

Douglas Planning Commission:

March, 1, 2024

I received a notice for a hearing to request a rezoning for three parcels of land, 57 Chestnut, 69 Washington, and 67 Water streets. The request is to change the zoning from R-3 neighbor to R-4 Harbor residential. I understand that R-4 allows for marinas, restaurants, condos etc.

I went to city hall to find out what the plans were for the development and I was told that there were no plans submitted just a request for rezoning. I find that a bit strange since I received notice from the Army Core of Engineers for an application for proposed work for a dock with 12 slips (see attached page). I also find it strange that only three parcels are listed for rezoning when there are six that were in the original sale of the entire site.

Without knowing what the developer has in mind it opens up an entire Pandora's Box. Will there be high density condos like there are in the Swing Bridge development, located on the west side of the Blue Star highway on the river by the bridge? There are fifteen condos jammed together with absolutely no green space.

If the rezoning request is granted for these three lots will the developers then ask to rezone the remaining lots into something else? As I understand the City building code calls for a seventy-five foot setback from the river. Since the river lots are not very deep will the developers request a variance to build, or will they ask for Water Street to be vacated so they can build on that? Will they ask for the street end of Chestnut Street to be vacated to connect lots 003-00 with lot 002-00 in order to build more?

Environmentally speaking ten large maple trees may be taken down plus several other trees. What green space will there be? At a time when we are talking about global warming is this the direction that Douglas wants to take, allow developers profit over the concern of the citizens.

Other concerns about possible increase of density. Washington Streets now has eleven single family residencies. Of the last five housing sales all five have been purchased by investors and turned into short term rentals. On weekends it is not uncommon to have five to six cars parked in the drive ways and on the street. I am sure that the developer has in mind to build multiple unit housing in order to increase his profits. I am also sure that these unites will be purchased and again turned into short term rentals. This will only increase the traffic on Washington Street. Since the development of the condos, Swing Bridge, the traffic on Washington has drastically increased. With fifteen unites, as previously mentioned, each has a two car garage therefore thirty more cars daily on our street.

If the proposed zoning is approved it will completely destroy our neighborhood. Please keep Washington Street a single family zoning.

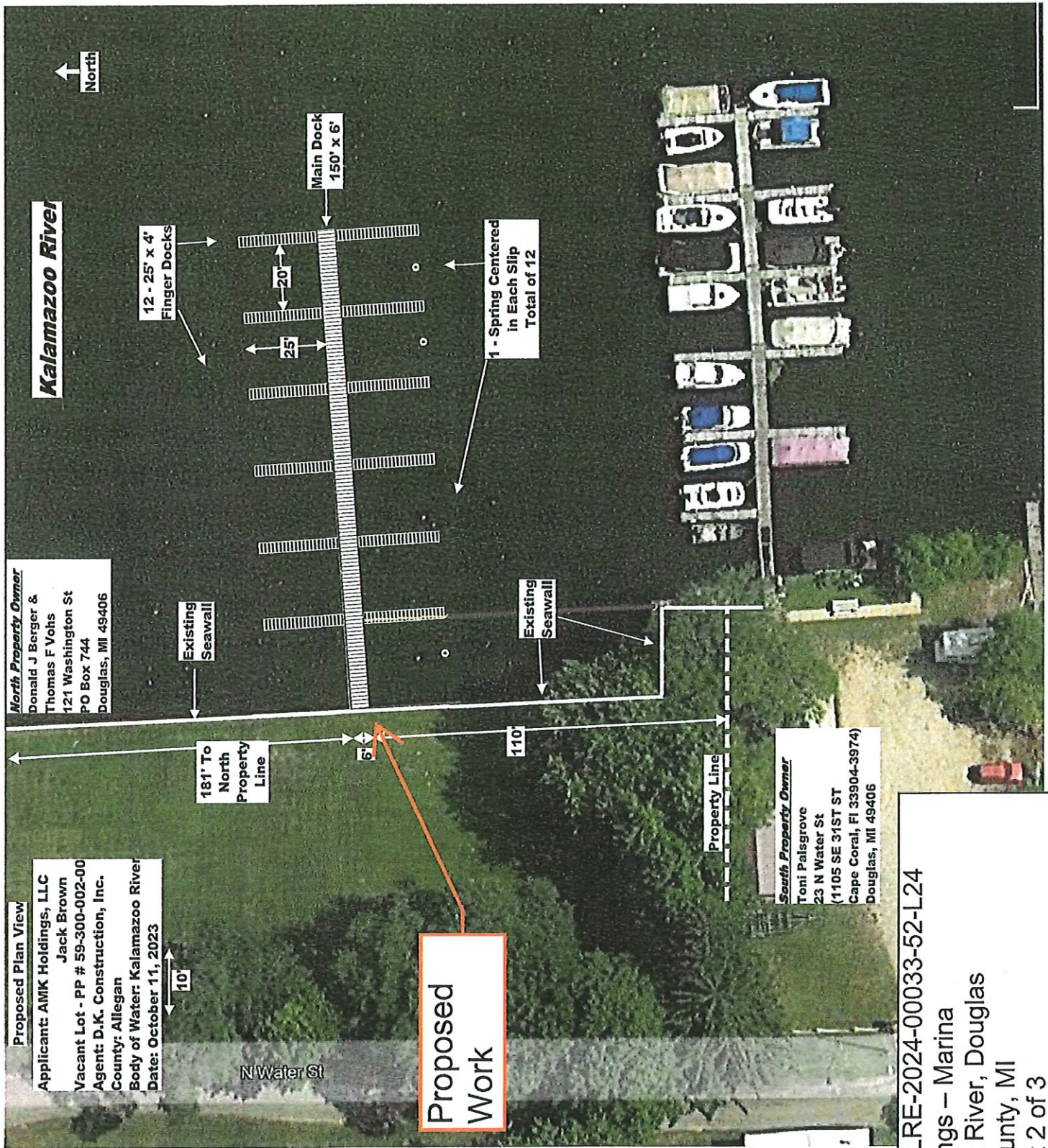
Thank you,
Thomas Vohs

Thomas F. Vohs

Donald Berger

Donald Berger

121 Washington
Douglas PO Box 744
269-857-2416



Kalamazoo River

North Property Owner
 Donald J Berger &
 Thomas F Vohs
 121 Washington St
 PO Box 744
 Douglas, MI 49406

Proposed Plan View
 Applicant: AMK Holdings, LLC
 Jack Brown
 Vacant Lot - PP # 59-300-002-00
 Agent: D.K. Construction, Inc.
 County: Allegan
 Body of Water: Kalamazoo River
 Date: October 11, 2023

South Property Owner
 Toni Palsgrove
 23 N Water St
 (1105 SE 31ST ST
 Cape Coral, Fl 33904-3974)
 Douglas, MI 49406

12 - 25' x 4'
Finger Docks

Main Dock
150' x 6'

1 - Spring Centered
in Each Slip
Total of 12

Existing Seawall

Existing Seawall

181' To
North
Property
Line

6'

110'

Property Line

10'

Proposed Work

N Water St



Corps File LRE-2024-00033-52-L24
 AMK Holdings – Marina
 Kalamazoo River, Douglas
 Allegan County, MI
 Attachment 2 of 3