

MEMORANDUM

To: Douglas Downtown Development Authority

From: Rich LaBombard
City Manager

Date: January 25, 2023

RE: Gateway Signage and Low-Profile Signage Examples

At the December DDA meeting, the members reviewed examples and narrowed the favored options for a low profile sign to a short list. In the next discussion, the membership will review the list and highlight elements that should be considered for incorporating into a low profile design that can be shared with the designer.

In the matter regarding the clear vision easement, the easement language has been located. The easement was granted to the state highway department in 1936 when Blue Star Highway was controlled by the State. It had been assumed the easement was granted to the City. The City Manager will do the following to determine if the easement can be used for signage purposes:

1. Provide the easement language to the City Engineer to prepare a drawing with dimension of the easement.
2. Provide the easement language to the City Attorney to determine if the easement transferred to the City when the state highway department turned over control of the right-of-way to the City.
3. Determine if the easement can be utilized by the City for signage purposes following the City's zoning ordinance, section 16.31.

The City's zoning ordinance, section 16.31, describes a clear vision corner as having "the following regulations (that) shall apply to all landscaping, fences, walls, screens, or similar devices at the intersection of driveways with public streets or approve private roads or where streets or private roads intersect:

1. A fence, wall, sign, screen, or planting shall not exceed three feet in height if located within the twenty-foot clear vision zone as shown in the figures. (See attached)
2. A fence, wall, sign, screen, or planting shall not be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility as determined by the Zoning Administrator or Planning Commission, as applicable.

3. No structure, hazard, or obstruction shall be placed or maintained in the right-of-way of any public street, except as may be approved by the road authority with jurisdiction over the street. (The City of Douglas has jurisdiction over both Blue Star Highway and Center Street.)

Discussion item.

R.O.W. AND TOPOGRAPHIC SURVEY

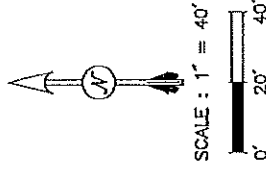
59-016-041-00

EXHIBIT "A"

SYMBOL LEGEND

- ⊠ BENCHMARK
- ⊠ AIR CONDITIONER
- ⊠ BUSH/SHRUB
- ⊠ DECIDUOUS TREE
- ⊠ CONIFEROUS TREE
- ⊠ GUY ANCHOR
- ⊠ CATCH BASIN
- ⊠ CLEANOUT
- ⊠ MANHOLE - GENERIC
- ⊠ MANHOLE - STORM
- ⊠ WATER SERVICE
- ⊠ MARKER - GAS
- ⊠ ELECTRIC METER
- ⊠ WATER METER
- ⊠ VALVE & BOX
- ⊠ POST

BENCHMARK: 629.75'
CHISELED SQUARE WEST
SIDE TOP OF 24" CONC.
BASE 2FT ABOVE GRND

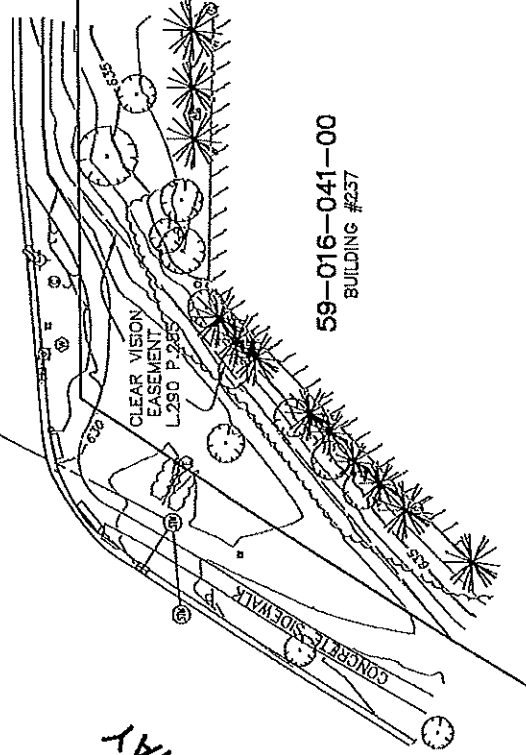


W. CENTER STREET

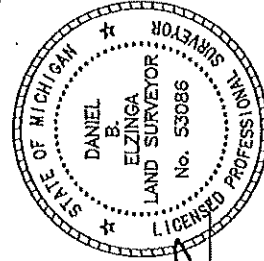
(66' R.O.W.)

EAST-WEST 1/2 LINE, SECTION 16, T3N, R16W

66



BLUE STAR
MEMORIAL HIGHWAY
(120' R.O.W.)



Daniel B. Elzinga
DANIEL B. ELZINGA
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 53086

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www.preinnewhof.com

CLIENT:

RICH LABOMBARD
86 W. CENTER STREET
DOUGLAS, MI 49406

LOCATED IN : SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
VILLAGE OF DOUGLAS,
ALLEGAN COUNTY, MICHIGAN
Date : 01/22/2020
Project No. 2200100

PAGE
1 OF 1

State of Michigan, Lansing, Michigan. Lydia M. Jones, or all her unknown heirs, devisees, legatees & assigns, address unknown.

PARCEL NO. G-9 PV. Sta. 195/50 to 196/73 E

A triangular parcel of land for vision area purposes only, in the N 412.5 ft. of the W. 221.4 ft. of the NE 1/4 of SW 1/4 of Sec. 16, T3N., R16 W, Saugatuck Twp., Allegan Co., Mich., described as follows, Beg. at a point which is N 88 deg. 02'W. 1069.99 ft. from the center of said Sec. thence S 52 deg. 38'W. 400.64 ft. thence N. 33 deg. 23'E. 146.62 ft. to the point of curve of a 2 deg. 00' curve to the right; thence along the arc of said curve 153.38 ft. thence S 88 deg. 02'E. 150 ft. to the point of beginning, excepting therefrom the right of way of the existing E & W highway and excepting all that part which lies NW ly of a line drawn 60 ft. SE ly of and parallel to the center line of US 31 as now surveyed. Said parcel contains 0.05 acres more or less. Said center line of US-31 is described as follows: Beg. at a point which is N 2 deg. 55'E. 296.76 ft. and N 33 deg. 23'E. 624.16 ft. from the SW corner of Sec. 16, T3N, R16W, Saugatuck Twp. Allegan Co., Mich. thence N 33 deg. 23'E. 1947.39 ft. to the point of curve of a 2 deg. 00' curve to the right; thence along the arc of said curve 200 ft. to the point of ending.

Interested Parties: Alice D. Whitten, or all her unknown heirs, devisees, legatees and assigns, address unknown, Flora May Whitten, or all her unknown heirs, devisees, legatees and assigns, address unknown, Walter Scott and wife _____ Saugatuck, Michigan. Subject to tax interests of Auditor General, State of Michigan, Lansing, Michigan, Lydia M. Jones, or all her unknown heirs, devisees, legatees & assigns, address unknown, _____

PAPER NO. C-16. Sta. Opp. 215/80 S.

All that part of the following described parcel of land which lies NW 1/4 of a line 60 ft. SE 1/4 of and parallel to the center line of US 31 as now surveyed; to-wit: A parcel of land in the NE 1/4 of Sec. 16, T3N, R16 W, Saugatuck Twp, Allegan Co., Michigan, described as follows, Beg. at a point 2 rods W and 12 rods N of NE corner of Lot 51 of Map of the Town of Douglas in said County, thence N 2 rods, thence W 8 rods, thence S 8 rods thence E 3 rods to beginning. Said part of said parcel contains 0.04 acres more or less. Said center line of US 31 is described as follows: Beg. at a point which is S. 88 deg. 02' E. 134.78 ft. S 33 deg. 23'E. 569.34 ft. and N 61 deg. 36'E. 1360 ft. from the NE 1/4 corner of Sec. 16, T3N, R16W, Saugatuck Twp, Allegan Co., Michigan, thence N 61 deg. 36' E. 150 ft. to the point of ending.

Interested Parties ; Jane Haberer, or all her unknown heirs, devisees, legatees and assigns, address unknown. Erwin Haberer and wife, _____, 2711 Riehton Ave. Detroit, Michigan. Subject to tax interests of Auditor General, State of Michigan, Lansing, Michigan.

PARCEL NO. C-18 Sta. 225/00 to 236/08 N & S.

A strip of land 300 ft. in width lying 150 ft. each side of and adjacent to the center line of US 31 as now surveyed over and across a parcel of land in the NE 1/4 of Sec. 16, T3N, R13 W, Saugatuck Twp. Allegan Co., Michigan, known and described as follows: Beg. at a point 631.25 ft. W. and 1/4 ft. S. of the NE corner of said Sec. 16, thence S. parallel with the E. line of said Sec. to the edge of the water of Kalamazoo River, thence NW 1/4 along waters edge to a point 1/4 ft. S. of the N. line of said Sec. thence E. to beginning. Intending to cover all water front, made land and riparian rights. Said strip contains 1.72 acres more or less. Said center line of US 31 is described as follows: Beg. at a point which is S 28 deg. 21'E 0.50 ft. and S 61 deg. 36'W. 532.41 ft. from the NE corner of Sec. 16, T3N, R16W, Saugatuck Twp. Allegan County, Michigan; thence S. 61 deg. 36'W. 1400 ft. to the point of ending. Also a strip of land 150 ft. in width lying 75 ft. each side of and adjacent to the center line of the proposed connecting road, between the present US-31 and the proposed US-31 as now surveyed over and across that part of a parcel of land in the NE 1/4 of Sec. 16, T3N, R16W, Saugatuck Twp. Allegan Co. Mich., which lies SE 1/4 of the present US 31, said parcel being known and described as follows: Beg. at a point 631.25 ft. W. and 1/4 ft. S of the NE corner of said Sec. 16, thence S. Parallel with E. line of said Sec. to the edge of the water of Kalamazoo River, thence NW 1/4 along waters edge to a point 1/4 ft. S of the N line of said Sec. thence E. to the point of beginning, excepting therefrom that part which lies SE 1/4 of a line 150 ft. NW 1/4 of and parallel to the center line of US 31 as now surveyed. Said Strip contains 0.70 acres more or less. Said center line of US 31 is described as follows: Beg. at a point which is S 28 deg. 21'E 0.50 ft. and S. 61 deg. 36'W. 532.41 ft. from the NE corner of Sec. 16, T3N, R16W, Saugatuck Twp. Allegan Co. Mich., thence S 61 deg. 36'W. 1400 ft. to the point of ending. Said center line of the proposed connecting road between the present US 31 and US 31 is described as follows: Beg. at a point which is S 28 deg. 21'E. 0.50 ft. and S 61 deg. 36'W. 532.41 ft. from the NE corner of Sec. 16, T3N, R16W, Saugatuck Twp. Allegan County, Michigan; thence S 61 deg. 36'W. 1400 ft. to the point of ending.

7. Suburban with lawn in Douglas, Michigan. Subject to tax.

under deed restrictions of record; or owned by two or more dwelling units located away from the waterfront, only if the following conditions are met:

- 1) That said parcel of land contain a minimum of seven thousand (7,000) square feet; fifty (50) lineal feet of water frontage for each individual dwelling unit or each single family unit to which such privileges are extended or dedicated. The minimum depth for such a parcel shall be one - hundred forty (140) feet. No access property so created shall have less the two - hundred (200) feet of water frontage with at least fifty (50) lineal feet of water frontage for each individual dwelling unit. Frontage shall be measured by straight line which intersects each side lot line at the water's edge.
- 2) That in no event shall water frontage of such parcel of land consist of a swamp, marsh, or bog as shown on the most recent U.S. Geological Survey Maps, or the Michigan Department of Natural Resources MIRIS map, or have otherwise been determined to be wetland by the Michigan DNR; and that in no event shall a swamp, marsh, or bog be altered by dredging, the addition of earth or fill material or by the drainage of water for the purpose of increasing the water frontage required by this regulation.
- 3) That in no event shall such parcel of land abut a man-made canal or channel, and no canal or channel shall be excavated for the purpose of increasing the water frontage required by this regulation.
- 4) That access property, as provided for in and meeting the conditions of this ordinance, regardless of total area, shall not be used as a residential lot for the purpose of constructing a dwelling and/or accessory structure(s), or for any commercial or business use.
- 5) That piers or docks on such access property shall not be closer than fifty (50) feet from another pier or dock, nor longer than 120% of the average of the four (4) adjacent residential lot piers or docks on either side of the access property to a maximum length of fifty (50) feet of lot frontage.

Section 16.31. Clear Vision Corner

The following regulations shall apply to all landscaping, fences, walls, screens, or similar devices at the intersection of driveways with public streets or approved private roads or where streets or private roads intersect:

- 1) A fence, wall, sign, screen or planting shall not exceed three (3) feet in height if located within the twenty (20) foot clear vision zone shown in Figures 18.1 through 18.4.
- 2) A fence, wall, sign, screen or planting shall not be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility as determined by the Zoning Administrator or Planning Commission, as applicable.

- 3) No structure, hazard or obstruction shall be placed or maintained in the right-of-way of any public street, except as may be approved by the road authority with jurisdiction over the street.

Section 16.32. Wind Energy Conversion System

Wind Powered Generators. To be treated as an accessory structure, wind powered generators shall meet the standards of this section.

- 1) Wind Powered Generators shall be sized and intended only to supplement the electricity need of the property on which they are located.
- 2) Such structures shall only be located in the rear yard, but outside the required rear or side yards.
- 3) The diameter of the generator blades shall not exceed eight (8) feet.
- 4) A free standing Wind Powered Generator shall comply with the maximum height permitted for the zoning district. A Wind Powered Generator attached to the primary use may not be taller than ten (10) feet above the roof structure.
- 5) A Wind Powered Generator shall be so located on the premises that a distance at least equal to the height of the generator blades at their apogee is provided to the nearest property line.
- 6) The installation of a Wind Powered Generator shall meet all applicable structural and electrical codes.
- 7) A Wind Powered Generator shall be compliant with the City Noise Ordinance.

Section 16.33. Short-term Rental Units

A short-term rental unit, as defined in Section 2.20 of this chapter, is permitted in all zoning districts where residential use of property is permitted by right or has been approved for special land use, and shall be subject to the following provisions:

- 1) The owner of the dwelling shall register the short-term rental unit with the City of Douglas and shall be responsible for obtaining a rental occupancy permit. No short-term rental shall occur without a valid rental occupancy permit.
- 2) The short-term rental unit shall meet all applicable building, health, fire and related safety codes at all times and shall be inspected at least every thirty six (36) months by the Fire Department before any rental occupancy certificate can be issued. Inspection procedures and administrative fees shall be determined by the City Council and the Saugatuck Township District Fire Department.
- 3) Signs shall be subject to the applicable provisions of the City of the Village of Douglas Sign Ordinance.

easement width be less than thirty-three (33) feet in width. Road bed widths for private roads serving seven (7) or less lots shall be at least sixteen (16) feet. Road bed widths for private roads serving more than seven (7), but less than fifteen (15) lots, may not be less than nineteen (19) feet. Road beds for private roads serving fifteen (15) or more lots shall be not less than twenty-four (24) feet.

6) Dedication of Rights-of-Ways or Easements: While not required to be dedicated to the public, no structure or development activity shall be established within approved rights-of-way or easements of a private road.

7) Connection to Public Streets: Construction authorization from the Allegan County Road Commission is required for connection to County roads. When applicable, a permit is also required from the County under the Soil Erosion and Sedimentation Control Act, Act 347. At the discretion of the City Council, a proposed private road may be disapproved unless it connects to another private road or public street when necessary to provide safe traffic flow and/or emergency vehicle access.

8) Cul-de-sacs: Cul-de-sacs shall meet City cross-section specifications and the following requirements:

- a) Any cul-de-sac shall terminate at the property line, except when precluded by a natural barrier or when the cul-de-sac terminates at a lot or parcel within the development that fronts upon the cul-de-sac.
- b) Frontage measurements for cul-de-sac lots shall be from the curve tangent that meets both side lot lines. See Figure 18.3. Frontage on a lot on a cul-de-sac may not be less than eighty (80) percent of the minimum lot width required for the zoning district in which it is located.
- c) Not more than four (4) lots or parcels shall have frontage on a cul-de-sac.
- d) The minimum radius of cul-de-sacs shall meet Allegan County Road Commission standards.

9) Limit on Length: Private roads with only one connection to a public street or another approved private road meeting the requirements of this Ordinance shall not exceed one thousand three hundred and twenty (1,320) feet in length.

10) Maximum Number of Lots Served: A private road in a development with more than twenty-five (25) lots or units shall have at least two (2) points of intersection with another private road and/or public street, so as to protect existing and future residents in case of an emergency or in the event of blockage of an access point and to promote safe traffic flow.

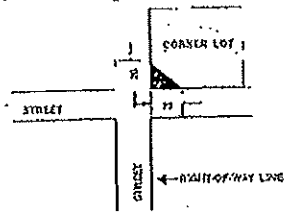


Figure 18-1

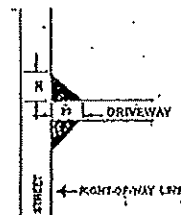


Figure 18-2

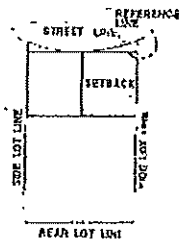


Figure 18-3

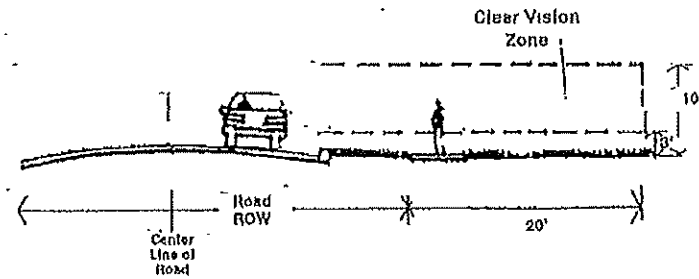


Figure 18-4

