



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, APRIL 11, 2024 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER:** By Chair Buszka

**2. ROLL CALL:** By Clerk Kasper

**PRESENT**

Commissioner John O'Malley

Commissioner Neal Seabert

Chair Paul Buszka

Vice-Chair Louise Pattison

Commissioner Matt Balmer

Commissioner Patty Hanson

Also Present City Clerk Laura Kasper

Planning & Zoning Administrator Sean Homyen

Williams & Works Consultant Tricia Anderson

**ABSENT**

Secretary Kelli Heneghan

A. Approval of Agenda - April 11, 2024 (additions/changes/deletions)

B. Approval of Minutes - March 14, 2024 (additions/changes/deletions)

*Motion by Seabert, second by O'Malley, to approve the April 11, 2024 Agenda, and the March 14, 2024 Minutes. – Motion carried by majority roll call vote.*

*Voting Yes: Buszka, Hanson, O'Malley, Pattison, Seabert.*

*Voting Nay: None.*

*Abstain: Balmer*

**3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES):** Mary Fechtig, co-owner of Isabel's mentioned past dispute with parking lot and easement that was resolved and strongly opposes 319 Ferry Street plans.

**4. PUBLIC COMMUNICATION – WRITTEN:** A communication was received from Isabel's after agenda packet publication and distributed to Commissioners opposing 319 Ferry Street plan. The written communication will be added to the next meeting agenda.

## **5. NEW BUSINESS**

- A. Lakewood Construction (319 Ferry St) Presentation – Discussion Only - A memorandum was provided to the Planning Commission from Tricia Anderson, with Williams & Works, giving background information and information related to some of the items City administration is working with the applicant to resolve. Mr. Max Nykerk, of Lakewood Construction, on behalf of property owner, AMK Holdings, LLC., submitted an application for Site Plan Review of a 6-unit townhome development on a one-acre parcel located at 319 Ferry Street. This item is for discussion purposes only as the applicant has requested to be added to the agenda to simply introduce the project as they work to seek compliance with some of the required site plan elements. Mr. Nykerk discussed the project and addressed Commissioner questions and concerns.

## **6. UNFINISHED BUSINESS**

- A. Master Plan Goals and Objectives - Discussion Only – Tricia Anderson, Williams & Works drafted a goals and objectives worksheet for the Master Plan discussion and is in process of drafting a future land use map.

## **7. REPORTS**

- A. Planning and Zoning Administrator Report - Sean Homyen, Planning & Zoning Administrator requested for the City owned property (6825 W Wiley Rd) to be zoned to R-5 and for an amendment to Section 16.16(3)(a) and 16.16(3)(c) to align with the 2015 International Swimming Pool Code that Michigan Township Services (MTS) administers.
- B. Planning Commissioner Remarks – Discussed holding a 5:30pm Master Plan workshop prior to the Commission meeting next month. In addition, May will be the Commission organizational meeting.

## **8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES):** No communication received.

## **9. ADJOURNMENT**

Motion by Seabert, second by Pattison, to adjourn the meeting.