



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, APRIL 09, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES DRAFT

1. **CALL TO ORDER:** Chair called to order at 6:00pm.

2. **ROLL CALL**

Present

Chair Matt Balmer

Vice-Chair Patty Hanson

Commissioner Paul Buszka

Commissioner Tom Hickey

Commissioner Laura Peterson

Commissioner John O'Malley

Commissioner Jen Ludwick

Not Present

Commissioner Neal Seabert

Commissioner Steven Merouse

Also Present

Planning & Zoning Administrator Sean Homyen

Planning Consultant Tricia Anderson

City Manager Lisa Nocerini

A. Approval of Agenda - April 9, 2026 (additions/changes/deletions)

Motion by Hickey seconded by Buszka to approve the April 9, 2026 agenda.

B. Approval of Minutes - March 12, 2026 (additions/changes/deletions)

Motion by Buszka seconded by Hickey to approve the March 12, 2026 minutes.

Motion carried by unanimous voice vote.

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

Karen Pulick (554 Artisan Row) – Commented on Item 6A regarding the Westshore PUD amendment request. Stated that the Center Street connection was always shown on the original PUD plans and should not be considered new open space loss. Expressed concerns regarding the calculation of open space, affordable housing claims, and the inclusion of private backyard areas as open space.

Marc Newman (745 Golfview Dr) - Expressed opposition to the proposed reduction in open space. Stated that the request should require a zoning ordinance amendment under Article 28 rather than being considered through the PUD amendment process. Questioned whether private condominium areas could be counted toward open space calculations and stated that prior approvals and studies from 2009 and 2012 were outdated.

Barry Eldridge (321 Lakeshore Dr) - Requested that the Planning Commission deny the request to reduce the required 65% open space requirement. Stated that residents value Douglas for its natural beauty and small-town character and expressed concern that approving a reduction could set a precedent for future developments.

Paul Grantham (7 Wildwood Ln.) – Expressed concerns regarding the reduction in open space, stating that the reduction represented a substantial amount of land. Commented that preserving open land adds community value and raised concerns regarding future impacts to Douglas Beach from increased residential density.

Mark Macheca (247 Lakeshore Dr.) – Opposed the request to reduce open space from 65% to 61.9%. Stated that the original PUD approval included the 65% open space requirement and that the request was financially motivated rather than planning-related. Expressed concerns regarding increased traffic, pedestrian safety, and the lack of updated traffic studies.

Pat Galus (85 Wilderness Ridge Dr.) – Expressed concerns regarding the long-term impacts of the PUD amendment and stated that planned unit developments should provide clear public benefits. Requested that the Planning Commission slow the process down and obtain additional information before proceeding.

Frank Christopher (201 Heirloom Ln.) – Commented regarding short-term rentals and opposed additional restrictions or regulations on short-term rentals. Stated that the current regulatory framework was sufficient and expressed concerns that additional regulations could negatively impact tourism, property values, and the local economy.

Kathy Sarkisian (3077 May Ln., Douglas) – Expressed concerns that many supporting studies related to the development, including traffic, environmental, and infrastructure studies, were outdated. Requested that updated studies be completed prior to further consideration of the proposal.

4. PUBLIC COMMUNICATION – WRITTEN - The Chair acknowledged receipt of written public communications submitted to the Planning Commission.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

A. Westshore PUD Amendment - Consideration of a Preliminary Planned Unit Development (PUD) Amendment and Preliminary Site Condominium Plan

a. Planning and Zoning Administrators Report

Planning & Zoning Administrator Sean Homyen introduced Planning Consultant Tricia Anderson to

provide an overview of the request and applicable PUD standards. Planning Consultant Tricia Anderson reviewed the history of the Westshore PUD, the requested reduction in open space, the Planning Commission's authority under Article 27, and the intent and flexibility allowed within the PUD process. Discussion included housing considerations, open space calculations, and the relationship between the underlying R-1 zoning district and the approved PUD.

b. Applicant Presentation

Ric Dyk, representing BDR Inc., presented the proposed Preliminary Planned Unit Development (PUD) Amendment and Preliminary Site Condominium Plan for the Westshore development. Mr. Dyk stated that the request focused on reducing the required open space from 65% to approximately 61.9% to allow for the proposed development layout. He discussed the proposed private road connection between Center Street and McVea Drive, stating that the road could potentially be gated while still allowing emergency access. Mr. Dyk also stated that the development would not exceed 39 units.

Mr. Dyk reviewed conceptual plans comparing the proposed 61.9% open space layout to a layout meeting the full 65% open space requirement. Discussion included wetlands, ravines, preservation of natural features, existing utility infrastructure, public trail improvements, and housing considerations identified in the City's Master Plan. Mr. Dyk stated that the proposal continued to preserve significant open space areas while providing additional housing opportunities within the development.

c. Public Comments

Marc Newman (745 Golfview Dr) - Reiterated concerns regarding the Planning Commission's authority to reduce the required open space requirement under Article 27 of the Zoning Ordinance. Stated that the request should instead require an amendment to the Zoning Ordinance and expressed disagreement with the interpretation that the open space requirement could be modified through the PUD amendment process.

Barry Eldridge (321 Lakeshore Dr) - Expressed concerns regarding statements made about the proposal and stated that certain comments regarding the development and open space calculations were misleading. Reiterated opposition to reducing the required 65% open space requirement and stated that preserving open space and natural features is important to maintaining the character and community value of Douglas.

Janet Lugers (288 McVea Dr) - Expressed concerns regarding drainage and existing wet conditions within the open space area behind her property. Stated that flooding and standing water have increased in the area near the walking trail and questioned how a road connection could be constructed through the area due to existing slush and muddy conditions.

d. Commissioner Questions

The Planning Commission discussed the proposed reduction in open space within the Westshore Planned Unit Development (PUD) and reviewed the authority provided under Article 27 of the Zoning Ordinance. Commissioners asked questions regarding the interpretation of the PUD standards, the calculation of open space, preservation of natural features, proposed density, potential future development rights, and the relationship between the request and the City's Master Plan. Discussion also included the proposed Center Street connection, public trail access, infrastructure improvements, wetlands, and the overall intent of the PUD ordinance. The Planning Commission also discussed procedural options available to the Commission, including recommendation of approval, denial, or tabling of the request.

Motion by Buszka, seconded by O'Malley to recommend to City Council **approval with conditions** of the preliminary Planned Unit Development amendment plan and preliminary condominium plans submitted by Ric Dyk on behalf of BDR Inc. for the Westshore Planned Unit Development, pursuant to Article 27 and Section 16.24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in this staff report for the parcel identified as P.P. 59-830-000-02, located on Center Street, subject to the following conditions:

1. The applicant shall submit building elevations sufficient to evaluate overall building massing and confirm general compliance with maximum height standards prior to City Council review.
2. The applicant shall revise all plans and narrative to indicate reference to the City of the Village of Douglas Master Plan (2024) to replace all references to the Tri-Community Master Plan and the 2016 Master Plan, prior to the City Council's consideration of the preliminary PUD amendment plan and preliminary condominium plan.
3. The applicant shall revise the dimensional details to include setbacks relevant to the limits of the PUD, to the road right of way, and separation distances between units, rather than front, side, and rear yard setbacks, prior to the City Council's consideration of the preliminary PUD amendment plan and preliminary condominium plan.

Motion carried by roll call vote 5-2.

B. Short Term Rental Ordinance (Discussion Only)

Planning & Zoning Administrator Sean Homyen and Planning Consultant Tricia Anderson discussed potential amendments to the City's Short Term Rental Ordinance. Discussion included inspection requirements, occupancy standards, enforcement procedures, and coordination with the Fire Department. The Planning Commission also discussed concerns related to life safety, code compliance, and potential future ordinance amendments.

7. REPORTS

A. Planning and Zoning Administrator Report

Planning & Zoning Administrator Sean Homyen provided updates regarding ongoing planning and zoning matters, including development applications, ordinance review items, and coordination with reviewing agencies. Discussion also included recent activity related to zoning enforcement, site plan review processes, and upcoming applications anticipated before the Planning Commission.

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

Commissioners provided general comments regarding ongoing planning matters, public participation, and upcoming agenda items. Discussion also included appreciation for public input and continued review of development and zoning-related topics before the Planning Commission.

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

9. ADJOURNMENT

Motion by Hickey, seconded by Buszka, to adjourn the meeting.

Motion carried by unanimous voice vote