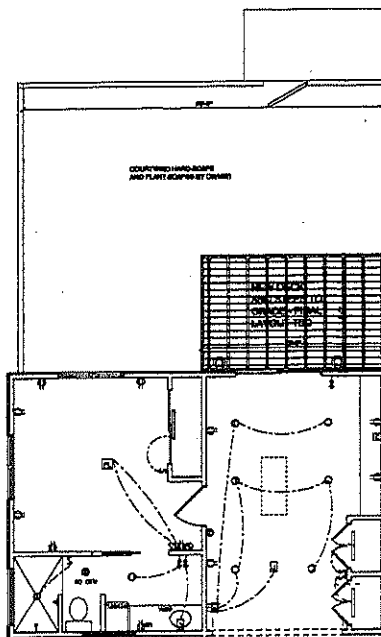
PROVIDE NEW DECK AND STAIRS AS SHOWN

PROVIDE NEW VINYL FENCE AND GATE

ELECTRICAL LEGEND		
SYMBOL	QUANTITY	REMARKS
PROJECT DESCRIPTION	1	
Standard Box for electrical Service	01	1
LED Closet Light	01	1
Undercabinet LED strip lighting	01	1
LED strip lighting	01	1
Standard Panel 60	01	1
Standard Panel 100	01	1
Standard Panel 125	01	1
Standard Panel 150	01	1
Standard Panel 200	01	1
Standard Panel 250	01	1
Standard Panel 300	01	1
Standard Panel 350	01	1
Standard Panel 400	01	1
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Standard Panel 8950	01	1
Standard Panel 9000	01	1
Standard Panel 9050	01	1
Standard Panel 9100	01	1
Standard Panel 9150	01	1
Standard Panel 9200	01	1
Standard Panel 9250	01	1
Standard Panel 9300	01	1
Standard Panel 9350	01	1
Standard Panel 9400	01	1
Standard Panel 9450	01	1
Standard Panel 9500	01	1
Standard Panel 9550	01	1
Standard Panel 9600	01	1
Standard Panel 9650	01	1
Standard Panel 9700	01	1
Standard Panel 9750	01	1
Standard Panel 9800	01	1
Standard Panel 9850	01	1
Standard Panel 9900	01	1
Standard Panel 9950	01	1
Standard Panel 10000	01	1



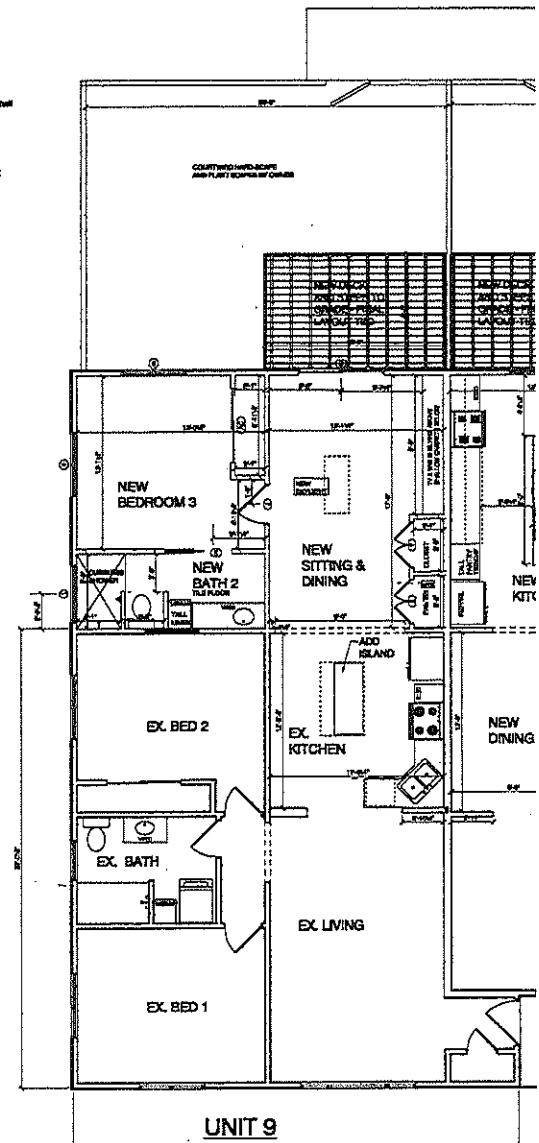
UNIT 8



**ELECTRICAL LAYOUT**

ELECTRICAL LEGEND			
SYMBOL	QUANTITY	UNIT	REMARKS
SWITCH	2	1	
OUTLET	10	1	
LED DOWN LIGHT	4	1	
UNDERCABINET LED strip lighting	4	1	
LED light strip	20	1	
Recessed light 4x4	4	1	
Chandelier - single globe	20	1	
Recessed light for Pendants Light Center	4	1	
Recessed light for vanity	2	1	
See ME CTS	2	1	
Panel	1	1	
Panel Box	2	1	
Panel 100	1	1	
Panel 200	2	1	
Panel	2	1	

**PROJECT DESCRIPTION**  
 The project will consist of 0 separate units. The Building Permit will encompass all contracts.  
 Base Bid: Construction of addition to condo unit to "white box" condition through addition & finished space. This contract shall include all substrates required for new kitchen, equipment and fixtures, site work, excavation, foundation, concrete, steelwork related to the addition only, framing, roofing, siding, windows & doors (at addition), insulation, drywall, taping.  
 Unit 9 Floor: to include any mechanical equipment and utility spaces necessary for accommodating new addition. Final finish of new addition areas based on owner finish selections - no other changes to existing conditions in spaces.  
 PROVIDE ALLOWANCE FOR NEW BUILT-IN INCLUDING UNIT AT NEW SITTING & DINING ROOM - PRICING IS TO INCLUDE ALL MATERIALS, FINISHES AND INSTALLATION. FINAL DECISIONS TO BE BY OWNER.  
 PROVIDE ALLOWANCE FOR ALL NEW PLUMBING FIXTURES AND EQUIPMENT FOR PLUMB TO BE SELECTED BY OWNER.  
 PROVIDE ALLOWANCE FOR CABINETRY AND COUNTERTOP FOR NEW ISLAND AT KITCHEN AND BATH'S VANITY.  
 PROVIDE ALLOWANCE FOR MATERIALS AND INSTALLATION FOR FLOORING AS FOLLOWS: BEDROOM 3 AND NEW SITTING AND DINING ROOM TO MATCH EXISTING ASH WOOD CORNER TILE AT BATH-ROOM AND SHOWER. ALL FINAL DECISIONS BY OWNER.  
 PROVIDE NEW DECK AND STEPS AS SHOWN  
 PROVIDE NEW VENT FENCE AND GATE



**UNIT 9**

  
 DOVETAIL  
 DESIGN STUDIO  
 4277 Taylor Ave  
 Fremont, MI 48035  
 PH: 248-365-3112  
 info@doetail.com

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SCALE: 1/8" = 1'-0"  
 L1 - Main Level Overview  
 SHEET NO: B-COOK  
 DRAWING DATE: 6-11-21

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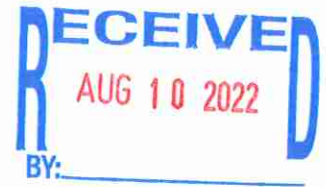
**FREEMONT STREET  
 CONDO EXPANSION**  
 424 Fremont Street - Douglas

---

UNIT 9 - FINISHING PLAN  
 SPECIFICATIONS &  
 INTERIOR ELEVATIONS

---

sheet  
**A9.1**



Michael Pezok

President Center Park Place Condominium Association

August 10, 2022

Nicholas Wikar, Planning and Zoning Administrator

86 W. Center Street, P.O. Box 757

Douglas, MI 49406

Dear Nicholas,

It was brought to my attention that the Center Park Place Condominiums at 423 Center Street and 424 Fremont Street zoning district, PUD Overlay R-5, is an error by The City of the Village of Douglas.

Please accept this petition to remove the PUD Overlay from the Center Park Place Condominiums at 423 Center Street and 424 Fremont Street. Once the PUD Overlay is removed the zoning district will be R-5.

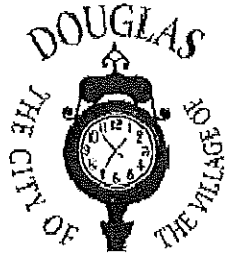
Since the PUD Overlay was an error by The City of the Village of Douglas any fees to change the zoning district would be absorbed by The City of the Village of Douglas.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Pezok". The signature is written in a cursive style with a long, sweeping underline.

Michael J. Pezok

President Center Park Place Condominium Association



**CITY OF DOUGLAS**

86 W CENTER ST.  
PO BOX 757  
DOUGLAS MI 49406-0757

269-857-1438  
TREASURER@DOUGLASMI.GOV  
HTTPS://DOUGLASMI.GOV

Receipt: 4695

08/10/22

Cashier: JPEARSON  
Received Of: CENTER PARK PLACE CONDO

The sum of: \$325.00

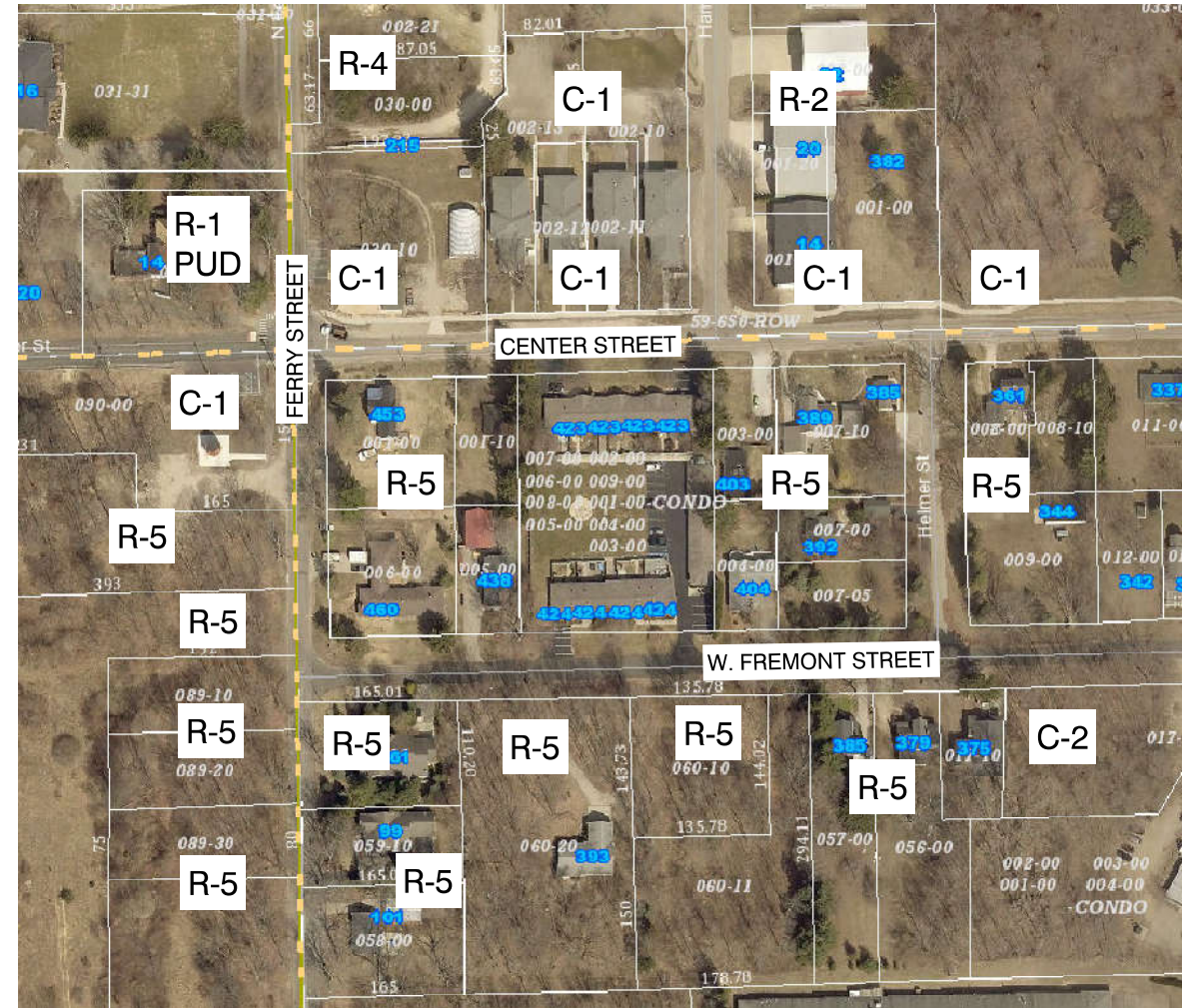
Notes: MICHAEL PEZOK  
PRESIDENT CENTER PARK PLACE  
CONDO ASSOCIATION

SITEPLAN	SITE PLAN REVIEW	300.00
SITEPLAN	SITE PLAN REVIEW	25.00
Total		325.00

TENDERED:	CHECK	1003	325.00
-----------	-------	------	--------

*should be  
Condos Preliminary Plan*

Signed: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 200'

# BUILDING ADDITION & RENOVATION

FREMONT STREET CONDOMINIUMS of  
CENTRAL PARK PLACE CONOMINIUMS  
423 Center Street & 424 Fremont Street

Douglas, MI 49406

MUNICIPALITY:  
CITY OF THE VILLAGE OF DOUGLAS

OWNER:  
FREMONT STREET CONDOMINIUMS  
424 FREMONT STREET  
DOUGLAS, MI 49406

CONTACT: ROBERT JOON  
616-836-2816

PROJECT DESIGN:  
DOVETAIL DESIGN STUDIO  
6207 122ND AVE.  
FENNVILLE, MI 49408  
PROJECT MANAGER  
AMY COOK 269-355-2112  
amy@dovetail-design-studio.com

GENERAL CONTRACTOR:  
T.B.D.

ARCHITECT:  
JEFFERY M. SAYLOR  
3647 PARK PLACE  
ST. JOSEPH, MI 49085

PUD Amendment Proposal  
Site Plan Review - Public Hearing  
June 17, 2020  
Applicant: Fremont Street Condominiums of Center Park Place Association  
423 Center Street & 424 Fremont Street, Douglas

Represented by: Rob Joon, Owner & Amy Cook, Design Consultant, Dovetail Design Studio

Project Description:  
The existing development, built as a Planned Unit Development in 2001, currently has 9 units: five face Center Street and the other four face Fremont Street. These properties are a mix of owner-occupied and short or long term rental units. This proposal is for an expansion to the back of units 6-9 which face Fremont Street.

This existing development meets all the regulations for the underlying R-5 zoning designation with the exception of the front setback on Fremont Street. The required setback is 25 feet and this building is 15'-10" from the road right-of-way which is an existing non-conformity. The proposed additions however, meet all required setbacks and coverage limits.

The City's current Planned Unit Development Design Standards require that half the required 65% open space be held in common (or 32.5%). Please note the general common area on the attached proposed drawing (sheet 2) which is 33,836 square feet or 64%.

Currently all 9 units have 2 bedrooms and 2 baths. The planned expansion adds 1 bedroom and 1 bathroom to 4 units facing Fremont street. Parking will be reduced by 2 spaces to accommodate the addition, however there remains more than adequate parking on surface and in the garages.

The attached parcel map overlay aerial photo from the Allegan County GIS system illustrates the natural features of the property which are primarily level grass covered lawn areas aside from paving and small landscaping beds near the buildings. The area between the residential unit buildings is gently sloped and had at one time been designated for a future pool. The proposed expansion does not impact this future plan and does not create any difficulties in grading.

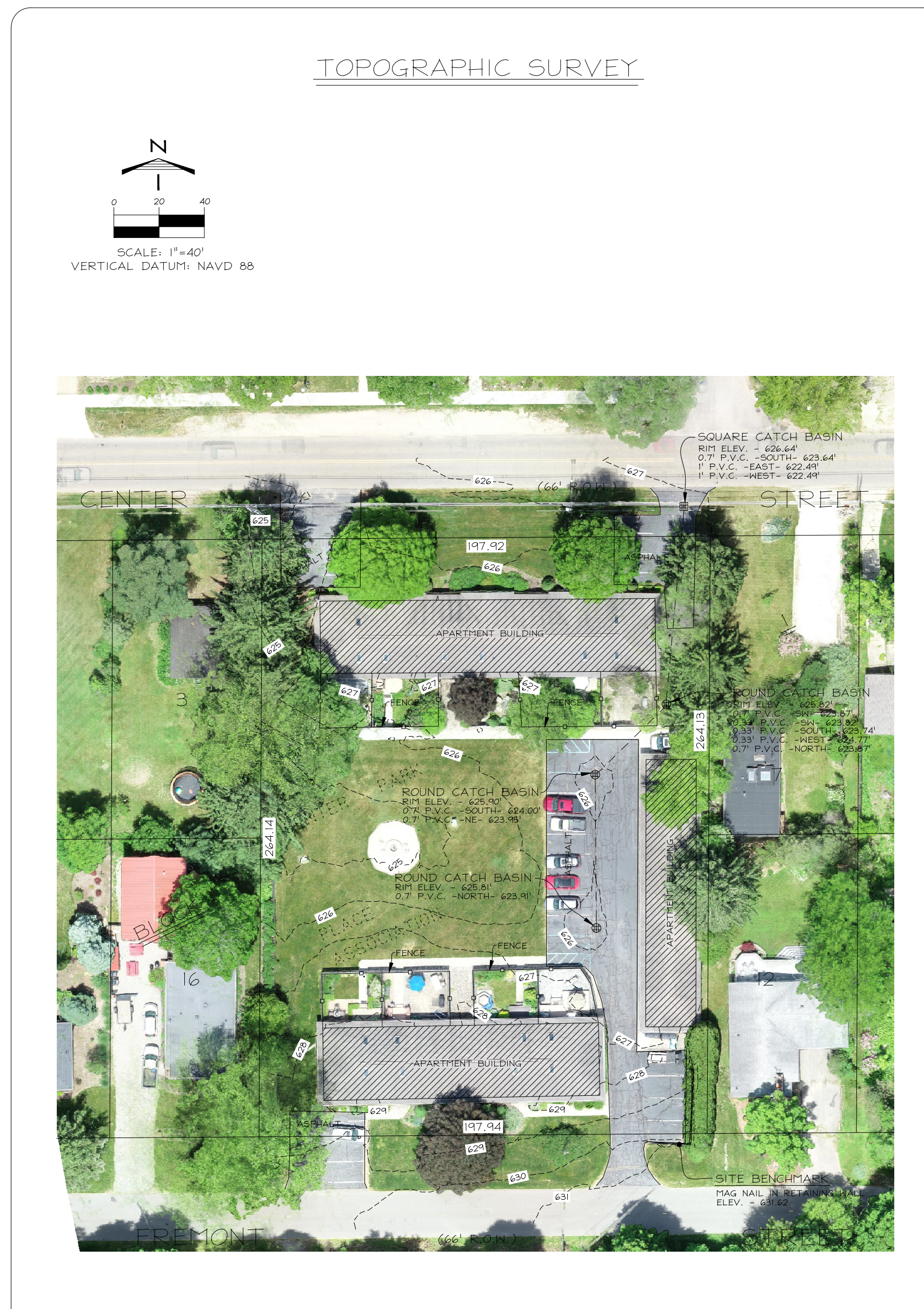
Please refer to the enclosed grading plan (sheet 3) which denotes existing drainage to two catch basins within the parking area. The proposed expansion does not impact the current topography and will not need extensive re-grading to accommodate. The building has eave gutters and downspouts that direct all storm water to the asphalt surface and subsequently to the catch basins.

Exterior materials on the addition will match the types existing. Building mounted lighting will match existing and meet all dark sky requirements.

The current schedule for construction is as follows:  
Site plan approval June 2020  
Construction documents July 2020  
Pricing/contractor selection August 2020  
Permitting September 2020  
Construction September 2020 - April 2021

The table below illustrates compliance with zoning regulations for the R-5 zoning district as noted above.

Zoning Information			
Address	423 Center Street & 424 Fremont Street		
Municipality	City of the Village of Douglas		
Zoning District	PUD overlay of R - 5		
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Lot Size	20,000	52,708	52,708
Minimum Lot Width	100 ft	198 ft	198 ft
Lot Coverage Max. %	35.00%	21.6%	27.0%
Area allowed	18,448	12,322	14,234
Setbacks			
Front	25	15'-10" to 27'-5"	
Side	20	21'-3" to 47'-4"	
Rear	35	N/A	
Height Restriction	28	17	18'-4"
Parking Requirement	20	33	31
Lot Coverage Calculation			
Existing buildings	7,756.7		
Existing Garages	2,619.5		
Decks	1,024.0		
Covered porches	921.6		
New Addition	1,912.1		
Other			
<b>Total</b>	<b>14,233.9</b>		



MITCHELL & MORSE LAND SURVEYING  
A DIVISION OF MITCHELL SURVEYS, INC.  
234 Veterans Blvd.  
South Haven, Michigan 49090  
Phone (269) 637-1107  
Fax (269) 637-1907

Client: ROB JOON  
Date: 6-10-2020 Job No. 20-600 Sheet 1 of 1  
Dwg. By: MITCHELL Dwg. Ck. Desc. By: Desc. Ck. Desc.  
Being in the SW 1/4 Section 16, T. 3 N., R. 16 W.,  
SAUGATUCK Twp., ALLEGAN Co., Michigan



Designer: Amy Cook  
6207 122nd Avenue  
Fennville, MI 49408  
PH: 269-355-2112  
amy@dovetail-design-studio.com

REVISIONS:  
SCALE: 1/4" = 1'-0"  
Unless Noted Otherwise  
DRAWN BY: a.cook  
RELEASE DATE: 6-17-20

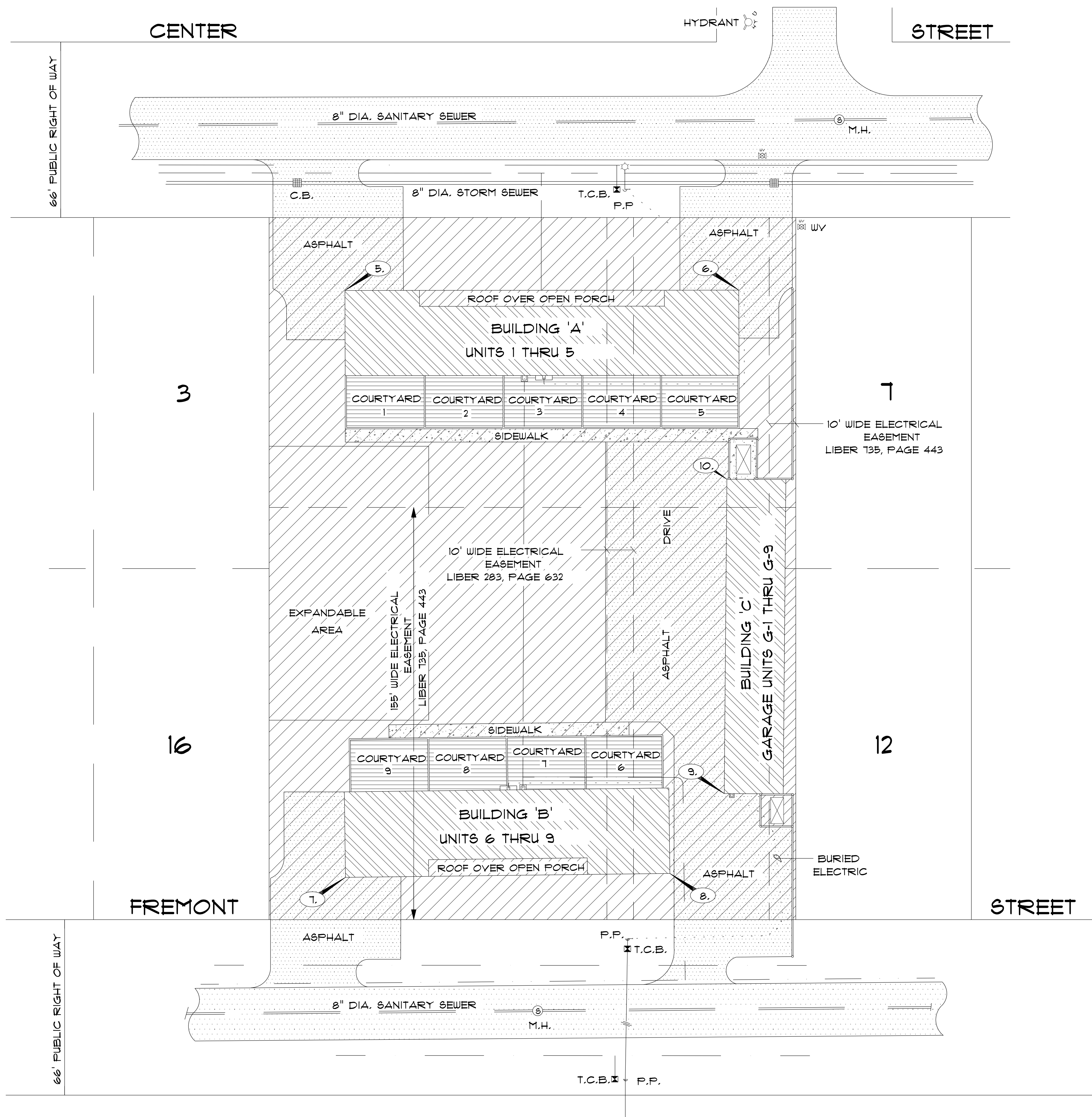
FREMONT STREET  
CONDO EXPANSION  
424 Fremont Street - Douglas

PROJECT INFORMATION  
SITE PLAN

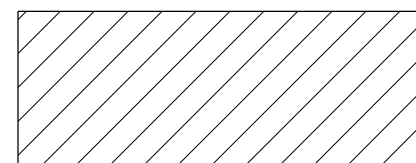
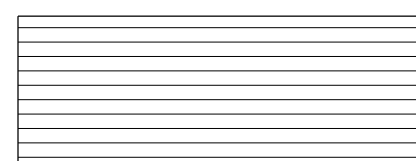
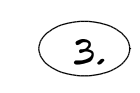
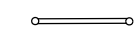
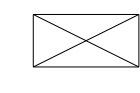
sheet

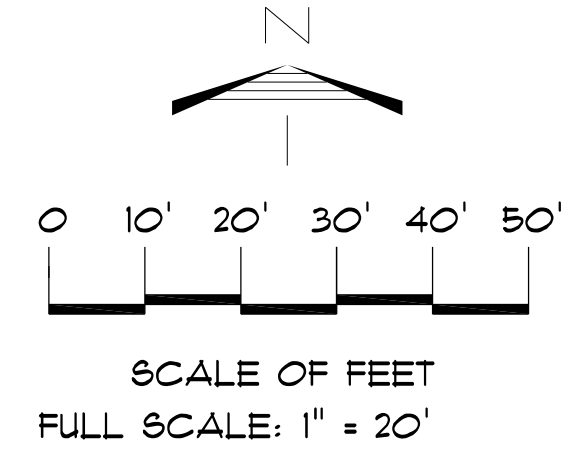
A0.0

DRAWING INDEX	
A1.0	VICINITY MAP + PROJECT INFORMATION
SHEET 1	EXISTING PROPERTY SURVEY
SHEET 2	PROPOSED SITE PLAN
SHEET 3	SITE PLAN WITH CONTOURS + DRAINAGE
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS



**LEGEND**

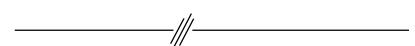
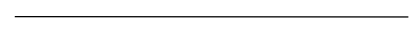





-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  COORDINATE POINT
-  6' FENCING
-  DUMPSTER



**BUILDING COORDINATES**

POINT	NORTHING	EASTING
5	5236.553	5028.563
6	5236.644	5176.625
7	5015.881	5028.693
8	5017.318	5150.673
9	5041.332	5171.108
10	5165.535	5172.141

**UTILITY LEGEND**

SYMBOL	UTILITY	SOURCE
	ELECTRIC	CONSUMERS POWER
	WATER	KAL-LAKE SEWER & WATER AUTHORITY
	SANITARY	KAL-LAKE SEWER & WATER AUTHORITY
	STORM	KAL-LAKE SEWER & WATER AUTHORITY
	GAS	MICHIGAN GAS UTILITIES
	TELEPHONE	G.T.E.
	CATV	TCI

**NOTES:**

- 1.) ALL UTILITIES ARE APPROXIMATE LOCATIONS DERIVED FROM FIELD MEASUREMENTS, OBSERVATIONS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

**EXISTING  
SITE AND  
UTILITY PLAN**

**CENTER PARK PLACE  
ASSOCIATION**

PREPARED BY  
MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MI 49090

**SHEET 1**

EXISTING  
DATED: NOVEMBER 10, 2000

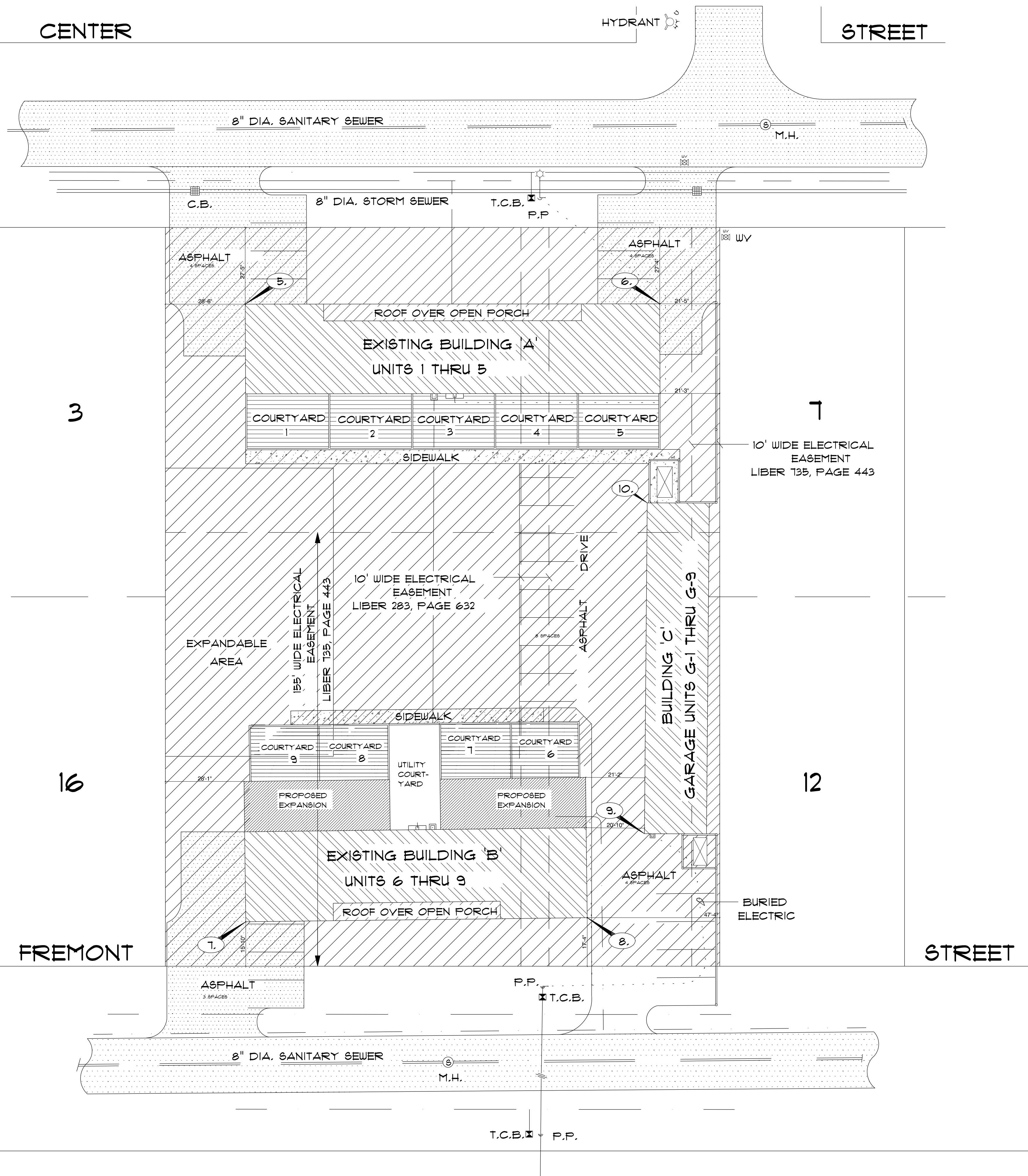
CENTER

STREET

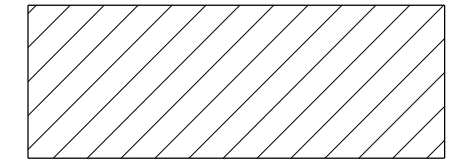
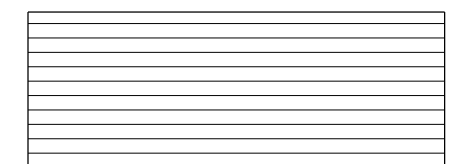
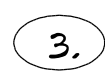
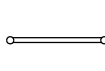
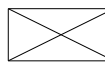
HYDRANT

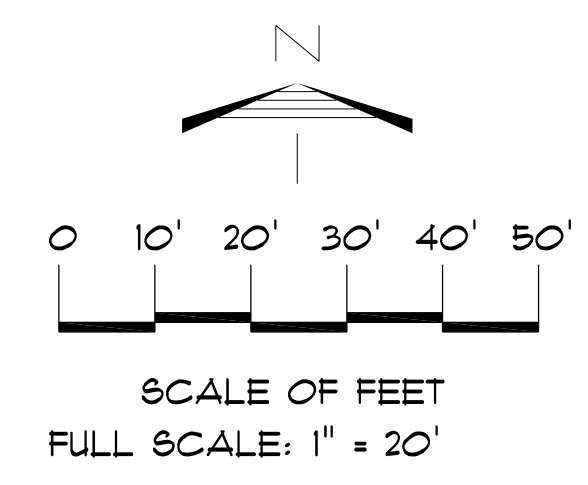
66' PUBLIC RIGHT OF WAY

66' PUBLIC RIGHT OF WAY



LEGEND




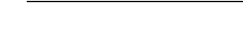



-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  COORDINATE POINT
-  6' FENCING
-  DUMPSTER



BUILDING COORDINATES

POINT	NORTHING	EASTING
5	5236.553	5028.563
6	5236.644	5176.625
7	5015.881	5028.693
8	5017.318	5150.673
9	5047.332	5171.108
10	5165.535	5172.141

UTILITY LEGEND

SYMBOL	UTILITY	SOURCE
	ELECTRIC	CONSUMERS POWER
	WATER	KAL-LAKE SEWER & WATER AUTHORITY
	SANITARY	KAL-LAKE SEWER & WATER AUTHORITY
	STORM	KAL-LAKE SEWER & WATER AUTHORITY
	GAS	MICHIGAN GAS UTILITIES
	TELEPHONE	G.T.E.
	CATV	TCI

NOTES:

1.) ALL UTILITIES ARE APPROXIMATE LOCATIONS DERIVED FROM FIELD MEASUREMENTS, OBSERVATIONS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

PROPOSED P.U.D.  
AMENDMENT AND  
UTILITY PLAN  
**CENTER PARK PLACE  
ASSOCIATION**

PREPARED BY  
MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MI 49090

**SHEET 2**

PROPOSED  
DATED: JUNE 17, 2020

REVISIONS:

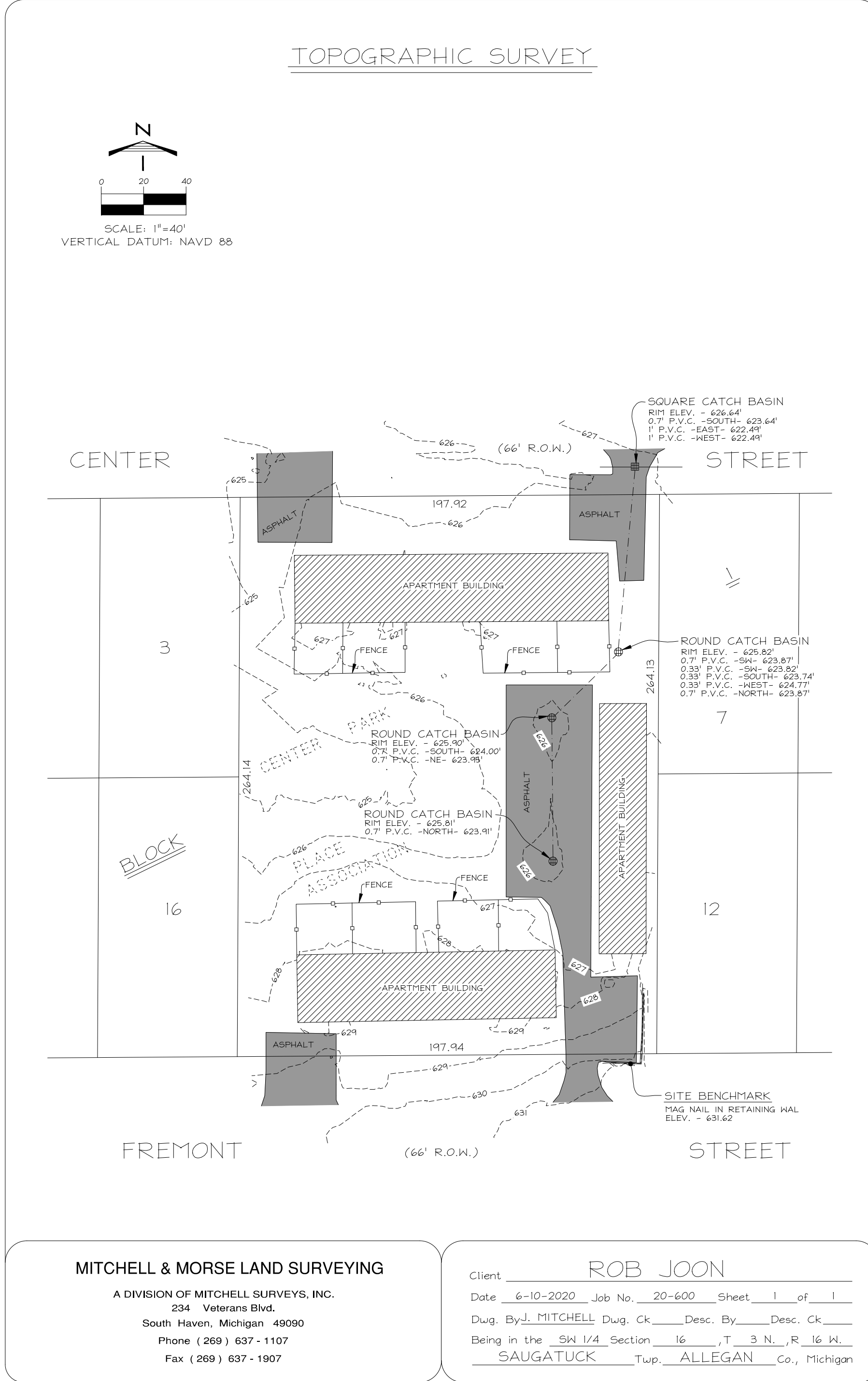
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DRAWN BY: a.cook	RELEASE DATE: 6-17-20

**FREEMONT STREET  
CONDO EXPANSION**  
424 Freemont Street - Douglas

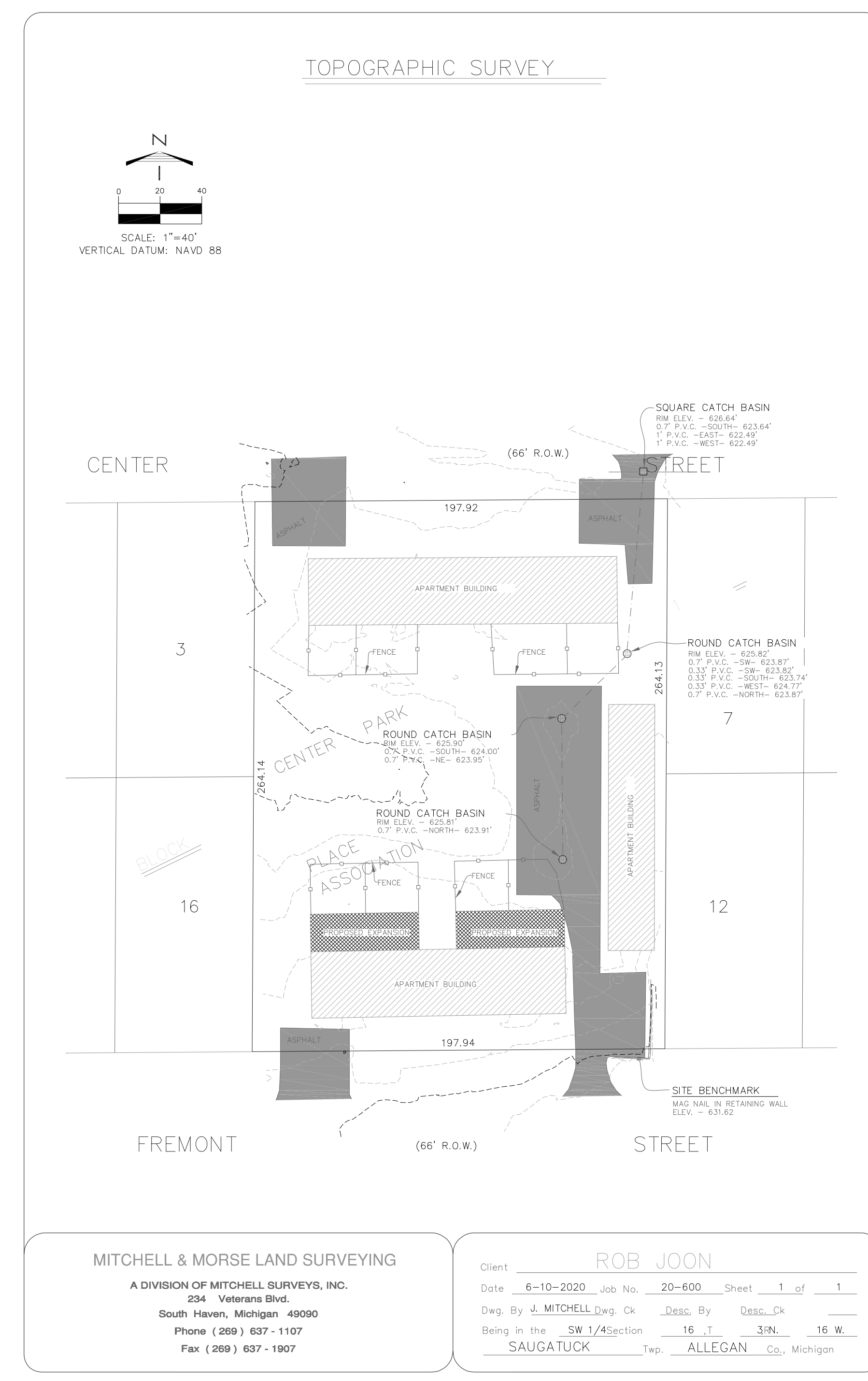
**EXISTING & FUTURE  
GRADING PLANS**

sheet

SHEET 3

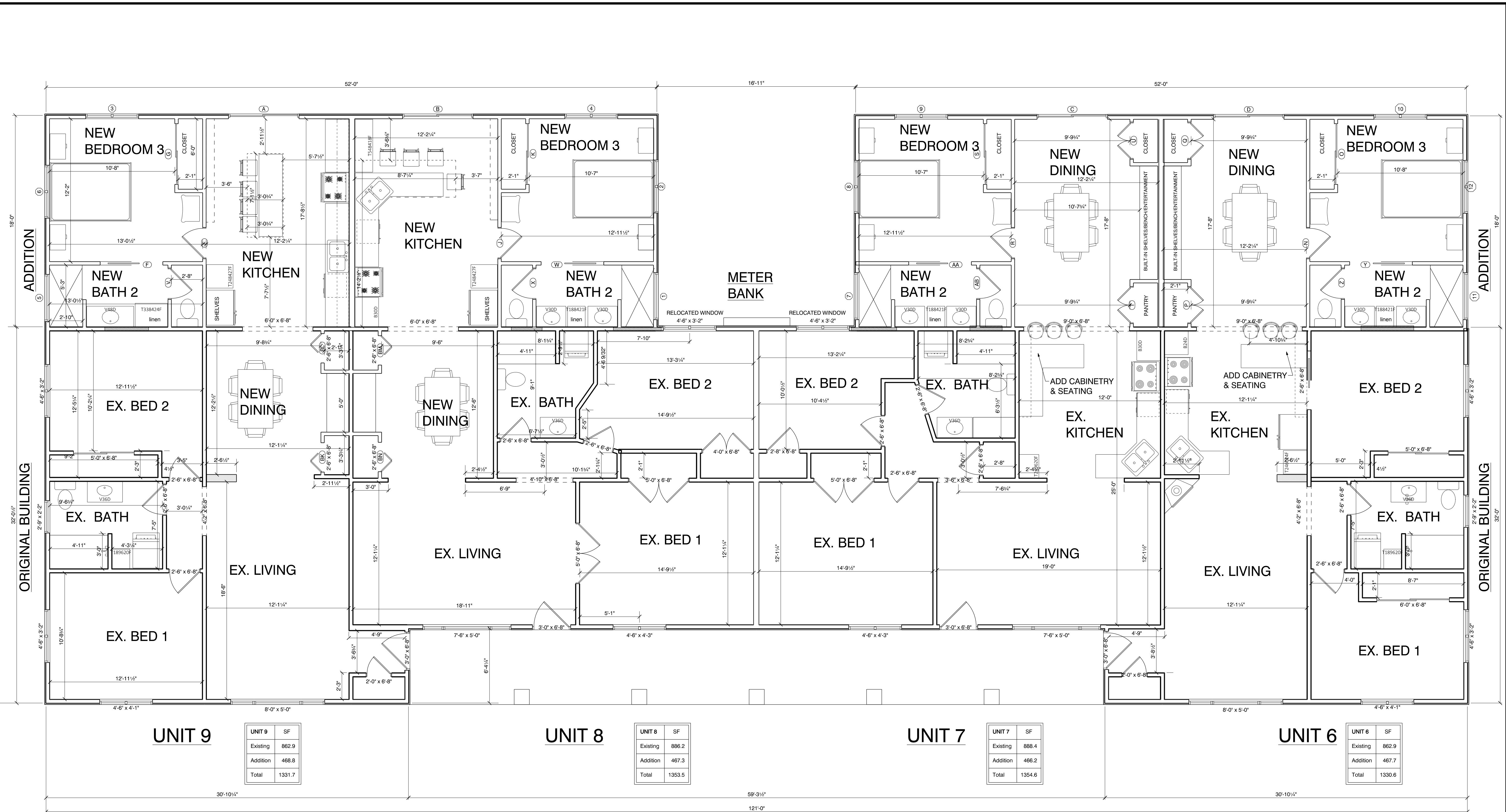


**EXISTING GRADING &  
DRAINAGE PLAN**



**FUTURE GRADING &  
DRAINAGE PLAN**





**UNIT 9**

UNIT 9	SF
Existing	862.9
Addition	468.8
<b>Total</b>	<b>1331.7</b>

**UNIT 8**

UNIT 8	SF
Existing	886.2
Addition	467.3
<b>Total</b>	<b>1353.5</b>

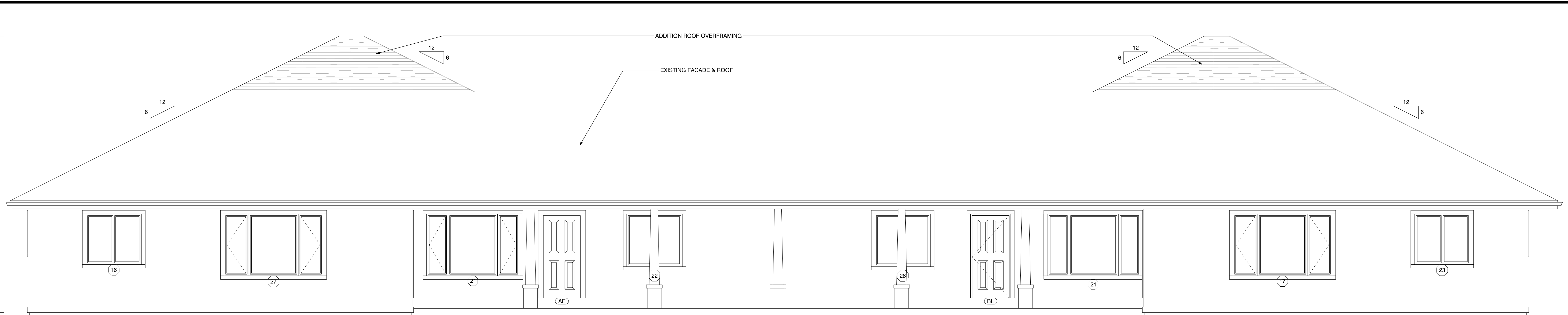
**UNIT 7**

UNIT 7	SF
Existing	886.4
Addition	466.2
<b>Total</b>	<b>1354.6</b>

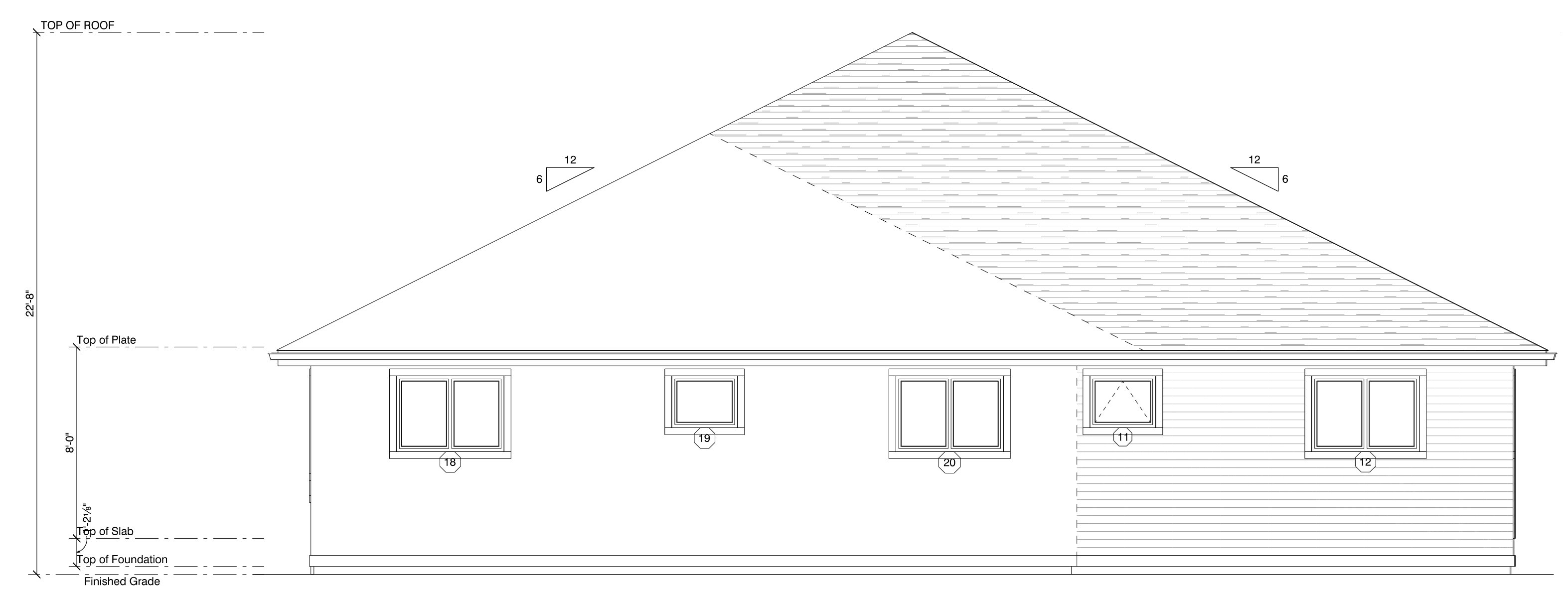
**UNIT 6**

UNIT 6	SF
Existing	862.9
Addition	467.7
<b>Total</b>	<b>1330.6</b>

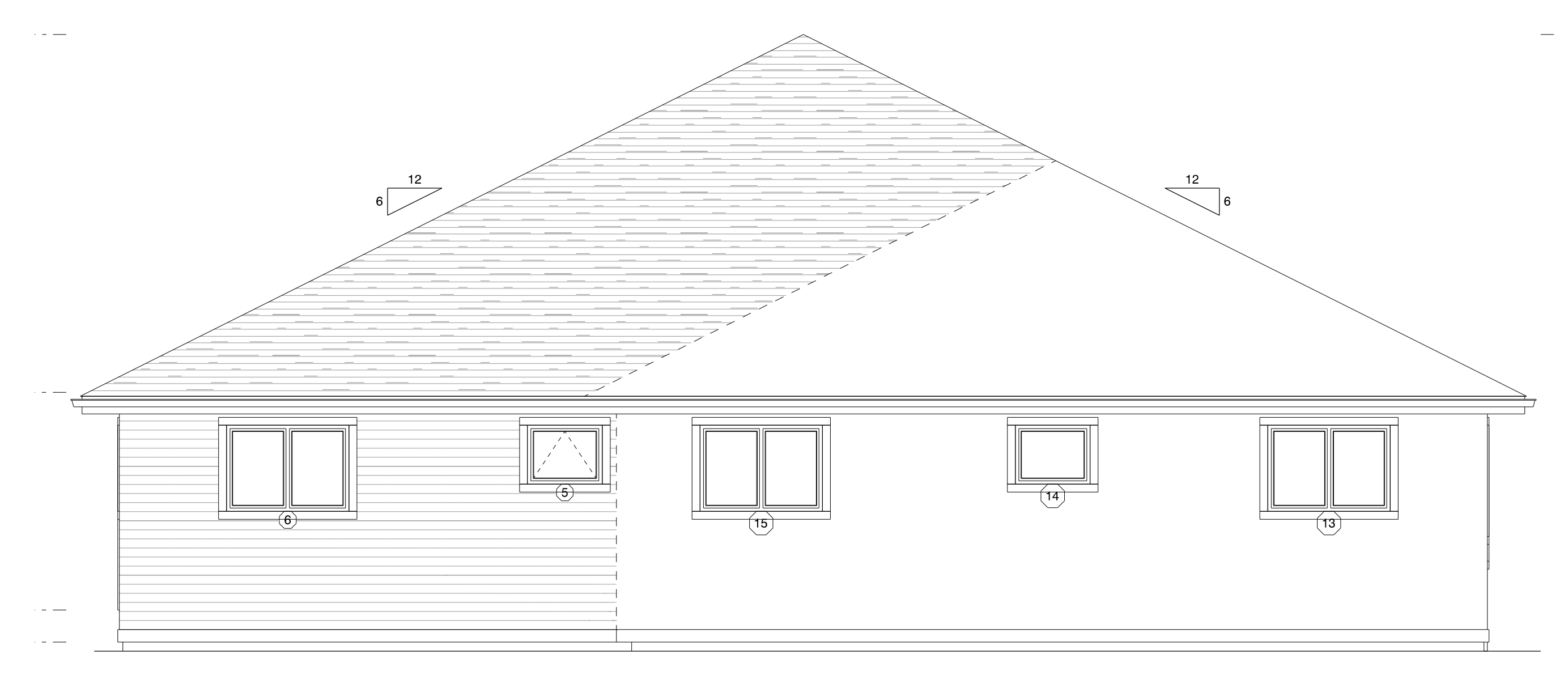
MAIN FLOOR PLAN



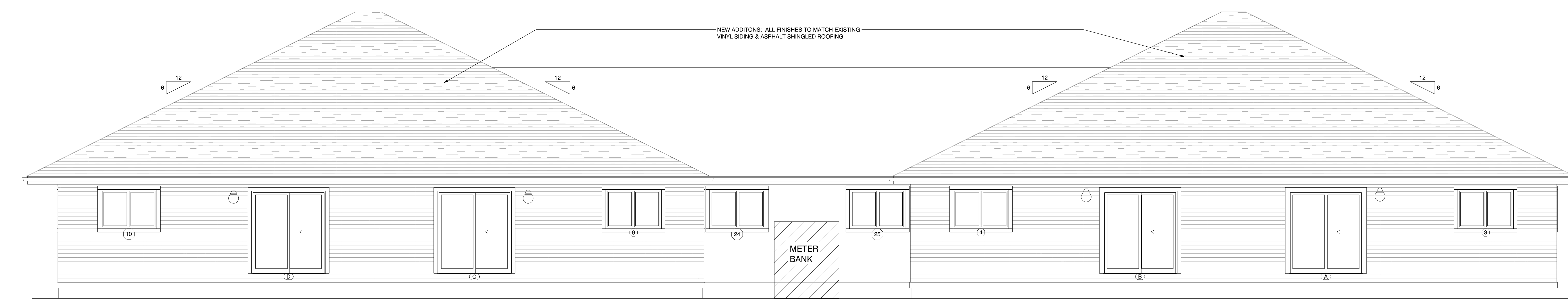
**SOUTH (FREMONT STREET) ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH BUILDING ELEVATION**

Michigan  
**CLASS**

9-14 Planning  
Commission

Steve stopped  
by 7-28-22  
to Follow up  
on Application  
Submitted on Monday.  
Verify - Sept PC meeting



**Application for Site Plan Review**  
**CITY OF THE VILLAGE OF DOUGLAS, MICHIGAN**  
 Phone: 269-857-1438 Fax: 269-857-4751  
<http://ci.douglas.mi.us>

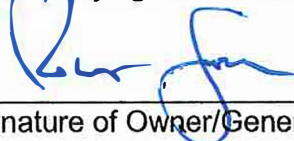
PROPERTY INFORMATION	
Address or Location	423 Center Street & 424 Fremont Street
Permanent Parcel #	59-075-001, 003, 004, 005, 006, 007, 008, 009
Zone District (Current)	R-5 PUD OVERLAY (Proposed) NO CHANGE
Property Size	1.21 ACRES
Existing Use	RESIDENTIAL Proposed Use RESIDENTIAL

**Describe Proposed Project**

AMENDMENT TO PUD ESTABLISHED IN 2000. THIS IS A PROPOSED SINGLE STORY EXPANSION TO 4 OF 9 UNITS. ALL 9 UNITS ARE CURRENTLY 2 BEDROOM, 1 BATH UNITS. THIS PROPOSAL WOULD ADD 1 BEDROOM & 1 BATH TO THE 4 UNITS FACING FREMONT STREET.

Estimated Project Cost \$600,000

I Rob Joon \_\_\_\_\_ hereby state that all of the above statements and all of the  
 (owner/contractor)  
 accompanying information are true and correct.

  
 \_\_\_\_\_  
 Signature of Owner/General Contractor

  
 \_\_\_\_\_  
 Date

Email address: robjoon@gmail.com

Phone: 616-836-2816

**Fee:**  
 Site Plan Review \$300

\*\*\*\*\*

**DO NOT WRITE IN THIS BOX**

Date Received \_\_\_\_\_ Application Accepted By \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_  
 Submitted Materials: \_\_\_\_\_ Plot Plan \_\_\_\_\_ Application \_\_\_\_\_ Legal Description \_\_\_\_\_ Narrative Description



**PLANNING COMMISSION  
CITY OF THE VILLAGE OF DOUGLAS  
CITY HALL - 86 W. CENTER STREET, DOUGLAS, MI**

**SPECIAL MEETING  
WEDNESDAY, JUNE 24, 2020 – 7:00 P.M.**

**MINUTES**

**A. Call to Order** Chair Pattison called the meeting at 7:00 PM. Motion by Kenny, supported by Stewart, to adopt the remote meeting special procedures as read by Pattison. Motion approved by unanimous voice vote.

**B. Roll Call:** – Present: Buszka, Pattison, Heneghan, Seabert, McWebb, Kenny, Stewart  
Absent – None  
Also Present – City Planner, Nick Wikar

1. Kenny, supported by Heneghan, made a motion to approve the Special Planning Commission Agenda for June 24, 2020 as amended by including the site plan review to the PUD plan for Center Park Place. Motion approved by unanimous voice vote.
2. Kenny, supported by Stewart, made a motion to approve the minutes for March 11, 2020 as presented. Motion approved by unanimous voice vote.

**C. Public Comment:**

Dave Burdick, 385 Fremont – Dave thanked the developers for affordable housing and voiced concerns regarding the Tannery Creek development.  
Ronna Alexander, 265 Water St – Opposed to the Tannery Creek PUD.

**D. Communications:** Written communications were read with the correlating new business.

**E. New Business:**

**1. Nomination of Officers:**

(Planning Commission Bylaws, Article 4, Section 1)

- a. Chairman – Kenny volunteered to be Chairman.
- b. Vice Chairman – Stewart volunteered to be Vice Chairman.
- c. Secretary – Commissioners would like to leave it vacant at this time.

**2. Election of Officers:**

(Planning Commission Bylaws, Article 5)

- a. Chairman – Buszka, supported by Stewart, made a motion to appoint Kenny as Chairman of the Planning Commission. Motion approved by unanimous roll call vote.
- b. Vice Chairman – Kenny, supported by Pattison, made a motion to appoint Stewart as Vice-Chairman of the Planning Commission. Motion approved by unanimous roll call vote.

- c. Secretary – Kenny, supported by Heneghan, made a motion to leave the Secretary position open for the Planning Commission. Motion approved by unanimous roll call vote.

**3. Special Land Use / Site Plan Review, 26 Hamilton** – Seabert, supported by Buszka, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Jeff Klemm, is requesting approval for a special land use and site plan for an addition of a 3,600 sq ft unit located to the east side of the existing unit. The new addition will be for professional services for a construction consulting business with no living space. Ryan Ysseldyke, from Holland Engineering, stated that the addition will be to the rear with a secondary driveway. Screening is proposed on the rear property line. Parking is proposed as two indoor parking spots since the business is not expected to generate a lot of traffic. Steve Price, from McShane & Bowie Law Firm, stated that the preexisting building is conforming, and the preexisting use is non-conforming that is grand fathered in. The addition is a separate building being constructed against the first building and complies with all zoning and set back requirements as is the intended use.

Commissioners had several concerns/questions that the applicant was unable to answer at this time. Commissioners will gather their questions and email them to Wikar to be forwarded to Klem to be addresses at the next meeting. Wikar expressed concerns about meeting the public hearing deadlines for the July 8<sup>th</sup> meeting. Seabert, supported by Pattison, made a motion to continue the public hearing on July 8<sup>th</sup>. Motion approved by unanimous voice vote.

**4. Final PUD Plan (Amendment) – Center Park Place (Fremont Street Condominiums) PUD, 423 Center Street / 424 Fremont Street** – Pattison, supported by McWebb, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Rob Joon, is requesting final approval for an amended PUD established in 2000.

The proposed is an expansion to building B (units 6-9) on Fremont St. Units are currently 2 bedrooms and 1 bath and will be expanded by an additional bedroom and bath.

Commissioners concerns included the 2 parking spaces in the right-of-way on Fremont St. and the required 24ft of driveway space from building C (garage units G-1 through G-9) to building B (units 6-9).

Seabert, supported by Buszka, made a motion to close the public hearing. Motion approved by unanimous voice vote.

Pattison, supported by Stewart, made a motion to approve the final PUD plan with the addition of greenspace approximately the size of 10’x18’ by removing existing pavement adjacent to the road in the public right-of-way on Center Street and Fremont Street, located at the NW and SW corners of the development and follows the originally approved PUD site plans. Two parking spaces will likely be lost. Additionally, to grant a waiver of the 24ft required space between building C and B. Motion approved by unanimous roll call vote.

**5. Advisory Public Hearing – Proposed “Tannery Creek” PUD, 64 Wiley Road -**

Seabert, supported by Buszka, made a motion to open the public hearing. Motion approved by unanimous voice vote. Wikar gave a summary of section 27.05 on PUD regulation in the zoning ordinance, sub section C, optional advisory public hearing.

Applicant, Dave Schermer, is requesting public feed back on the proposed “Tannery Creek” PUD at 64 Wiley Rd. The proposed is a high-density development with affordable housing on 19.77 acres. Schermers objective is to understand density and create affordable

housing. Rick Pulaski, Project Manager with Nederveld & Associates, stated that tonight's meeting is 40% proposal and 60% feedback. Pulaski referenced the Master Plan regarding Douglas facilitating the development of a diversity of housing types to meet the needs of current and projected future populations. Their objective is to ensure that owner-occupied and rental housing is available and affordable in new master planned development project, encourage housing communities for "aging in place" and housing communities that are LGBTQ+ friendly featuring a range of lifestyle amenities, and to ensure housing stock is inclusive of all age groups and attractive to the younger demographic. The Master Plan calls for compact residential which is classified as 8 developed units per acres. Desired building types include single family detached housing, two-unit housing, courtyard housing, townhouses, and apartment housing. Their intent is to address the need for walkable, mixed density, and mixed income neighborhoods in close proximity to the existing commercial corridor. Tannery Creek will offer 120 units, 1,300-1,400 sq ft in size. Schermer presented an attainability and affordability analysis and estimated the mortgage payment of each unit to be \$1,500 per month.

Commissioners like the financial report with the proposal and asked about amenities, how they will control short term rentals, and safety regarding the Wiley Rd. entrance. Schermer stated for amenities they will provide sidewalks for walkability, gathering areas with pond views, a grilling area, water elements, and a courtyard to name a few. Schermer stated they could put in the homeowner's association bylaws that a one-year lease is required for rentals. Commissioners liked the concept but were still concerned about the price point comparing it to Summer Grove buyers that are mostly second homeowners. Schermer suggested a focus group in Douglas to address these concerns. Commissioners would like to see a traffic study done and will give a list of questions/concerns to Nick for the applicant to review. Wikar would like to see a map or site plan divided by use with some rental units worked into it.

**Public Comments:**

John Rice – 294 Water St. Submitted a written statement stating he is strongly opposed to the zoning change.

Chris Johnson – 416 Water St. Chris understands that this is just a start and is supportive of affordable housing. He stated he would like to see the trees preserved and that the applicant take into consideration the character of the Douglas neighborhoods. Enjoyed the presentation.

Tracy Shafroth – 271 Water St. Tracy was very active when the Furrows development was proposed. She is extremely concerned about safety and how the new density, approximately 200-250 cars with multiple trips, will impact Water St. and Wiley Rd. She stated in its current condition it is already unsafe to walk or bike on and only thinks it will become more dangerous with all the new traffic. Supportive of affordable housing but is opposed to this development.

Missy Rininger – 274 Water St. Missy is concerned with the safety on Wiley Rd. on the hill where the entrance will be located. She stated she likes her peace and quiet and does not think it is a good fit for this location. She is opposed to this development.

Dave Burdick – 385 Fremont St. Dave was concerned for safety on Water St. and Wiley Rd. stating that they are both very busy roads. He suggested the developers stick with the process and work through the concerns regarding safety.

Greg Plowe – 325 Water St. Greg is concerned with safety and speeding regarding the sheer number of vehicles that would increase on Wiley Rd. He was concerned about safety on Water St. where it crosses over the bridge and Wiley Rd with the steep drop.



Fred Royce – 144 Lakeshore Dr. Fred suggested doing a study on how to make Water St. safe.

Pattison, supported by Buszka, made a motion to close the public hearing. Motion approved by unanimous voice vote.

**6. Advisory Public Hearing – Proposed “West Center” PUD, 324 W. Center Street -**

Seabert, supported by Kenny, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Kerr Real Estate, is requesting public feedback on the proposed “West Center” PUD at 324 W Center St. Kelly Kuipers, Project Manager with Nederveld & Associates, along with Alec Kerr, Kerr Real Estate, Doug Damstra, 42 North Custom Homes, Bill Underdown, Century 21 Affiliated, John Blair, r2 Design Group is the team behind this project. The proposed development is a multi-use PUD on 9.5 acres and will include commercial use fronting along Center St. such as retail, office, restaurant, and/or personal services with condominiums above the commercial use. The development will also include cottages, attached single family residential, and standalone condominiums. The proposed development has approximately 4 acres of green space for many uses, a pool, a playground, and numerous sidewalks to invite pedestrians into the development. Developers see this project being built in phases with the commercial building being developed first. Alec Kerr stated their will be established uses for each style of unit. Doug Damstra stated that a housing study that was done showed a majority of those looking for homes is the single young professionals, young couples, or friends that chose to cohabitate.

Commissioners did not like the angled parking on Center St. and were concerned with the character of the commercial units and would like to see them look similar to downtown. They are concerned about short term rentals and suggested no less than a one-year lease for rentals. The bike path was also a concern. Kenny stated that it seems like a lot of commercial space when we still have vacancies for commercial units around Douglas. He would like to see more outdoor seating and was concerned about the traffic that the pool would draw and whether it would be open to public or just private. McWebb suggested checking out 2 locations in Grand Rapids that he thinks the development should follow.

**Public Comments:**

Dean & Kathy Johnson – 314 Fremont. Submitted a written statement stating they are against the plans as they stand.

Kimberly Vivian – 337 Center St. Submitted a written statement stating that she is not against the development of the property but is concerned about the overall size and scope of the project. She stated that there are numerous empty spaces already and the need for more restaurants or retail space does not make sense to her.

Suzanne Dixon – 797 Center St. Suzanne suggested green space between the street and path as well as parking in back of commercial units instead of in front.

Tracy Shafroth – 271 Water St. Tracy suggested the use of permeable surfaces.

Fred Royce – 144 Lakeshore Dr. Fred asked if there are any other tenants besides Century 21 for the commercial units.

Heneghan, supported by Stewart, made a motion to close the public hearing. Motion approved by unanimous voice vote.

**F. Old Business: None**

**G. Reports of Officers, Members, Committees:** McWebb wanted to be transparent and stated that his brother works with Klem. Wikar will run this by the Clerk to see if this is a conflict of interest. Commissioners will submit all related questions and concerns to Wikar by Monday. Wikar thanked commissioners for their patience and support. Commissioners congratulated Wikar on a great job.

**H. Public Comments:**

Fred Royce – 144 Lakeshore Dr. Fred stated that Nick did a great job.

**I. Adjournment** – Motion by Pattison, supported by Seabert, to adjourn the Planning Commission meeting at 11:30 PM.

Respectfully Submitted by Jenny Pearson, Deputy Clerk

**THIRD AMENDMENT TO THE MASTER DEED  
OF  
CENTER PARK PLACE, A MICHIGAN CONDOMINIUM**

This Form is exempt from Transfer Tax under MCL 207.505(a) & 207.526(a).

THIS THIRD AMENDMENT to the Master Deed is executed on the date indicated below, by CENTER PARK PLACE ASSOCIATION, INC. (Successor-in-interest to Center Place Development LLC as the Developer), a State of Michigan Corporation and Condominium, by a unanimous vote of its co-owners, at its annual meeting held on March 11, 2023.

The co-owners of CENTER PARK PLACE ASSOCIATION, INC., a Michigan Corporation, pursuant to the recorded Master Deed thereof dated December 13, 2000 and recorded in Liber 2007 of Deeds, Pages 617-657, inclusive, Allegan County Register of Deeds and known as Allegan County Condominium Subdivision Plan Number 136, desire to amend said Condominium Master Deed for the Third time.

NOW, THEREFORE, the Co-Owners, upon recording hereof, do hereby amend the Master Deed follows:

**ARTICLE I.**

**Article III "Definitions" is hereby amended under Paragraph I as follows:**

- I. "Condominium Subdivision Plan" is defined at Replat No 1 of the Allegan County Condominium Subdivision Plan No. 136 Exhibit B to the Master Deed of the Center Park Place Association.

**ARTICLE II.**

**Article V Unit Descriptions and Percentage of Value is hereby amended to read as follows;**

Sections A & B are hereby amended to read as follows;

- A. **Unit Descriptions.** Each unit in the Condominium Project is described in this Paragraph with reference to the Condominium Subdivision Plan of Center Park Place Condominium as surveyed by Mitchell & Morse Land Surveying of 234 Veterans Blvd., South Haven, MI 49090, attached as Exhibit B, consisting of Sheets 1, 3, 4 and 5. Each Unit shall consist of the area located within Unit boundaries as shown on Exhibit B and delineated with heavy outlines together with appurtenances.

B. **Percentage of Value.** The percentage of value assigned to each Unit is equal. The percentages of value were computed on the basis that the comparative characteristics of the Units are such that it is fair and appropriate that each Unit owner vote equally and pay an equal share of the expenses of maintaining the General Common Elements. The percentage of value assigned to each Unit shall be determinative of each Co-Owner's respective share of General Common Elements of the Condominium Project, the proportionate share of each respective Co-Owner in the proceeds and expenses of administration and the value of such Co-Owner's vote at meetings of the Association of Co-Owners.

**UNIT PERCENTAGES**

UNIT NUMBER	SQUARE FOOTAGE	PERCENTAGE
1	726 SQ. FT.	11.11
2	722 SQ. FT.	11.11
3	1048 SQ. FT.	11.11
4	737 SQ. FT.	11.11
5	742 SQ. FT.	11.11
6	1330.6 SQ. FT.	11.11
7	1354.6 SQ. FT.	11.11
8	1353.5 SQ. FT.	11.11
9	1331.7 SQ. FT.	11.11
	6,487 SQ. FT.	100%

The tax parcel numbers for Buildings A Units and Building B Units are:

Building A	Parcel Numbers
423 W CENTER ST UNIT NUMBER 1	59-075-001-00 (Parcel Number)
423 W CENTER ST UNIT NUMBER 2	59-075-002-00 (Parcel Number)
423 W CENTER ST UNIT NUMBER 3	59-075-003-00 (Parcel Number)
423 W CENTER ST UNIT NUMBER 4	59-075-004-00 (Parcel Number)
423 W CENTER ST UNIT NUMBER 5	59-075-005-00 (Parcel Number)
Building B	Parcel Numbers
424 W FREMONT ST UNIT NUMBER 6	59-075-006-00 (Parcel Number)
424 W FREMONT ST UNIT NUMBER 7	59-075-007-00 (Parcel Number)
424 W FREMONT ST UNIT NUMBER 8	59-075-008-00 (Parcel Number)
424 W FREMONT ST UNIT NUMBER 9	59-075-009-00 (Parcel Number)

IN WITNESS WHEREOF, the undersigned has executed this Third Amendment to recorded Condominium documents as referenced above.

Dated: 6-29-2023

CENTER PARK PLACE ASSOCIATION, INC.

By: Michael J. Pezok  
Michael J. Pezok, President

STATE OF MICHIGAN )SS:  
COUNTY OF Oakland )

Before me, a Notary Public in and for said County and State, personally appeared Michael J. Pezok, as President of Center Park Place, who acknowledged the execution of the foregoing Amendment, and who, having been duly sworn, stated that the facts and matters set forth in it are true and correct.

Witness my hand and Notarial Seal this 29th day of June, 20 23.

My Commission Expires: 3/20/2029 Cynthia Switalski  
Notary Public Signature

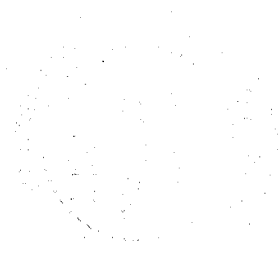
This instrument was prepared by:

Michael J. Pezok  
PO Box 611  
Douglas MI 49406-0611

When Recorded, return to:

Michael J. Pezok  
PO Box 611  
Douglas MI 49406-0611

**CYNTHIA SWITALSKI**  
Notary public, State of Michigan  
County of Oakland  
My commission expires 20-Mar-2029  
Acting in the County of Oakland



ATTENTION COUNTY  
REGISTRAR OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER  
MUST BE ASSIGNED TO THE SUBDIVISION  
PROJECT. ITS NUMBER MUST BE PROMINENTLY  
SHOWN IN THE TITLE ON THIS SHEET AND IN  
THE SURVEYOR'S CERTIFICATION ON SHEET 2.

REPLAT NO. 1 OF  
ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 136

EXHIBIT B TO THE MASTER DEED OF

# CENTER PARK PLACE

VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DEVELOPER

CENTER PARK PLACE ASSOCIATION  
251 NORTH STREET  
SAUGATUCK, MICHIGAN, 49453

SURVEYOR

MITCHELL & MORSE LAND SURVEYING  
234 VETERANS BLVD.  
SOUTH HAVEN, MI 49090

SHEET INDEX

- \* 1.) TITLE & DESCRIPTION SHEET
- \* 2.) SURVEY PLAN
- \* 3.) SITE & UTILITY PLAN
- \* 4.) FLOOR PLANS
- \* 5.) BUILDING CROSS SECTIONS

PROPERTY DESCRIPTION:

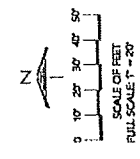
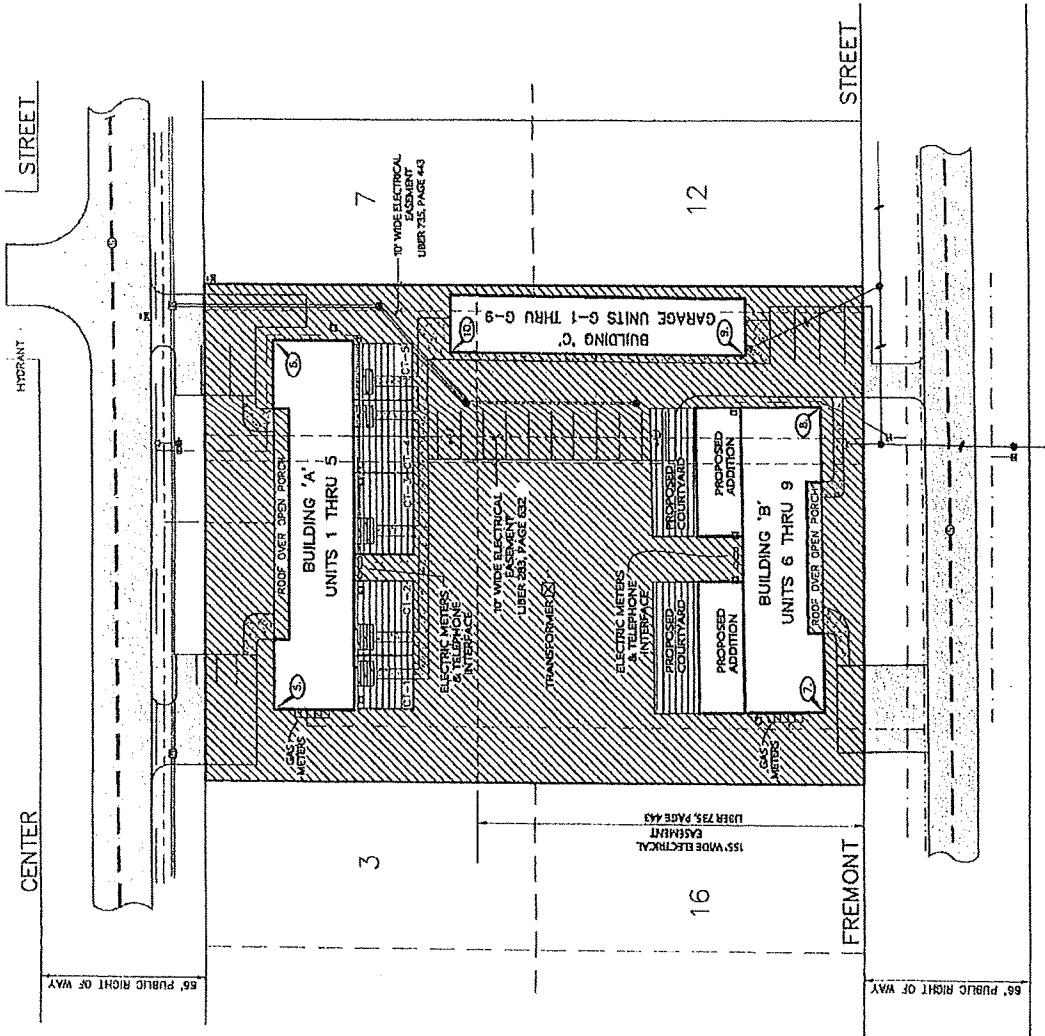
SITUATED IN THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN  
LOTS 4, 5 & 6 AND LOTS 9, 14 & 15, BLOCK 1 OF HELMETS-ADDITION TO THE  
VILLAGE OF DOUGLAS ACCORDING TO THE RECORDED PLAN THEREOF AS RECORDED  
IN DEED 44 OF PLATS ON PAGE 293, VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN.

THE LETTERS "A" THROUGH "I" IN THIS SHEET INDEX  
INDICATE RECORDED SHEETS WHICH ARE REVISED.  
DATED: APRIL 13, 2023. THESE SHEETS WITH  
THIS SUBMISSION ARE TO REPLACE THOSE PREVIOUSLY  
SUBMITTED.

136-41-136D  
1

SHEET 1

MUST BE BUILT  
DATED: APRIL 13, 2023



**LEGEND**

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

ASPHALT

CONCRETE

WOOD DECK

**UTILITY LEGEND**

- | SYMBOL | UTILITY         | SOURCE                           |
|--------|-----------------|----------------------------------|
| —      | ELECTRIC        | CONSUMERS POWER                  |
| —      | WATER           | KAL-LAKE SEWER & WATER AUTHORITY |
| —      | SANITARY        | KAL-LAKE SEWER & WATER AUTHORITY |
| —      | STORM           | KAL-LAKE SEWER & WATER AUTHORITY |
| —      | NATURAL GAS     | MICHIGAN GAS UTILITIES           |
| —      | TELEPHONE       | C.T.E.                           |
| —      | CABLE TV        | T.C.I.                           |
| —      | BURIED ELECTRIC |                                  |

**SYMBOL LEGEND**

- |   |                                    |
|---|------------------------------------|
| ⊠ | WATER VALVE BOX                    |
| ⊙ | SANITARY SEWER MANHOLE             |
| ⊕ | POWER POLE                         |
| ⊖ | TELEPHONE PEDESTAL                 |
| ⊗ | AIR CONDITIONING UNIT              |
| ⊘ | CATCH BASIN                        |
| ⊙ | HANDICAP PARKING                   |
| ⊙ | COURTYARD (LIMITED COMMON ELEMENT) |
| ⊙ | 6' HIGH WOOD FENCING               |
| ⊙ | COORDINATE POINT                   |

**NOTES:**

1.) ALL UTILITIES ARE APPROXIMATE LOCATIONS DERIVED FROM FIELD MEASUREMENTS, OBSERVATIONS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

**SITE AND UTILITY PLAN**  
**CENTER PARK PLACE**

**BUILDING COORDINATES**

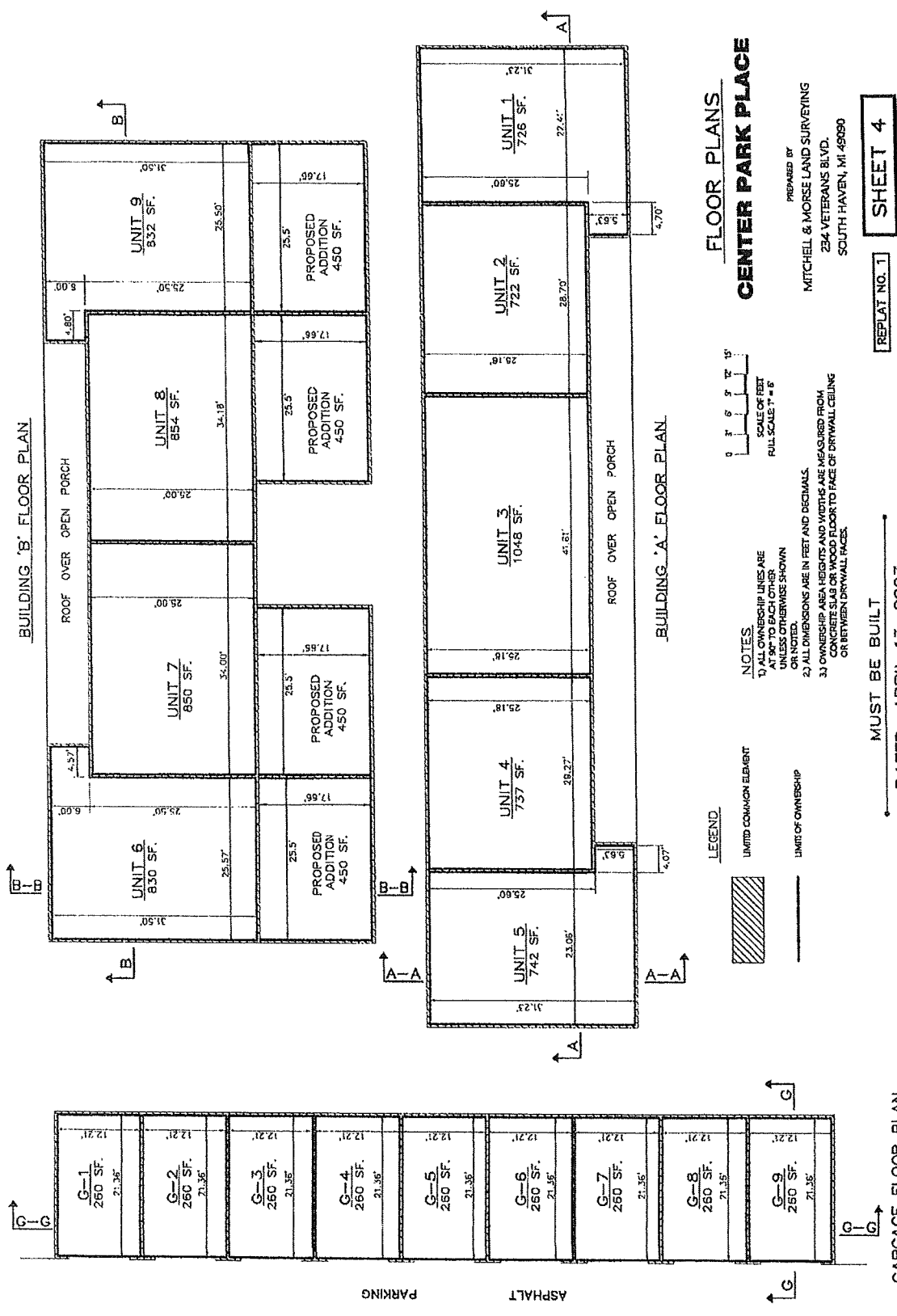
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6	5282.644	5174.025
7	5015.891	5028.853
8	5017.319	5160.073
9	5047.332	5171.109
10	5165.535	5172.141

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
234 VETERANS BLVD.  
SOUTH HAVEN, MI 49090

**SHEET 3**

MUST BE BUILT  
DATED: APRIL 13, 2023

REVISION NO. 1



**FLOOR PLANS**  
**CENTER PARK PLACE**

0 3 6 9 12 15'  
SCALE OF FEET  
FULL SCALE 1/4" = 1'-0"

- NOTES**
- 1) ALL OWNERSHIP LINES ARE TO BE SHOWN UNLESS OTHERWISE SHOWN OR NOTED.
  - 2) ALL DIMENSIONS ARE IN FEET AND DECIMALS.
  - 3) OWNERSHIP AREA HEIGHTS AND WIDTHS ARE MEASURED FROM CONCRETE SLAB OR WOOD FLOOR TO FACE OF DRYWALL CEILING OR BETWEEN DRYWALL FACES.

**LEGEND**

UNITED COMMON ELEMENT

LIMIT OF OWNERSHIP

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
234 VETERANS BLVD.  
SOUTH HAVEN, MI 49080

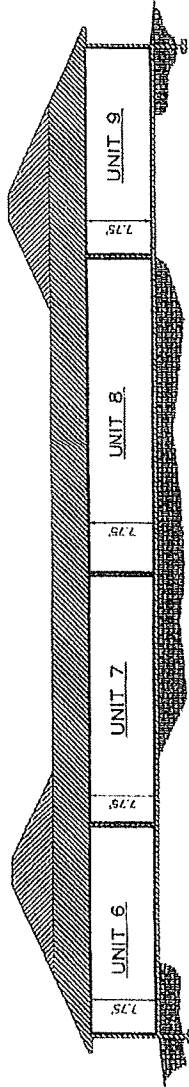
REPLAT NO. 1

**SHEET 4**

MUST BE BUILT

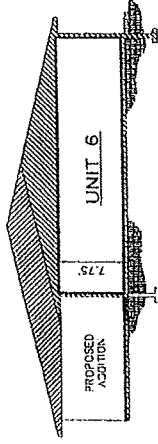
DATED: APRIL 13, 2023



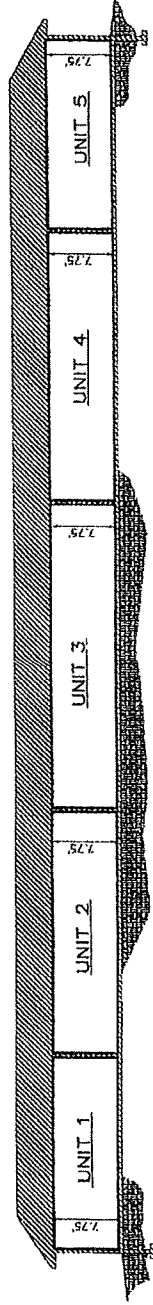


**BUILDING 'B' - SECTION B**  
FINISH FLOOR ELEV. 60.00'

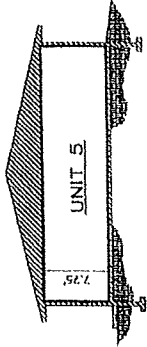
NOTE: ALL CEILINGS IN THE KITCHEN AND LIVING ROOM AREAS ARE CATHEDRAL WITH A 10'4" HEIGHT OF 12' FEET.



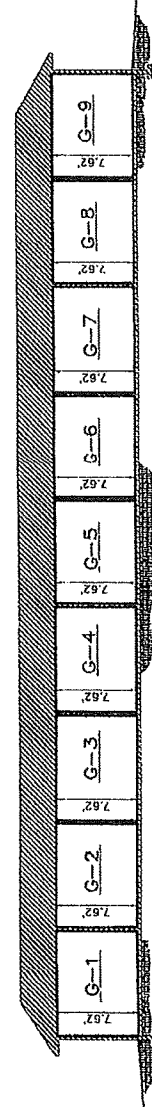
**BUILDING 'B' SECTION B-B**



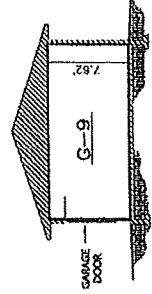
**BUILDING 'A' - SECTION A**  
FINISH FLOOR ELEV. 62.30'



**BUILDING 'A' SECTION A-A**



**GARAGE - SECTION G-C**  
FINISH FLOOR ELEV. 66.54'



**GARAGE - SECTION G-G**

**NOTES**

1) ALL OWNERSHIP LINES ARE TO BE SHOWN TO EACH CORNER UNLESS OTHERWISE SHOWN OR NOTED.

2) ALL DIMENSIONS ARE IN FEET AND DECIMALS.

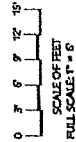
3) OWNERSHIP AREA HEIGHTS AND WIDTHS ARE MEASURED FROM THE FINISH FLOOR TO FACE OF DRYWALL CEILING OR BETWEEN DRYWALL FACES.

**LEGEND**



LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP



**BUILDING SECTIONS**  
**CENTER PARK PLACE**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
234 VETERANS BLVD.  
SOUTH HAVEN, MI 49080

REPLAT NO. 1

MUST BE BUILT  
DATED: APRIL 13, 2023

SHEET 5