

To: City of the Village of Douglas City Council
Date: September 10, 2025
From: Sean Homyen, Planning & Zoning Administrator
RE: 148 S. Union St – Land Split



The Village of Friendliness – Since 1870

Request. Mr. Peter C. Mark is requesting to split 148 S. Union St zoned R-3 Neighborhood Conservation District. The purpose of this memorandum is to review the land division request pursuant to Article 17, Land Division Regulations, of the City of the Village of Douglas Zoning Ordinance.

Background. The subject property, located at 148 S. Union Street, contains a 2 ½-story single-family residence constructed in 1867. The parcel is zoned R-3 Neighborhood Conservation District and is a part of the Findlay's Addition. The property owner has plans to sell the vacant parcel if approved.

Procedure. At the September 15, 2025, City Council meeting, Council will decide whether to approve, disapprove or approve with reasonable conditions to assure compliance with applicable ordinances and the protection of the public health, safety and general welfare, the requested land division within the time required by the Land Division Act. If disapproved, the reason for disapproval shall be stated in the motion.



Parcel Ariel View

Land Split Criteria. Section 17.03(3), Zoning Administrator Action, states that the Zoning Administrator shall recommend approval only for land split requests that fully comply with the listed standards. A written record of the Zoning Administrator's findings must be submitted to the City Council for consideration.

- a) The proposed lot as divided or as joined with an adjacent parcel constitutes a lot conforming with the requirements of the zoning district in which it is located.

Width: 73.96'

Required Width: 66'

Lot Area: 9767 SF

Required Lot Area: 7920 SF

Met, the proposed lot meet the minimum width, lot size.

b) The remaining property after the division has occurred constitutes a lot(s) conforming with the requirements of the zoning district in which it is located either in itself or when joined with adjacent property.

Width: 140.05'

Required Width: 66'

Lot Area: 16,616 SF

Required Lot Area: 7920 SF

Lot Coverage: 80 SF (Covered Porch) + 1138 SF (SFH) + 779 SF (Detached garage) + 182.04SF (Covered Porch) + 30.24 SF shed / 16616 SF = 13.3%

Required Lot Coverage: 35%

Met, the proposed lot meet the minimum width, lot size, lot coverage, and setbacks.

c) A parcel is not being divided into more divisions than permitted by the Land Division Act, P.A. 288 of 1967, as amended, and all the requirements of the Land Division Act are met (see especially Sections 108 and 109 of the Land Division Act).

Met.

d) The division does not involve an outlot intended for a future street access or is otherwise required to further subdivide adjacent property.

Met.

e) All lots resulting from the proposed division that are either occupied by a residential building or are intended for residential, commercial, industrial or other development building sites are to be at least the minimum width, area, square footage, and depth of lots in the district in which the land is located, unless the lots are not to be served by public sanitary sewer and public water service in which case they shall be of a size sufficient to receive a permit for a septic system from the County Health Department. Any lot created after the effective date of this Ordinance shall have a lot width-to-depth ratio not greater than 1 :3, unless along the Kalamazoo River.

Remainder Parcel

Width-to-Depth Ratio: 66' (depth) ÷ 140.1' (width) = 1 (width) : 0.47 (depth)

Required Ratio: Maximum 1:3

Resultant Parcel

Width-to-Depth Ratio: $165.01' \text{ (depth)} \div 140.05' \text{ (width)} = 1 \text{ (width)} : 1.18 \text{ (depth)}$

Required Ratio: Maximum 1:3

Met.

f) All newly created lots shall have a buildable area and access to a public or approved private road. The buildable area of a lot shall be a contiguous area of land sufficient in size to erect a principal structure meeting the requirements of this Ordinance, excluding land subject to flooding, poor drainage, slopes greater than twelve (12) percent, rock outcrops, protected sand dunes, regulated wetlands, and/or land encumbered by easements that together or individually would prevent the use of the land for a permitted purpose under existing local, county, state or federal regulations.

Met.

g) The creation of flag lots is not permitted.

Met.

RECOMMENDATION. The City Council will consider the request at its September 15th, 2025 meeting. At that time, Council should carefully review any public comments, new information submitted by the applicant, and the analysis provided in this report. Staff is recommending approval of the request to split the property. A resolution and a suggested motion are provided below.

SUGGESTED MOTION

I move to adopt Resolution 24-2025, approving the lot split for parcel #03-59-250-003-00, located at 148 S. Union Street.

Please feel free to reach out with any questions.