



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION  
WEDNESDAY, OCTOBER 19, 2022 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**To attend and participate in this remote meeting of the City of the Village of Douglas Planning Commission, please consider joining online or by phone.**

**Join online by visiting:** <https://us02web.zoom.us/j/82875538995>

**Join by phone by dialing:** +1 (312) 626-6799 | **Then enter "Meeting ID":** 828 7553 8995

**1. CALL TO ORDER**

Chair Buszka called the meeting to order at 7:00 pm

**2. ROLL CALL**

**PRESENT**

Kelli Heneghan  
John OMalley  
Neal Seabert  
Paul Buszka  
Louise Pattison  
Matt Balmer  
Greg Freeman

**A. Approval of Agenda (additions/changes/deletions)**

*- Motion to Approve; October 19, 2022. (Roll Call Vote)*

*Motion made by Pattison, Seconded by Seabert, to approve the Agenda.*

*Voting Yea: Heneghan, OMalley, Seabert, Buszka, Pattison*

**B. Approval of Minutes (additions/changes/deletions)**

*Motion to Approve; September 21, 2022. (Roll Call vote)*

*Motion made by Pattison, Seconded by Seabert, to approve the Minutes.  
Voting Yea: Heneghan, OMalley, Seabert, Buszka, Pattison*

### **3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)**

Suzanne Dixon, 797 Center St., commented on the Master Plan and the time it took to complete the vision of the Douglas residents. Her concern is twofold, one: she would like Commissioner's to review the Plan which included the purchase of Tower Marine and Swing Bridge property. Edgewater came up with a plan to assist the city with the acquisition of Tower Marine and Swing Bridge (preserving the view of the water), this did not happen. The second concern is the Miro property, professionals should be brought in to do any work, the lands are sensitive.

### **4. PUBLIC COMMUNICATION - WRITTEN**

#### **A. Douglas Hohlbein**

Douglas Hohlbein's letter addressed the proposal of 485 Ferry St.

### **5. NEW BUSINESS**

**There were no Public Hearings on the Agenda (minutes will not show the motions made by commission to open and close such a meeting).**

#### **A. Third Coast Surf Shop Kayak Rental - Waterfront Accessory Use**

On April 27, 2022 Planning Commission considered approval of the site plan & construction for the Kayak rental structure located at Wade Bayou. The site plan was approved based on the proposed Kayak rental structure being a shipping container. The owner no longer wishes to use a shipping container, instead opting for the small shed currently there.

*Motion made by Pattison, Seconded by OMalley, to allow the structure to remain until the expiration of the contract at the end of the 2024 season or the end of the contract extension if one is granted. Also no changes to the structure may be made.*

*Voting Yea: Heneghan, OMalley, Seabert, Buszka, Pattison, Balmer, Freeman*

#### **B. Preserving the Architectural Character of Historic Neighborhoods**

Anderson provided the Commission several options for preserving the charm of some older cottages in the city. At the last meeting this issue was mentioned. The pros and cons were discussed and Commissioners decided they did not feel they wanted to pursue any kind of historic district or overlay to preserve these cottages. The Commission also did not feel it was within their rights to do so.

#### **C. Master Plan Update Discussion**

Master Plan Update Discussion was briefly held, all in attendance were aware the Master Plan needs to be reviewed. Anderson suggested Commission identify the changes that were made since the last update. The Master Plan should be updated every 5 years. -No Action Taken

D. Planning Commission Meeting Dates

*Motion by Seabert, with support from Pattison, to change the month of November and December of 2022 meeting dates. These two meetings will change to November 1 0th and December 8th at 7:00 pm. Motion carried by roll call vote.*

*Voting Yea: Heneghan, OMalley, Seabert, Buszka, Pattison, Balmer, Freeman*

**6. UNFINISHED BUSINESS**

Anderson asked where Commission wanted to go from here, she suggested compilation of the Master Plan discussion this evening and make a decision at a later meeting on where to begin. - No Action Taken

**7. REPORTS**

A. Planning and Zoning Administrator Report

Anderson will be meeting with the Forrest Gate people (Miro) and also working with Centre Collective.

B. Planning Commissioner Remarks (limit 3 minutes each, please)

Seabert welcomed new members.

Freeman looks forward to serving on the Commission.

Balmer Thanked everyone and agreed that Ryan Kilpatrick would be a good go to for Affordable Housing help.

Buszka suggested members think of ideas for some workshops.

**8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

Suzanne Dixon reported on other city ideas for affordable housing. She will send the information to Tricia Anderson, Planning/Zoning Admin.

**9. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

Suzanne Dixon spoke on affordable housing options in other cities and towns. She will send Tricia Anderson some information.

**10. ADJOURNMENT**

Motion by Seabert, supported by Pattison, to adjourn.

**Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or [clerk@douglasmi.gov](mailto:clerk@douglasmi.gov) to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN**