

**To:** City of the Village of Douglas City Council  
**Date:** August 14, 2026  
**From:** Sean Homyen, Planning & Zoning Administrator  
**RE:** Tower Harbor Association – Well Request for Irrigation



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**Purpose.** The purpose of this memorandum is to provide background regarding the Tower Harbor Condominium Association's request for City Council approval to install an irrigation well near 374 Mariners Cove, on the west side of the building.

**Background.** The Tower Harbor Condominium Association has requested approval for West Shore Well Drilling to install a well that would serve exclusively as the water source for the Association's irrigation system. The proposed well would not be used for drinking-water purposes.

The Association currently irrigates the community using water drawn from a single intake point in Kalamazoo Lake. According to the Association, the intake frequently becomes clogged with debris, resulting in recurring maintenance issues and increased repair costs. Irrigation must also be temporarily discontinued when Kalamazoo Lake is treated for aquatic vegetation, including Eurasian milfoil. These interruptions can affect the Association's landscaping during the summer growing season.



The proposed irrigation well would provide a separate and more reliable water source for the Association's irrigation system and reduce the maintenance and interruptions associated with the existing lake intake.

**Applicable Ordinance.** Section 36-114(i) of the City of the Village of Douglas Code of Ordinances of the City of the Village of Douglas Code of Ordinances requires City Council approval before a property owner may apply to the Allegan County Health Department for a permit to construct a private water well within the City:

**Water wells.** City Council approval will be required prior to applying for a permit from the Allegan County Health Department to construct a water well on private property anywhere in the city. Approval is at the discretion of the City Council and must include a finding that no practical or

financially feasible solution is available to provide public water service to the property.

The Allegan County Health Department's Environmental Health Division is responsible for reviewing and issuing permits for private wells. As part of its review process, the Department requires written approval from the City Council before it will issue a well permit.

The Tower Harbor condominiums are connected to the municipal water system. However, the proposed well would be used only for the Association's irrigation system. Due to the size of the area served and the volume of water required, the Association has indicated that using municipal water for irrigation is not a practical or financially feasible alternative.

### **Agency Review**

The request was provided to the City Engineer and the Kalamazoo Lake Sewer and Water Authority for review. The City Engineer indicated that he does not have any concerns with the proposed irrigation well. KLSWA also indicated that it does not have any concerns, provided the irrigation well and system remain independent from the municipal water system and no cross-connection is created. The Allegan County Health Department will be responsible for reviewing the proposed well location, construction, and any potential impacts on the aquifer or surrounding properties before issuing a permit.

### **Requested Action**

City Council is asked to consider the Tower Harbor Condominium Association's request to install a nonpotable irrigation well near 374 Mariners Cove. If approved, the Association may submit its application to the Allegan County Health Department, along with the City Council's written approval, for final review and permitting.

### **Suggested Motion**

Motion to approve the well to be constructed near 374 Mariners Cove for the Tower Harbor Condominium Association, subject to approval by the Allegan County Health Department, and based on the finding that the well will be used only for irrigation purposes, will remain independent from the municipal water system, and will not create a cross-connection.