

February 4, 2026

Mr. Sean Homyen
Zoning and Planning Administrator
City of Douglas
Douglas, MI 49406

Dear Mr. Homyen:

I am writing to express my strong opposition to the proposed amendments to the Planned Unit Development (PUD) in BDR's newest plan for the West Shore Development. My family has owned a home in Douglas for over 105 years, and we have deep roots in this community. The small-town character and natural beauty that have defined Douglas for generations are precisely what make this place so special to us and to countless others who call it home.

My primary concerns center on two critical issues: the increased pedestrian traffic on Lakeshore Drive and the increased vehicle traffic on Center, Ferry, Campbell, and McVea drives. These roadways are integral to our neighborhood's character and functionality, and the proposed development threatens to overwhelm their current capacity.

Lakeshore Drive is not just a scenic route—it is the heart of what makes our lakeshore community unique. The peaceful, small-town atmosphere that residents and visitors alike treasure is already at risk. Have you walked down LSD on a summer weekend? The projected increase in pedestrian traffic raises serious safety concerns, particularly given the road's design and existing traffic patterns. Without adequate infrastructure improvements—such as sidewalks, proper lighting, and clearly marked crosswalks—we risk creating dangerous conditions for both pedestrians and motorists. That stretch of road will not allow for those types of improvements. More importantly, we risk losing the very character that makes this stretch of lakeshore worth preserving.

Similarly, the anticipated surge in vehicle traffic on Center, Ferry, Campbell, and McVea drives will fundamentally alter the character of these quiet residential streets. These roads were designed for neighborhood use, not as throughways for development traffic. The small-town feel that my family has cherished for over a century—where neighbors know one another, children play safely, and the pace of life remains unhurried—will be lost if we allow unchecked development. The environmental impact, including increased noise pollution and diminished air quality, will further erode the quality of life that makes Douglas home.

I urge you to recommend rejection of the proposed PUD amendments until a comprehensive traffic impact study has been conducted and meaningful mitigation measures have been identified and funded. As someone whose family has been part of this community for over a century, I am deeply invested in ensuring that Douglas remains a place where future generations can experience the same small-town charm and lakeshore beauty that we have been fortunate enough to enjoy. Development

should enhance our community, not compromise the very qualities that make it worth preserving.

Thank you for considering my concerns. I trust that you will prioritize the wellbeing of current residents in your review and recommendations regarding this development.

Sincerely,

Mark Macheca

Signer ID: AEGE010W47...

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Douglas, MI 49406