



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
THURSDAY, SEPTEMBER 10, 2026 AT 6:00 PM  
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI  
49406**

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**MINUTES (DRAFT)**

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**1. CALL TO ORDER** – Chair Thomas Hickey called the meeting to order at 6:00 PM.

**2. ROLL CALL**

**Present**

Chair Thomas Hickey  
Secretary Paul Buszka  
Commissioner Patty Hanson  
Commissioner Jennifer Ludwick  
Commissioner Steven Merouse  
Commissioner John O'Malley  
Commissioner Laura Peterson  
Commissioner Neal Seabert

**Not Present**

Vice-Chair Matt Balmer

**Also Present**

Planning & Zoning Administrator Sean Homyen

A. Approval of Agenda - September 10, 2026 (additions/changes/deletions)

Motion by O'Malley, seconded by Merouse to approve the September 10, 2026 agenda – *Motion carried unanimously by voice vote.*

B. Approval of Minutes - August 13, 2026 (additions/changes/deletions)

Motion by Seabert, seconded by O'Malley to approve the August 13, 2026 regular meeting minutes – *Motion carried unanimously by voice vote.*

**3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)** - None

**4. PUBLIC COMMUNICATION – WRITTEN** - None

**5. NEW BUSINESS**

A. 86 W. Center St. - Site Plan Amendment

a. Applicant Presentation

The applicant presented the proposed amendments to the previously approved site plan for 86 W. Center Street. The revisions included changes to the front patio, reconstruction and enclosure of the rear stair tower, relocation of air conditioning condensers to the roof of the stair tower, changes to windows and doors, Juliet balconies, modifications to the front entrance, relocation of the fire department connection, and associated landscaping changes. The applicant explained that the front patio would be lowered closer to sidewalk grade to improve accessibility, while maintaining an accessible seating area.

b. Planning and Zoning Administrators Report

Planning and Zoning Administrator Homyen stated that several outstanding items remained from the staff review but were not considered detrimental to approval of the site plan amendment. The remaining items would need to be addressed with City staff and the City Engineer prior to issuance of applicable permits.

c. Public Comments – None

d. Commissioner Questions

The Planning Commission discussed the proposed changes, including potential excavation associated with the building improvements, the existing Michigan Historical Marker, replacement of exterior siding and trim, window modifications, landscaping, accessibility of the front patio, and the proposed occupancy load. Commissioners also discussed the historical character of the building and encouraged the applicant to continue coordinating regarding the existing historical marker.

The applicant clarified that the basement would not be lowered, exterior materials would be replaced as necessary while maintaining the appearance of the building, and the occupancy load would be reviewed by the Fire Department as part of the permitting process.

Motion by Buszka, seconded by Merouse, to approve the Major Site Plan Amendment requested with conditions by David Isliamovski of 1875 Hospitality Group, LLC for the property located at 86 W. Center St., pursuant to Section 24.06 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 28, 2026, for the parcel identified as P.P. 59-551-001-00, subject to the following conditions:

1. The applicant shall address all outstanding comments and requirements from the City Engineer, Kalamazoo Lake Sewer and Water Authority, and Allegan County Drain Commission, if required, prior to issuance of any permits.
2. The applicant shall obtain all other federal, state, and local permits, if required.
3. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.
4. The applicant shall revise the site plans and project narrative in accordance with Planning Commission direction and provide all missing information identified in the staff report and site plan review checklist prior to issuance of permits.
5. All exterior lighting must comply with zoning ordinance sections 19.05 (6) and 24.03 (9) the applicable requirements of the Zoning Ordinance.

*Motion carried by unanimous roll call vote*

**6. UNFINISHED BUSINESS**

A. 211, 217, 225 W. Center St. - Special Land Use Request for Ground Floor Residential (Section 26.13)

a. Applicant Presentation

The applicant provided an update regarding the items discussed at the previous Planning Commission meeting. The applicant stated that an ingress/egress easement had been provided, an application for parcel consolidation had been submitted, parking calculations had been revised, and stormwater concerns had been addressed. The applicant also discussed revisions made in response to staff comments regarding building transparency, parking, and the identification of residential units.

b. Planning and Zoning Administrators Report

Planning and Zoning Administrator Homyen stated that the majority of the outstanding items identified during the previous review had been addressed. The parking calculations had been revised and were considered addressed. Homyen identified the recessed entrance at the corner of the building as an item for Planning Commission discussion because the proposed setback exceeded the three- to five-foot requirement.

c. Public Comments – None

d. Commissioner Questions

The Planning Commission discussed the overall scale and design of the proposed building, compatibility with surrounding properties, parking, the recessed corner entrance, privacy and screening for the ground-floor residential units, landscaping, exterior lighting, and potential impacts on neighboring properties.

The applicant agreed to revise the recessed entrance to comply with the applicable three- to five-foot requirement rather than pursue a variance. The Commission also discussed requiring additional screening along the eastern property boundary adjacent to the ground-floor residential units. The applicant agreed that additional landscaping, fencing, or a combination of screening methods would be appropriate.

Motion by Buszka, seconded by O'Malley, to approve the request with conditions made by Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 28, 2026, on the parcel identified as P.P. 59-016- 039-20, 59-016-039-21, 59-016-039-22, located at 211, 217, 225 W. Center St., subject to the following conditions:

1. The applicant shall address any review comments from the Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and City Engineer, and obtain any required approvals prior to the issuance of any permits.
2. The applicant shall work with the Planning & Zoning Administrator to address all revisions identified in the staff report, Article 24 Site Plan Review Checklist, and by the Planning Commission prior to the issuance of any permits.
3. Prior to the issuance of any permits, the applicant shall complete and record the consolidation of the subject parcels in accordance with the approved site plan.
4. Prior to the issuance of any permits, the ingress and egress easement shall be recorded in a form acceptable to the City.
5. The applicant shall obtain all other federal, state, and local permits if required.

6. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.
7. The applicant shall provide a vegetative buffer zone, solid wall or fence that will be constructed at least 6ft in height along the eastern property boundary adjacent to the ground floor residential units with the commercial property, that the vegetative buffer zone, solid wall or fence will meet the requirements of zoning ordinance section 21.01 (3) (A) and subsection (1).

*Motion carried by a 6-2 roll call vote.*

## **7. REPORTS**

### **A. Planning and Zoning Administrator Report**

Planning and Zoning Administrator Homyen provided an update on upcoming and ongoing planning and zoning matters. Homyen stated that a Special Land Use application for a Bed and Breakfast at 89 S. Washington Street would be coming before the Planning Commission. Homyen also discussed potential rezoning requests for 64 Wiley Road and the remaining undeveloped portion of the Westshore development. An update was provided regarding 105/107 Center Street, where the applicant continues to work on revisions to the proposed plans.

Homyen also provided an update on the Zoning Ordinance rewrite and requested that Commissioners continue to provide comments on the draft sections being distributed for review. Staff is continuing to provide the draft ordinance in sections to allow the Planning Commission adequate time to review the proposed changes before a complete draft is presented.

### **B. Planning Commissioner Remarks**

Commissioners discussed the interpretation of the Zoning Ordinance requirements related to building transparency. Discussion included whether future questions regarding transparency should be referred to the Zoning Board of Appeals for interpretation or addressed through the ongoing Zoning Ordinance rewrite. The Commission generally agreed that, until the ordinance language is revised, applicants with projects involving a potential transparency interpretation may be encouraged to seek an interpretation from the Zoning Board of Appeals prior to Planning Commission review.

Commissioner Hanson also raised concerns regarding the administrative consolidation of multiple parcels and whether consolidation of multiple lots should receive additional review before approval. The Commission discussed the existing administrative process for lot consolidations and boundary line adjustments, the difference between consolidations and land divisions, and potential impacts of requiring additional review. Staff noted that any future changes to the process would need clear standards and criteria for review.

## **8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES) - None**

## **9. ADJOURNMENT**

Motion by Seabert, seconded by Merouse to adjourn the meeting. – *Motion carried by unanimous voice vote*