

MEMORANDUM

To: City of The Village of Douglas Planning Commission
Date: February 1, 2024
From: Tricia Anderson, AICP
RE: **Master Plan Update – Goals & Objectives Workshop**

At the January meeting the Planning Commission had an opportunity to review and discuss the following areas of the Master Plan update that have been drafted:

1. Community Survey Report – this report gave the Planning Commission a sense of what is important to Douglas residents and stakeholders, what they love, and what they feel needs attention.
2. Community Profile – updated demographics, housing information, economic development based on the most recent data from the 2020 US Census and the American Community Survey.

The Planning Commission was also provided with a list of the 2016 action items and the 2016 Master Plan goals and objectives and a worksheet that allows each commissioner to mark up those goals and determine what's still relevant in 2024 and what may be modified to fit today's trends and needs of the City. Some 2016 goals may be ready for removal as projects related to their implementation have been completed.

At the February 8 meeting, the Planning Commission will spend time determining which goals to keep, modify or remove, along with adding other goals that were not covered in the 2016 plan. Topics that are anticipated for discussion as added goals or 2016 goals that could be supplemented are as follows:

- Housing affordability – How does the City want to be proactive to ensure that the people that work in Douglas can also live in Douglas? What measures can the City take relevant to housing forms to attract more families with school-age children?
- Transportation – Are there specific roads that the City would like to see connected or extended if/when development is proposed? Are there specific types of transportation that the City's infrastructure should support? Are there pedestrian pathways that are not connected that should be to connect neighborhoods to schools and areas of interest?
- Natural Features – Where are the City's natural features? What types of natural features does the City have? What would be a broad goal related to keeping them natural?
- Short-Term Rentals – What goals would the City like to achieve related to control of Short-term rentals? How can the City be pro-active in ensuring that short-term rentals do not have a negative impact on the community and the economic vitality of businesses in the "off-season"?

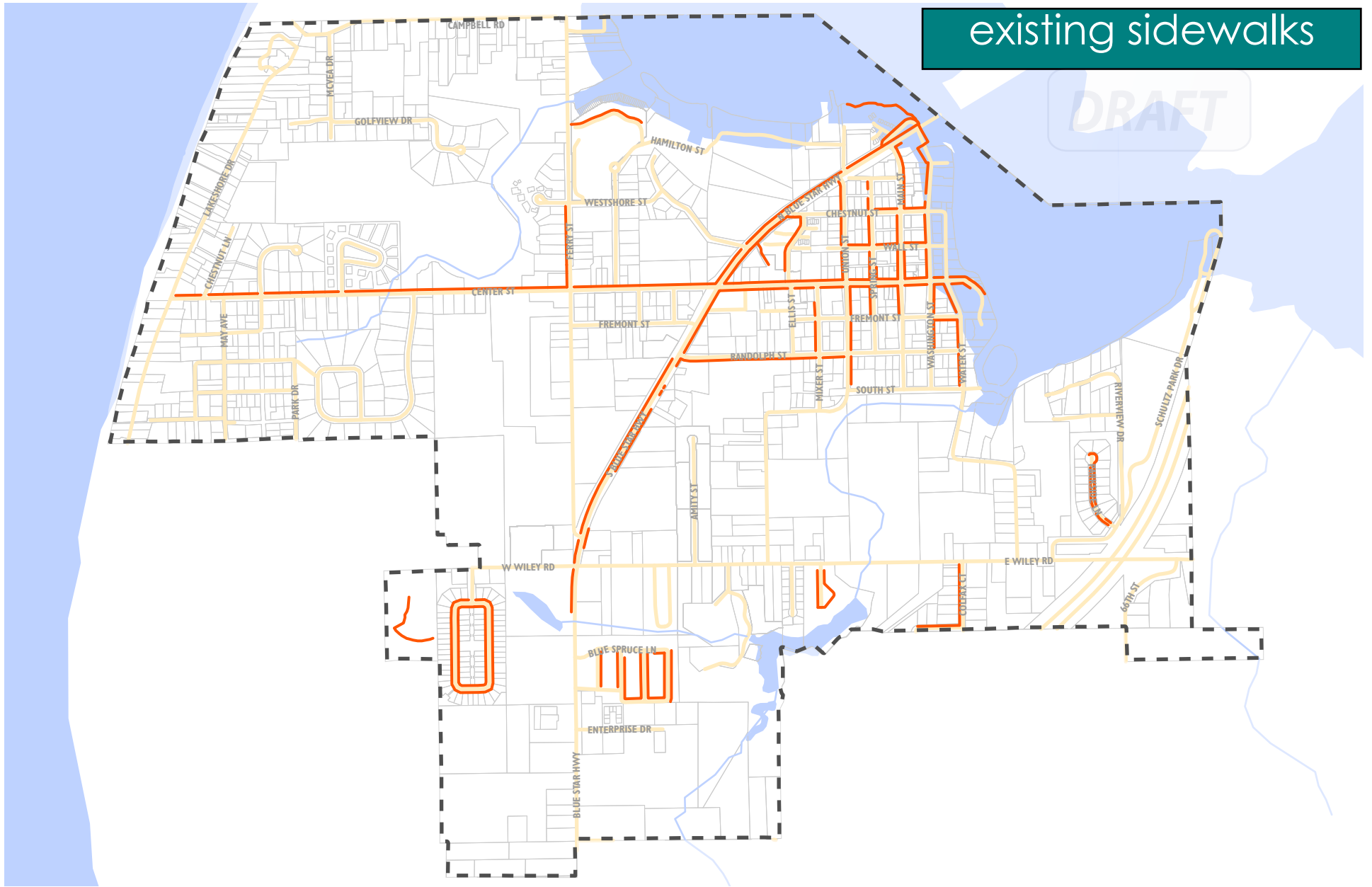
- Blue Star Highway Corridor – Are there areas along Bluestar that may be warranted for measures that would help keep development in character with the downtown areas of the City?
- Waterfront – Are there any other goals related to the lakeshore or frontage areas of Kalamazoo Lake? How can the goals of the waterfront master plan be incorporated better into the Master Plan update?

The above bullet points are intended to get the Planning Commission thinking. At the upcoming meeting, we will have an opportunity to develop some new goals that the City should be working on based on new information from the Community Profile and Community Survey reports. We are also providing draft maps that will give the Planning Commission additional insight.

Please reach out with any questions!

existing sidewalks

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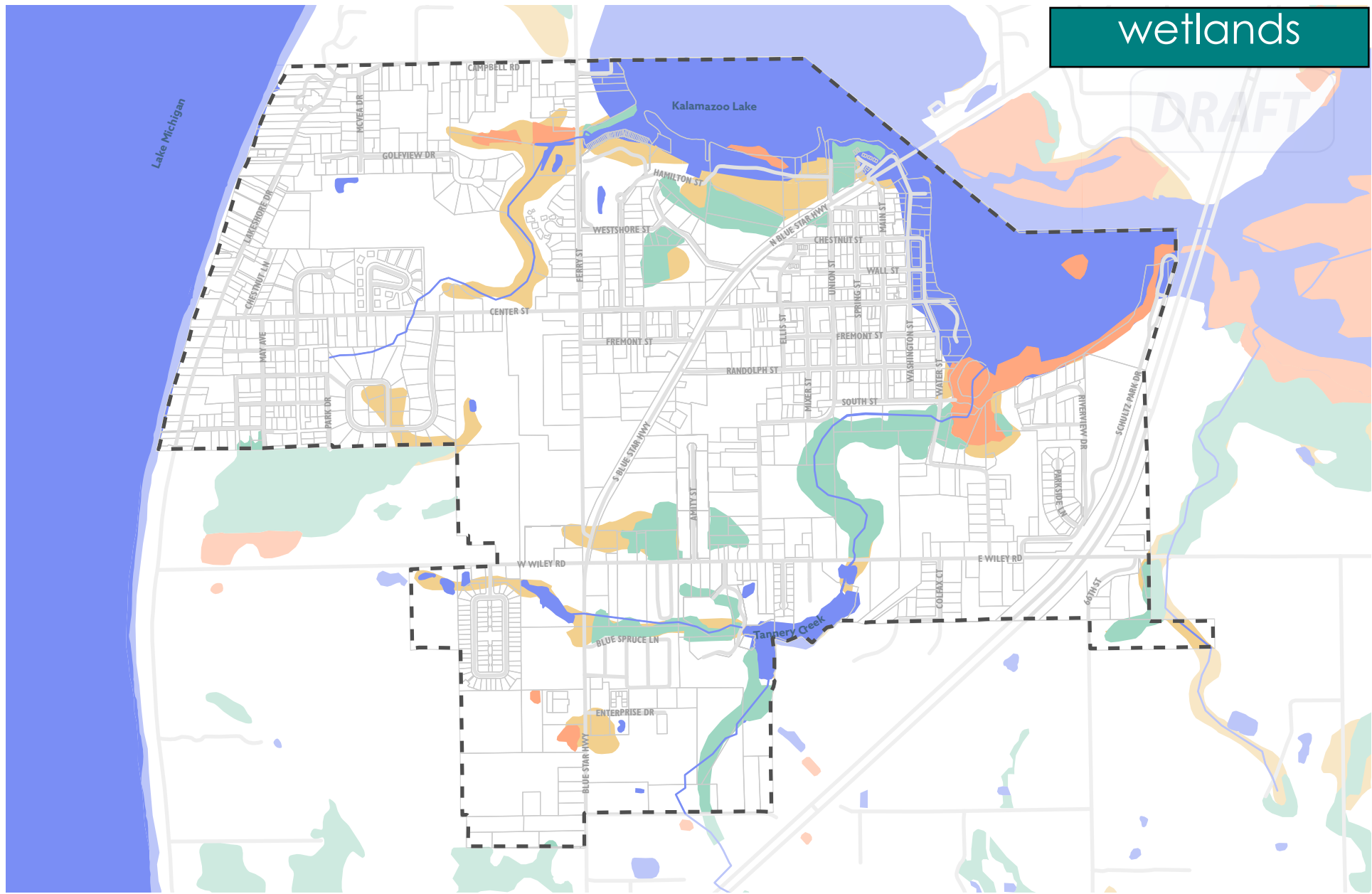


- Existing Sidewalks
- Roads

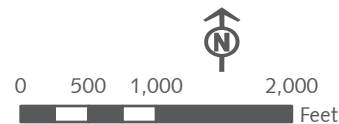


wetlands

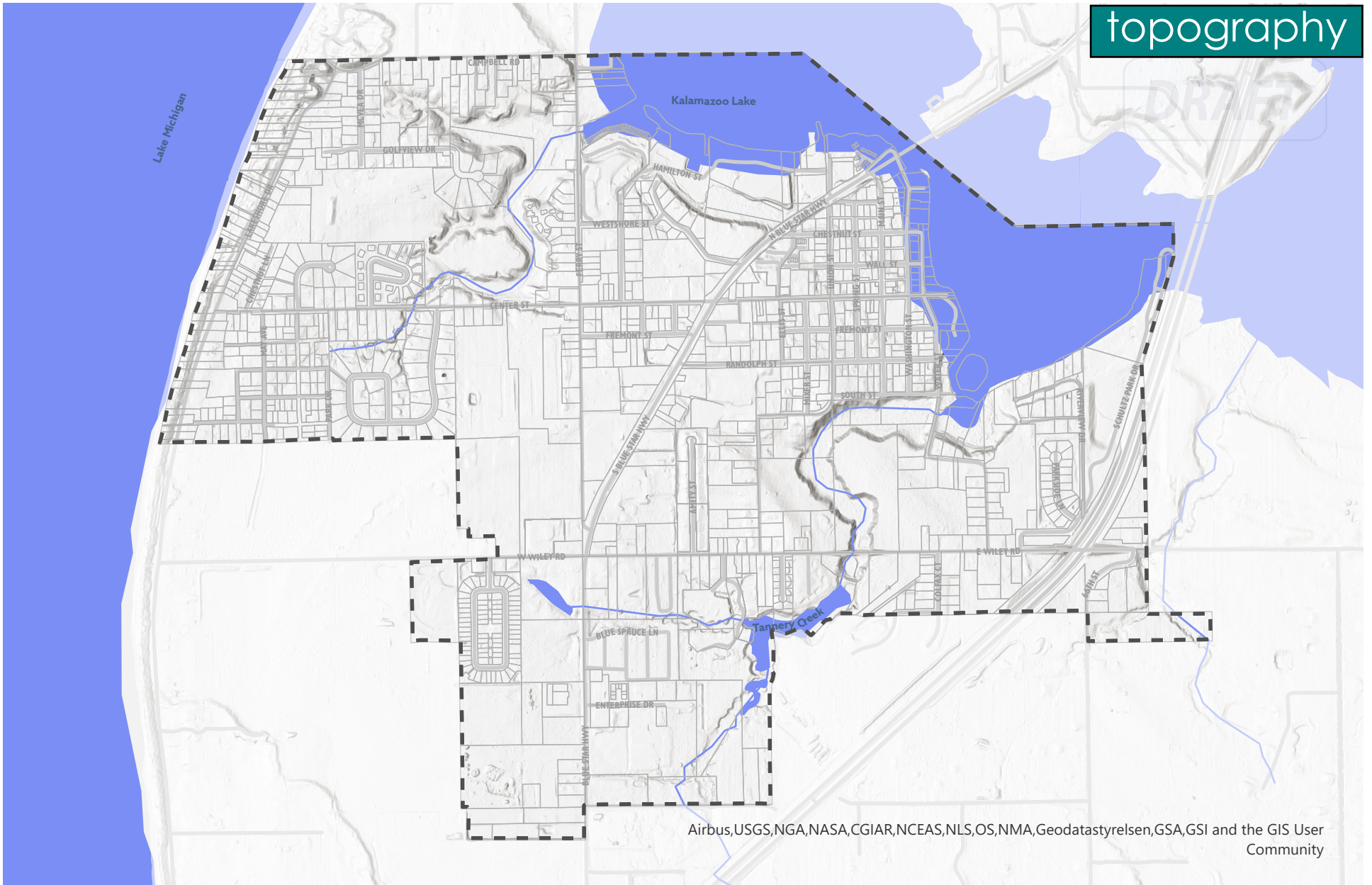
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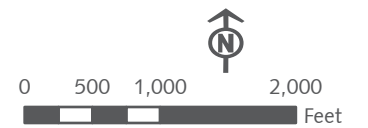
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Water Body
- Hydric Soil



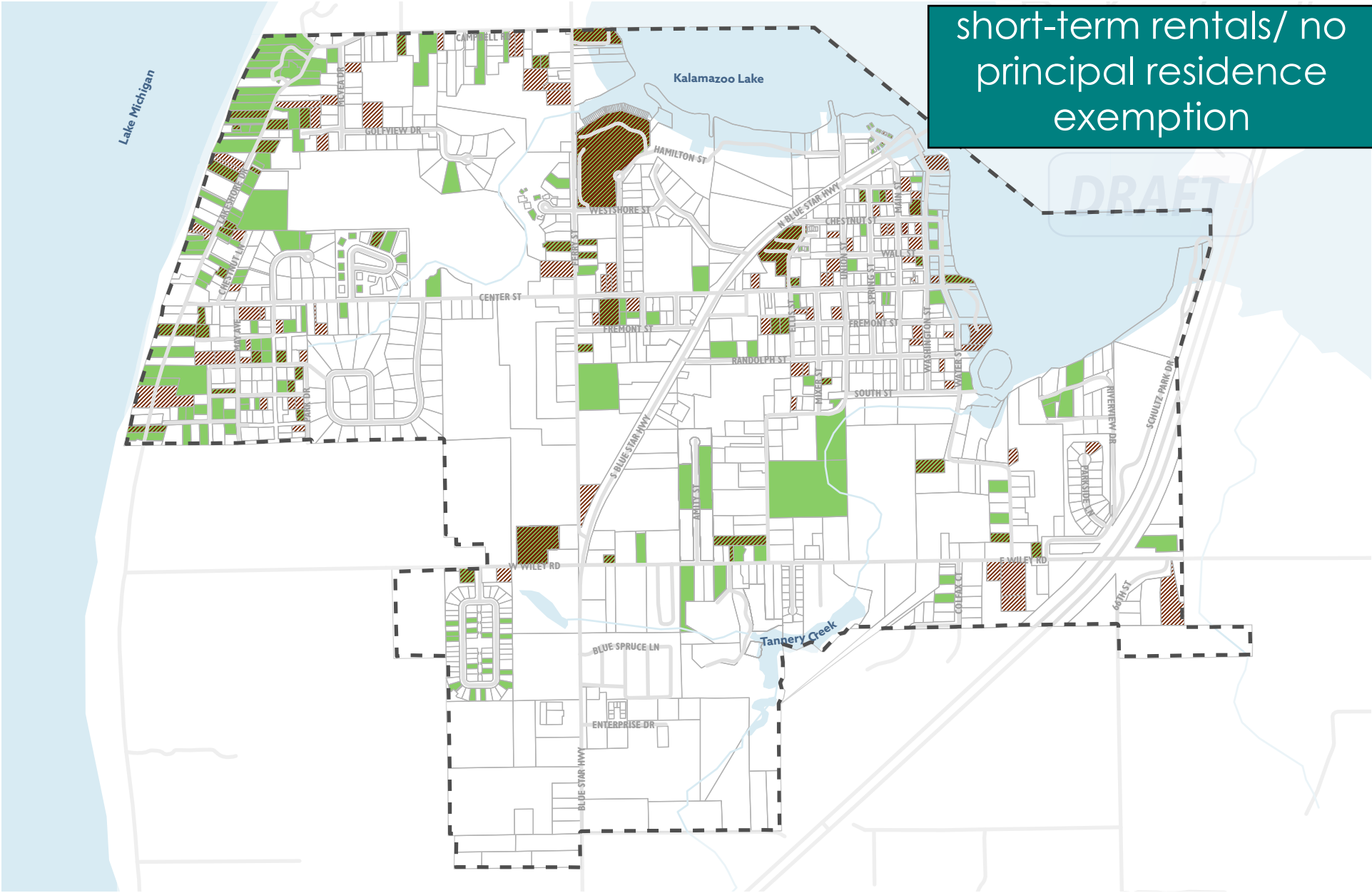
topography



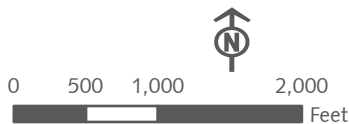
Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community



short-term rentals/
no
principal residence
exemption

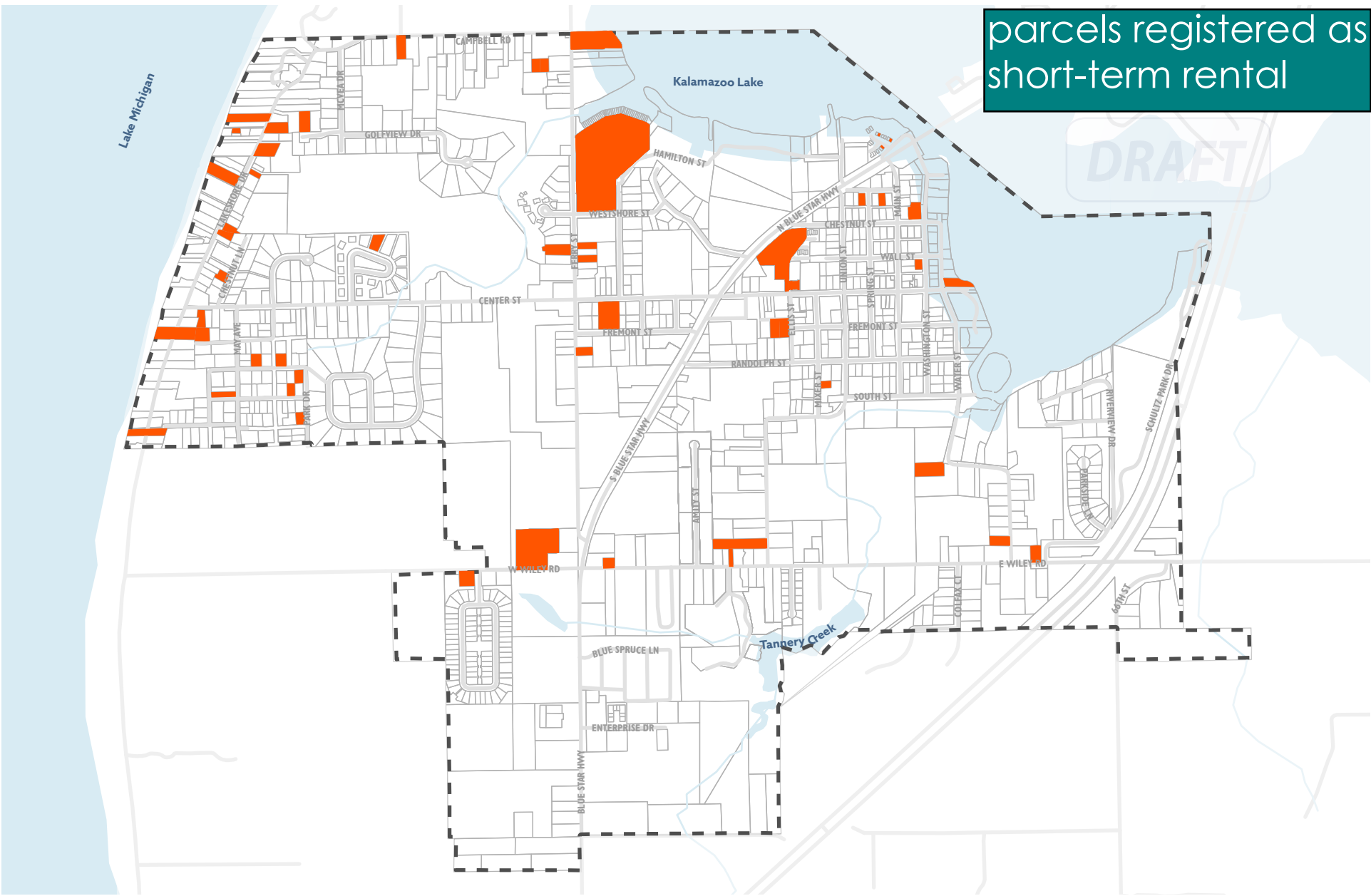


- Short Term Rentals
- No Principal Residence

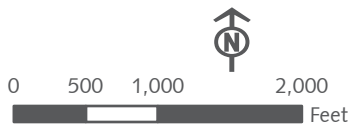


parcels registered as short-term rental

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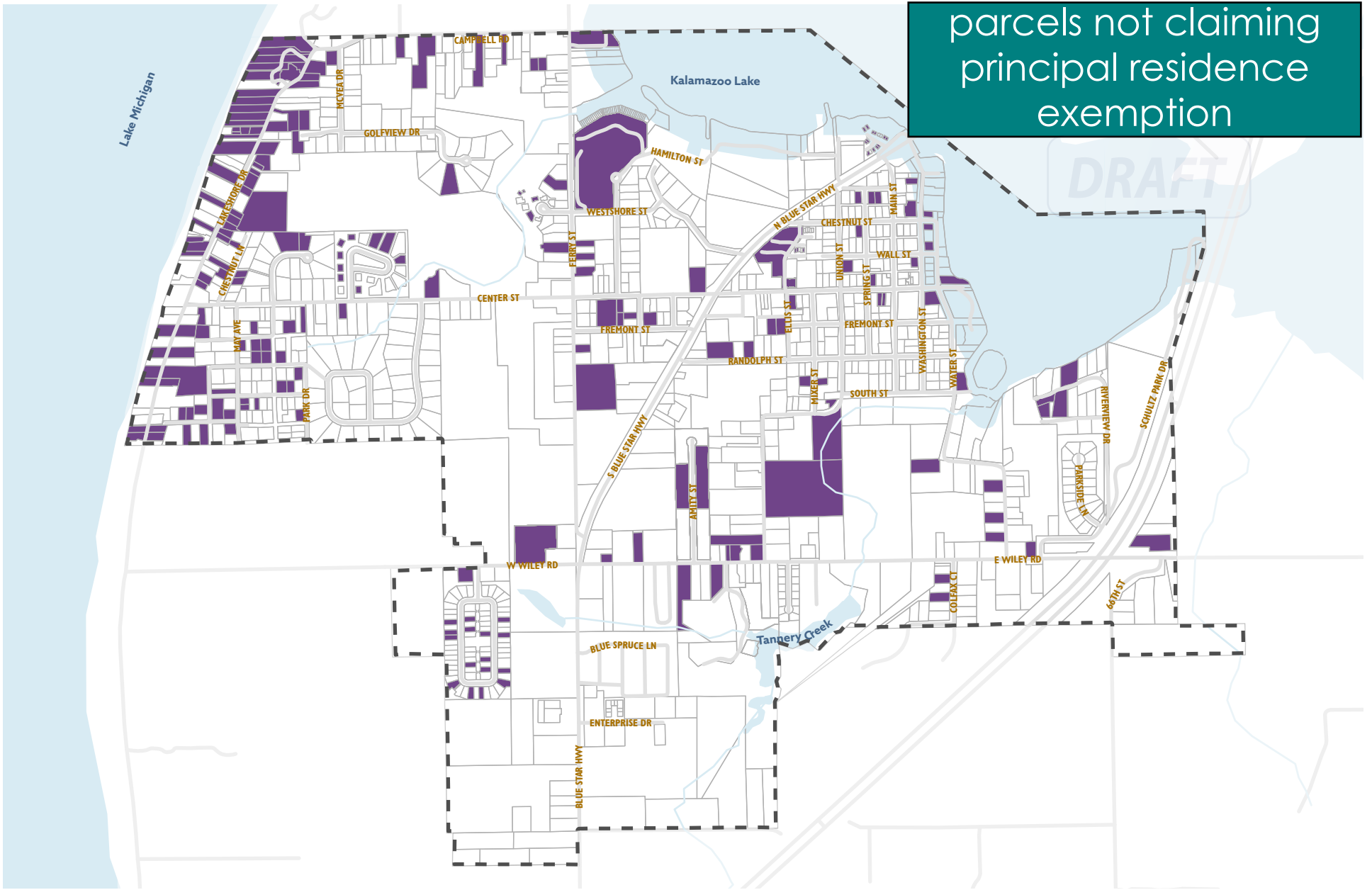


STR Parcels Overlapping No Principal Residence

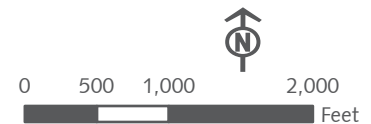


parcels not claiming
principal residence
exemption

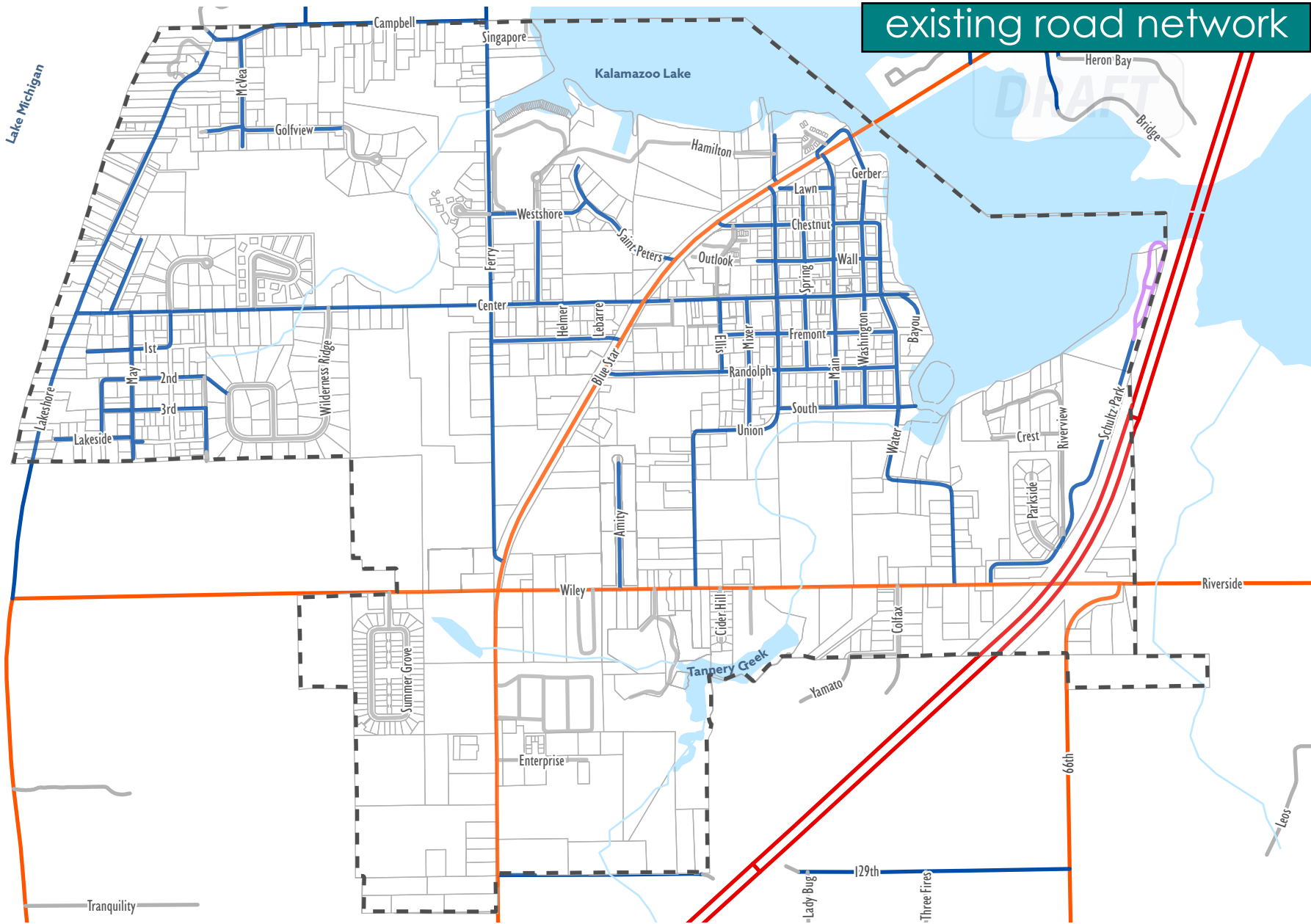
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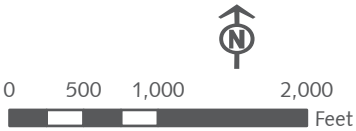
No Principal Residence



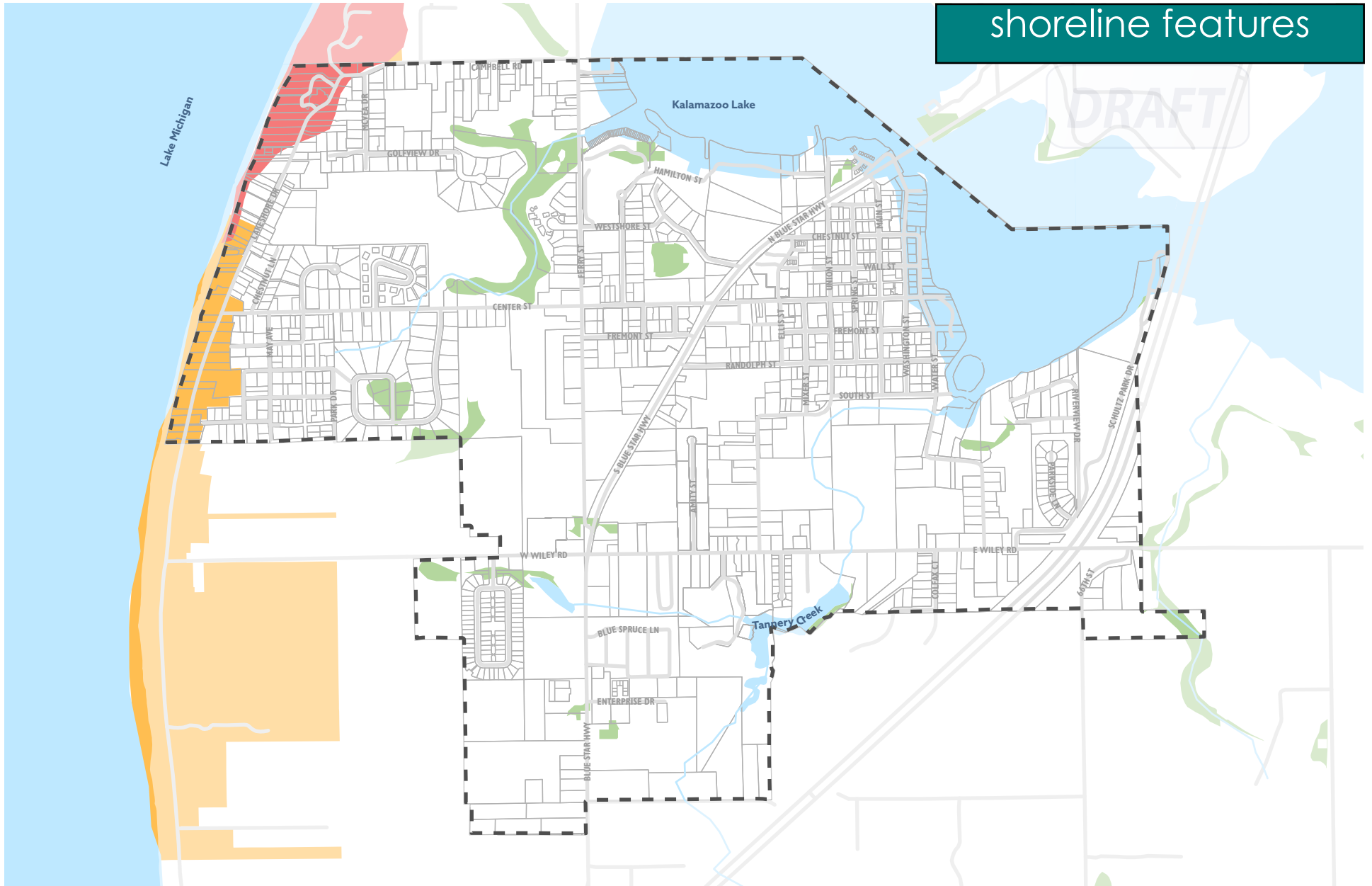
existing road network






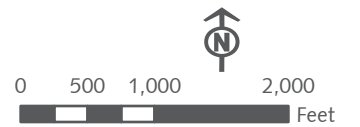
- Interstate Highway
- Principal Arterial Road
- Minor Arterial Road
- Residential Court or cul-de-sac
- Boating Access Site



shoreline features

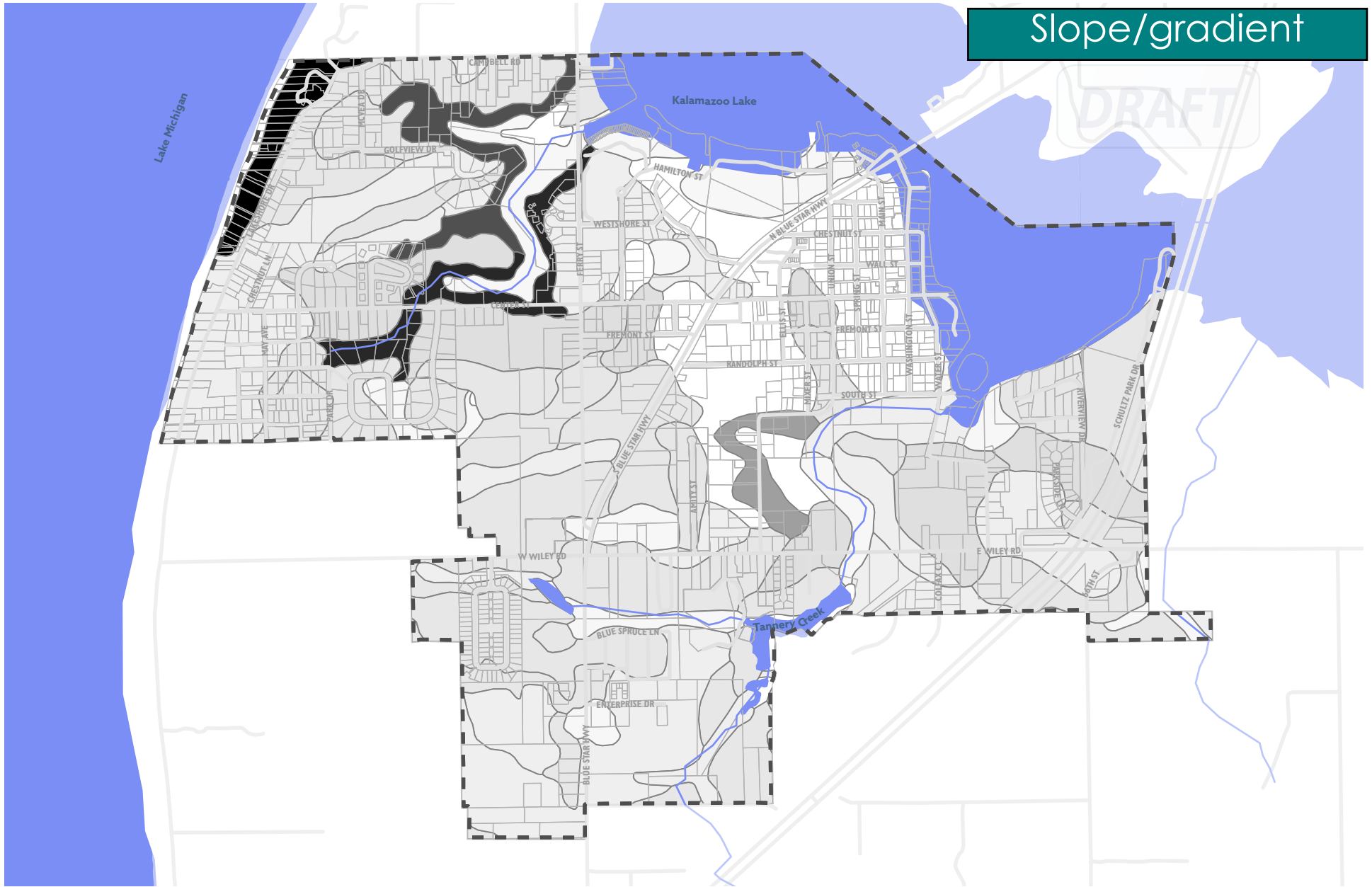


-  Critical Dune Areas
-  Potential Wetland Restoration Areas
-  High Risk Erosion Zones

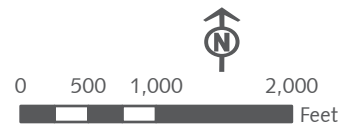
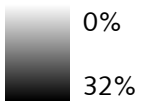


Slope/gradient

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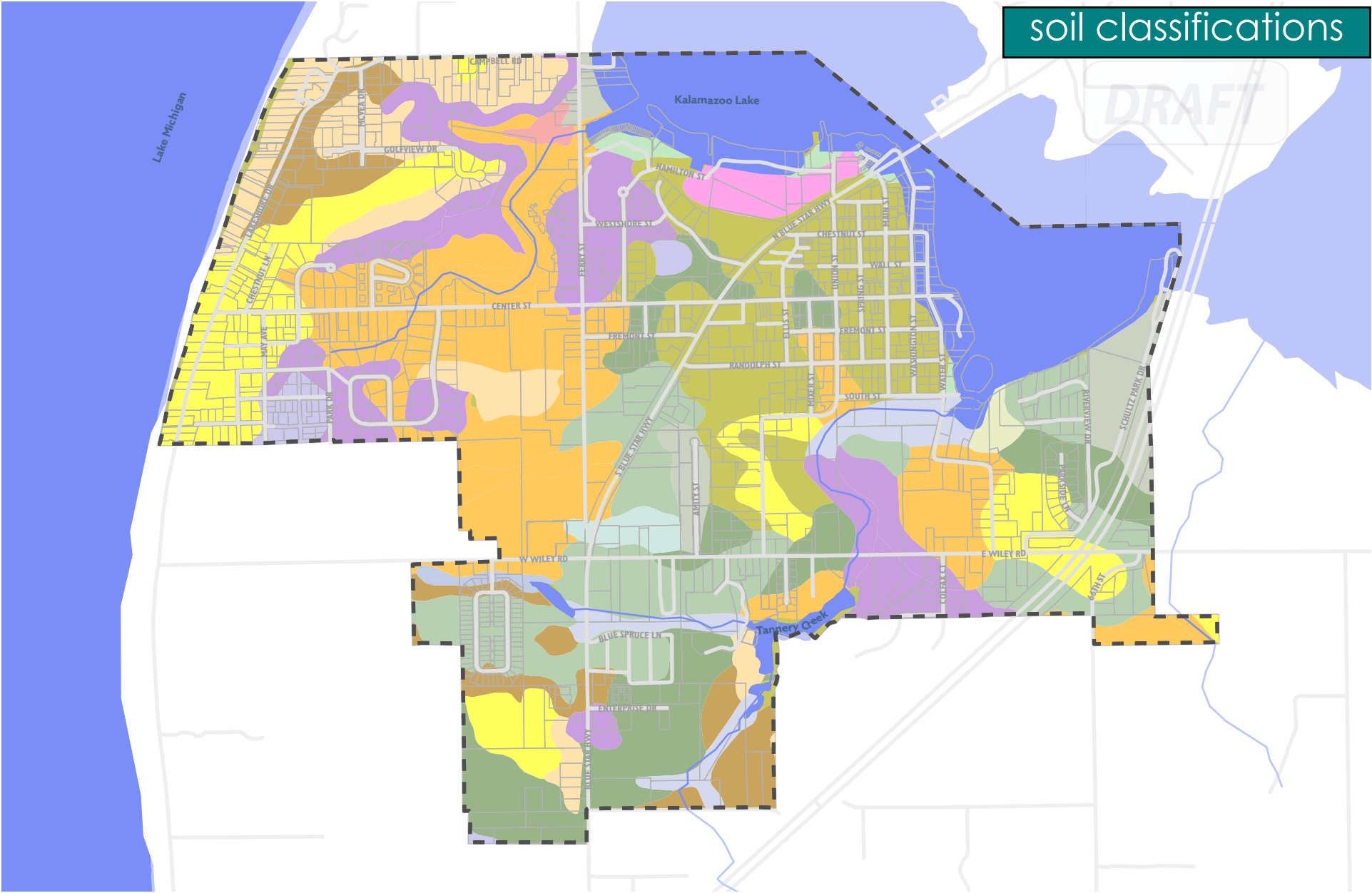


Slope Gradient

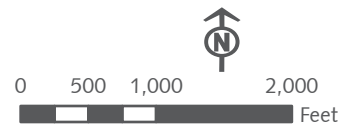


soil classifications

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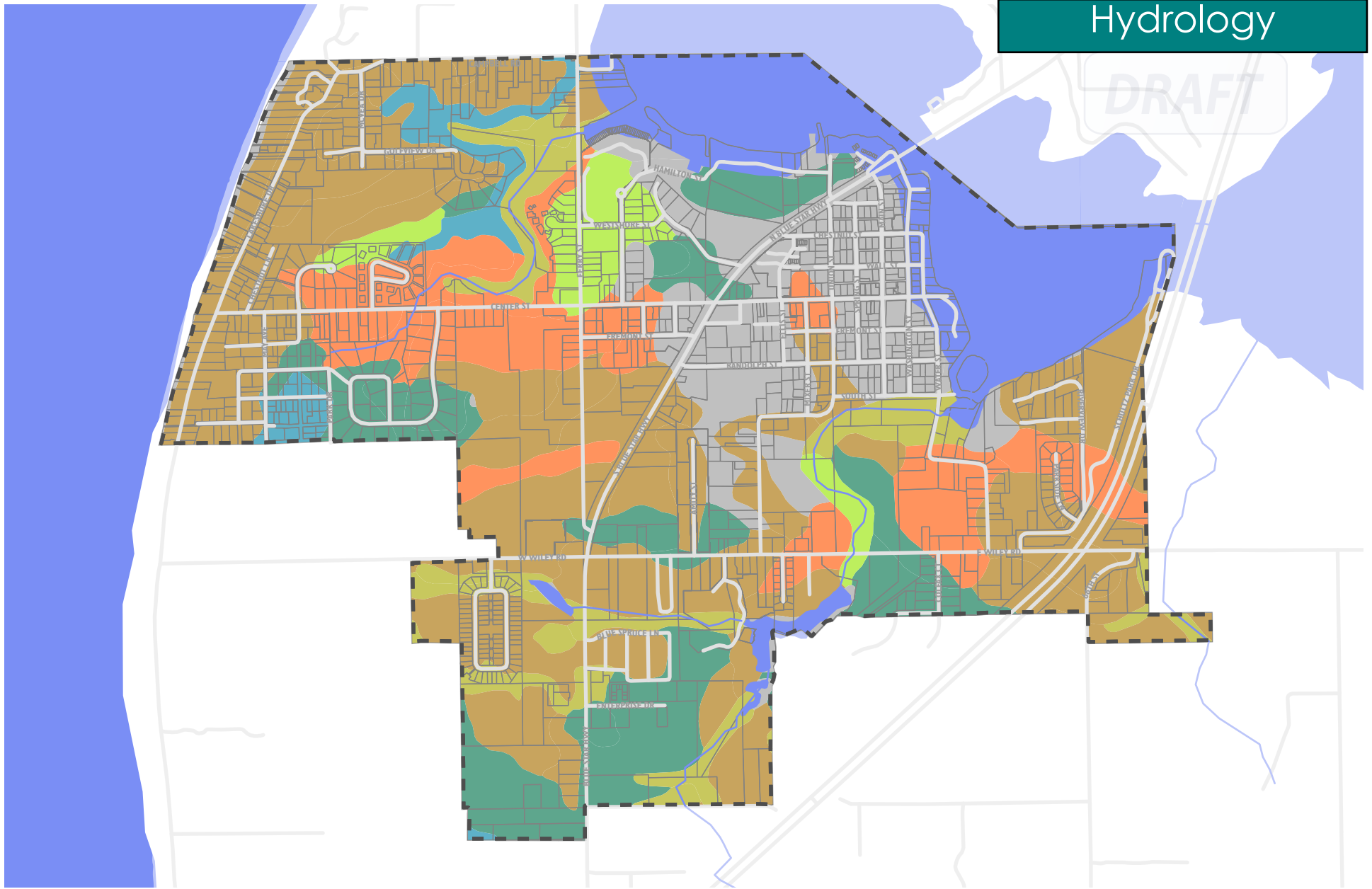


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|-----------------|-----------------|--------------|------------------------------|---------|
| Urban Land | Muck | Coarse-Loamy | Loamy | No Data |
| Fine Sand | Plainfield Sand | Fine | Sandy | |
| Loamy Fine Sand | Sandy Loam | Fine-Loamy | Sandy over Loamy | |
| Loamy Sand | Udipsamments | Fine-Silty | Aqents and Histosols, ponded | |



Hydrology

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Hydrologic Group

- | | | | |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  A |  B |  C |  No Data |
|  A/D |  B/D |  C/D | |

