

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

I understand that the site plan approved in 2012 allows BDR to construct an entrance to its development from Center Street, although it now wants to abandon that access due to cost. I do not believe it is acceptable for the Planning Commission to approve a plan that will significantly increase traffic safety risks through existing neighborhoods in order to allow a developer to save money.

Douglas City Ordinance Article 27.04(6) notes that the density of homes permitted in an approved project "will not unreasonably affect" specific concerns including **road capacity, traffic and character of the area**. In addition to making it more dangerous for hundreds of residents and visitors who walk, hike, bike and drive these streets, the character of the neighborhoods feeding into McVea, Ferry, Lakeshore and Campbell streets would be negatively impacted by this proposed project.

Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

*Charles F. Baker Jr.* (signature)

Charles F Baker Jr. (printed name)

83 Lakeshore Dr (address)

Douglas, MI 49801 (address)

9/15/2023 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,



(Signature)

Kevin L. Freeman

(Printed Name)

130 Lakeshore Dr.

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8/21/2023

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

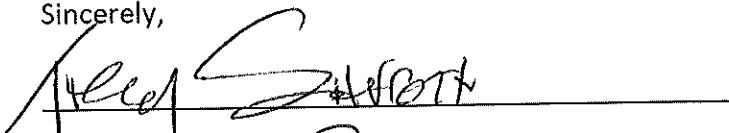
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Sincerely,



(Signature)

TRACEY SHAFROTH

(Printed Name)

271 WATER STREET

(Address Line 1)

DOUGLAS

(Address Line 2)

SEPTEMBER 5, 2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

*George R. Worthington*

(Signature)

George R. Worthington

(Printed Name)

377 Lake Shore Dr

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8-21-2023

(Date)



Tom and Julie Hislop  
818 Golfview Drive  
Douglas, MI 40906



Douglas City Planning Commission  
P.O. 75 Center St.  
Douglas, Michigan 49406

Dear Planning Commission,

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Sincerely,

*Julie Schultz Hislop*

Julie Hislop  
818 Golfview Drive  
Douglas, MI 49406



Tom and Julie Hislop  
818 Golfview Drive  
Douglas, MI 40906

Douglas City Planning Commission  
P.O. 75 Center St.  
Douglas, Michigan 49406

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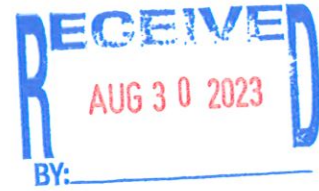
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Sincerely,

*Tom Hislop*  
TOM HISLOP  
818 Golfview DR  
Douglas, MI 49406

August 23, 2023





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Catherine G. Blagburn

(Signature)

CATHERINE G. BLAGBURN

(Printed Name)

PO BOX 65

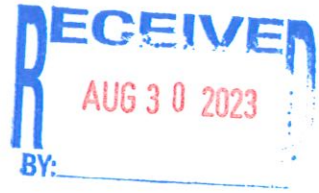
(Address Line 1)

304 McVea Dr., Douglas

(Address Line 2)

8.27.23

(Date)



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Sincerely,

Martin Blagburn

(Signature)

Martin Blagburn

(Printed Name)

304 McVea Dr. (P.O. Box 65)

(Address Line 1)

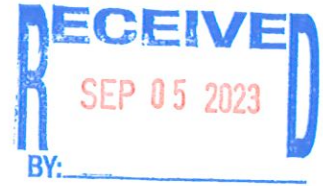
Douglas, MI 49406

(Address Line 2)

8-27-23

(Date)





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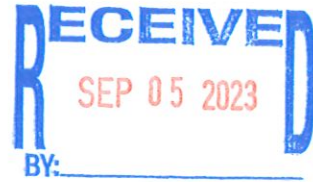
Marjorie G. Schum (signature)

Marjorie G. Schum (printed name)

204 Lakeshore (address)

----- (address)

9/2/2023 (date)



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Sincerely,

Betsy Scott (signature)

Betsy Scott (printed name)

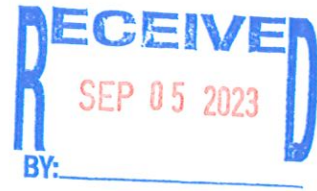
361 Lakeshore Douglas (address)

8650 Delfor Cove (address)  
Burr Ridge IL

8-30-23 (date)

Our cottage is  
361 Lakeshore.  
We also own the  
property behind  
us on McVea Rd.  
It 344 McVea Rd.





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Sincerely,

  
----- (signature)

SARA-ANN BARILLA  
----- (printed name)

811 Center St.  
----- (address)

Douglas  
----- (address)

8/30/23  
----- (date)

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Sincerely,

Janet A Lugers  
JANET A LUGERS

(Signature)

(Printed Name)

288 McVEA DRIVE

(Address Line 1)

P.O. BOX 820, DOUGLAS

(Address Line 2)

AUGUST 21, 2023

(Date)



Duplicate

Dear Planning Commission,

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Sincerely,



(Signature)

PAUL LEWER

(Printed Name)

707 GOLFVIEW DRIVE, DOUGLAS

(Address Line 1)

PO Box 728, DOUGLAS, MI 49406

(Address Line 2)

Aug 22, 2023

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

Leanne Kathryn Lewer

(Signature)

LEANNE KATHRYN LEWER

(Printed Name)

707 Golfview Drive, Douglas, MI

(Address Line 1)

c/o PO Box 728, Douglas, MI

(Address Line 2)

August 22, 2023

(Date)

P.S. Increased traffic on Golfview Drive will also increase wear & tear on an already beat up, dead-end street.

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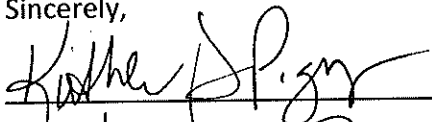
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Sincerely,



(Signature)

Kathleen Piggins

(Printed Name)

162 Wilderness Ridge Dr.

(Address Line 1)

Douglas

(Address Line 2)

11/13/23

(Date)

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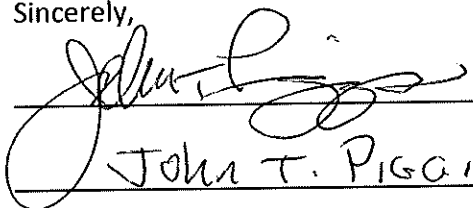
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Sincerely,

  
\_\_\_\_\_

(Signature)

John T. Piggins  
\_\_\_\_\_

(Printed Name)

762 Wilderness Ridge Dr.  
\_\_\_\_\_

(Address Line 1)

Douglas MI  
\_\_\_\_\_

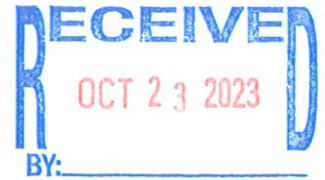
(Address Line 2)

11/13/23  
\_\_\_\_\_

(Date)



10/23/2023



Jenny Pearson  
Tricia Anderson

Dear Jenny and Tricia,

Please find 102 signed letters opposing the BDR/West Shore development plan phase 3 from area residents, to be distributed to all Planning Commission members at the next meeting where the BDR plan will be discussed.

Thanks very much.

Timothy Smith  
749 Golfview Drive  
Douglas

Dear Planning Commission,

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Sincerely,

David Molenaar

(Signature)

David Molenaar

(Printed Name)

730 Golfview Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

9-5-23

(Date)

See Attached

There are currently 15 house / vacant lots on McVea Dr

There are currently 27 house / vacant lots on Golfview Dr

There is a proposal to have 22 house sites on the McVea extension.

Therefore, you have 64 house / lots that will access thru Mc Vea and out onto Campbell Rd or Lakeshore Drive.

If for what ever reason that Cambell Rd is closed on a holiday week-end, is Lakeshore Drive adequate for multiple emergency vehicles for a major disaster onto McVea and/or Golfview Dr? Having a 2<sup>nd</sup> entrance into the development off of Center Street is not an inconvenience but a safety issue.

Having McVea Dr being the sole entrance and exit with 64 potential homes is not adequate and was not designed for that amount of traffic.

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

I understand that the site plan approved in 2012 allows BDR to construct an entrance to its development from Center Street, although it now wants to abandon that access due to cost. I do not believe it is acceptable for the Planning Commission to approve a plan that will **significantly increase traffic safety risks through existing neighborhoods** in order to allow a developer to save money.

Douglas City Ordinance Article 27.04(6) notes that the density of homes permitted in an approved project "*will not unreasonably affect*" specific concerns including **road capacity, traffic and character of the area**. In addition to making it more dangerous for hundreds of residents and visitors who walk, hike, bike and drive these streets, the character of the neighborhoods feeding into McVea, Ferry, Lakeshore and Campbell streets would be negatively impacted by this proposed project.

Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Amy Bauer

(Signature)

Amy Bauer / Michael Bauer

(Printed Name)

815 Campbell Rd.

(Address Line 1)

(Address Line 2)

8/21/23

(Date)

Campbell Road is already too busy w/cars & heavy machines, everyone speeds on this road. We do not want this development.

Thank you  
Amy Bauer



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Elizabeth Bako (signature)

Elizabeth Bako (printed name)

308 Lakeshore Dr (address)

Douglas, MI 49406 (address)

8/18/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Chris Baker (signature)

CHRIS BAKER (printed name)

383 LAKESHORE DR (address)

DOUGLAS, ME 49406 (address)

8/18/2023 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

EDWARD BECKMAN

(Printed Name)

3041 LAKESHORE DR

(Address Line 1)

DOUGLAS, NE

(Address Line 2)

9/5/23

(Date)



To: Joe Blair / Douglas @ douglasmi.com

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Mark Bekken & Pati Bekken

(Signature)

Mark Bekken & Pati Bekken

(Printed Name)

584 Campbell Rd

(Address Line 1)

Saugatuck, MI 49453

(Address Line 2)

8/23/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

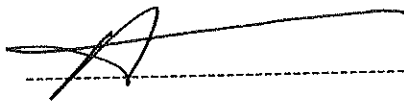
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(signature)

David Bernat

(printed name)

453 Summer Grove Dr.

(address)

Douglas, MI 49406

(address)

8-28-23

(date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Catherine G. Blagden

(Signature)

CATHERINE G. BLAGDEN

(Printed Name)

PO Box 605 McVea Dr

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

10.2.13

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Martin Blagburn

(Signature)

Martin Blagburn

(Printed Name)

304 McVea Dr.

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

10 - 2 - 23

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

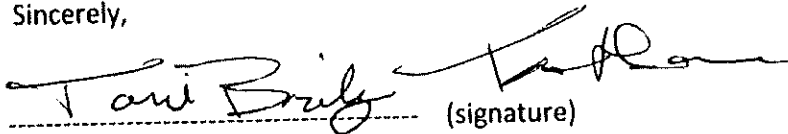
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
----- (signature)

Toni BRITZ + TARA HOGAN  
----- (printed name)

99 LAKESHORE DR  
----- (address)

Douglas, MI  
----- (address)

8-18-23  
----- (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
\_\_\_\_\_

(Signature)

KENNETH W CLARK  
\_\_\_\_\_

(Printed Name)

332 Lakeshore Drive  
\_\_\_\_\_

(Address Line 1)

Douglas MI 49406  
\_\_\_\_\_

(Address Line 2)

24 AUGUST 2023  
\_\_\_\_\_

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

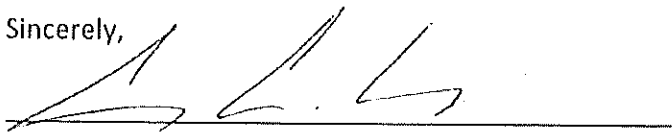
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Amy Corday

(Printed Name)

301 McVea Dr.

(Address Line 1)

Douglas, MI

(Address Line 2)

Aug 26, 2023

(Date)

Anne Corlett  
167 Lake Shore Drive  
Douglas, MI 49406  
616-283-2149

September 25, 2023

Douglas Planning Commission

Dear Planning Commission Members,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to *not approve* this site plan. A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore Drive would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

I understand that the original site plan, approved in 2012, allows the BDR to construct an entrance to its development from Center Street, and that now BDR wants to abandon that access point due to cost. I do not believe it is acceptable for the Planning Commission to approve a plan, that will significantly increase traffic safety risks through existing neighborhoods, in order to save the developer money.

Additionally, as a fourth-generation owner of Lake Shore Drive property, and as an artist, I understand that development is inevitable but I believe that *thoughtful* development, that does not impact the beauty of our area, is essential. Please stand with all of your Douglas neighbors to help the BDR development occur with minimal impact.

Many thanks,

Anne Corlett



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

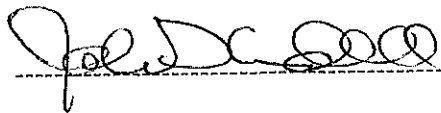
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(signature)

John Grandell

(printed name)

225 Lakeshore

(address)

Douglas, MT

(address)

8/18/23

(date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Pia G. Crandell (signature)

Pia G. Crandell (printed name)

225 Lakeshore Dr. (address)

Douglas, MI (address)

8/18/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.


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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
----- (signature)

*KERRY CUNNION*  
----- (printed name)

*83 LAKESHORE DR*  
----- (address)

*DOUGLAS MI*  
----- (address)

*8/18/23*  
----- (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
----- (signature)

Tammy Cunnion  
----- (printed name)

83 Lakeshore Dr  
----- (address)

PO Box 1070  
----- (address)

Douglas MI  
----- (date)

49406 8/18/23



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Anne P. Dooley (signature)

Anne C. Dooley (printed name)

711 Coltrane Drive (address)

PO Box 667, Douglas (address)

August 28, 2023 (date)

Planning Commission to NOT APPROVE this site plan.

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Sincerely,

Barry C. Eldridge

(Signature)

Barry C. Eldridge

(Printed Name)

321 Lakeshore Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

9/28/2023

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

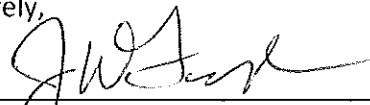
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Sincerely,



(Signature)

James Feesh

(Printed Name)

731 Goldview Pk.

(Address Line 1)

Douglas Mi

(Address Line 2)

9/15/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Al Fisher (signature)

Anne Fisher (printed name)

343 Lakeshore Dr (address)

Douglas MI 49406 (address)

9/5/23 (date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Michael Flynn

(Signature)

MICHAEL FLYNN

(Printed Name)

43 LAKESHORE DR.

(Address Line 1)

Douglas MI 49406

(Address Line 2)

8/24/23

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Catherine Frecker

(Printed Name)

53 Randolph St, Douglas

(Address Line 1)

167 Lake Shore Dr, Douglas, MI

(Address Line 2)

8/23/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

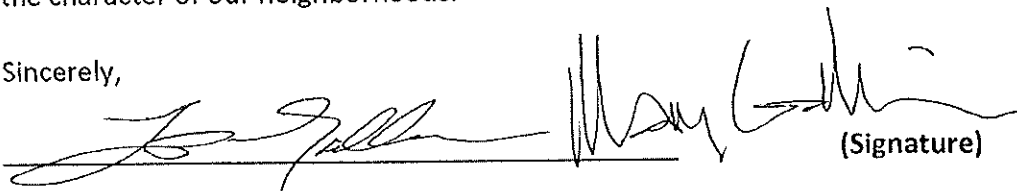
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Sincerely,

  
\_\_\_\_\_  
(Signature)

LYLE + MARY GALLIVAN  
\_\_\_\_\_  
(Printed Name)

298 McVEA  
\_\_\_\_\_  
(Address Line 1)

DOUGLAS, MI  
\_\_\_\_\_  
(Address Line 2)

8-22-23  
\_\_\_\_\_  
(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

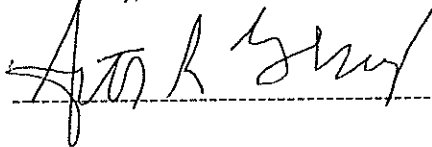
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Sincerely,

 (signature)

SCOTT R GARBERDING (printed name)

156 LAKESHORE (address)

DOUGLAS, MI (address)

8/16/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

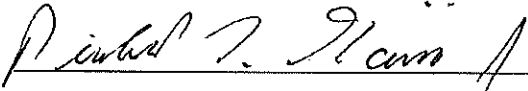
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Sincerely,



(Signature)

RICHARD L. GARESCHÉ JR.

(Printed Name)

274 LAKE SHORE DRIVE

(Address Line 1)

DOUGLAS MI 49406

(Address Line 2)

\_\_\_\_\_

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,



(Signature)

Jacey & Steven Bursten

(Printed Name)

3081 Lakeshore Dr.

(Address Line 1)

Douglas MI 49406

(Address Line 2)

8/21/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

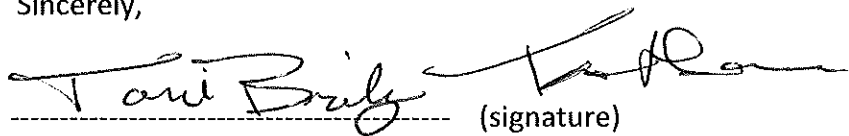
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
----- (signature)

Toni BRITZ + TARA HOGAN  
----- (printed name)

99 LAKESHORE DR  
----- (address)

DOUGLAS, MI  
----- (address)

8-18-23  
----- (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

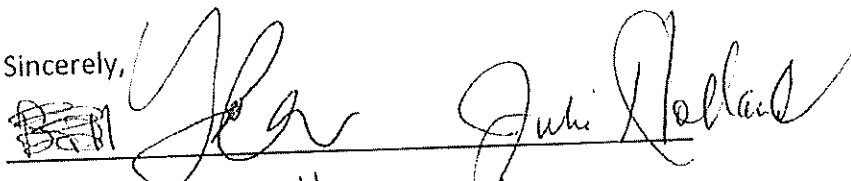
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Bill & Julie Holland

(Printed Name)

274 LAKESHORE DRIVE

(Address Line 1)

Douglas, MI

(Address Line 2)

9/29/23

(Date)

Dear Planning Commission,

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Sincerely,

Ann Horton

(Signature)

Ann Horton

(Printed Name)

137 Harbor Ct

(Address Line 1)

Douglas, MT

(Address Line 2)

08-23-23

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

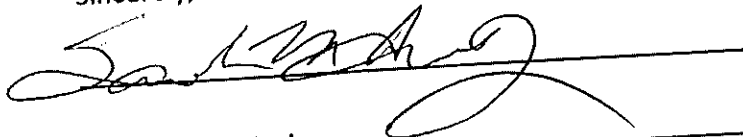
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Sincerely,



Sarah Maria Hurley

144 Lake Shore Drive, Douglas, MI 49406

9/6/23

(Signature)

(Printed Name)

(Address Line 1)

(Address Line 2)

(Date)



Dear Planning Commission,

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Sincerely,

 (signature)

Kimberly Kogley (printed name)

2969 Lakeshore (address)

Douglas, MI (address)

8-17-23 (date)

Dear Planning Commission,

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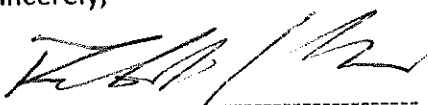
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Sincerely,

  
----- (signature)

Rob Kealey  
----- (printed name)

8969 Lakeshore Dr  
----- (address)

Ferrville, ME 49408  
----- (address)

8-17-23  
----- (date)

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Sincerely,

Juli Kennelly

(Signature)

Juli Kennelly

(Printed Name)

355 McVea

(Address Line 1)

Douglas, Michigan 49406

(Address Line 2)

August 26, 2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,



(Signature)

PATRICK J KENNELLY

(Printed Name)

355 McVEA DR

(Address Line 1)

DOUGLAS, MI 49406

(Address Line 2)

AUGUST 26 2023

(Date)

Dear Planning Commission,

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Sincerely,

  
\_\_\_\_\_

(Signature)

PETER J. KENNELLY  
\_\_\_\_\_

(Printed Name)

355 MCV EA  
\_\_\_\_\_

(Address Line 1)

DOUGLAS, MI  
\_\_\_\_\_

(Address Line 2)

8/29/2023  
\_\_\_\_\_

(Date)

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Sincerely,



(Signature)

Ryan Kennelly

(Printed Name)

365 McVea Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

08 / 30 / 2023

(Date)



Dear Planning Commission,

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Sincerely,



(Signature)

Timothy R. Kennelly

(Printed Name)

365 McVea Dr.

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

08/31/2023

(Date)

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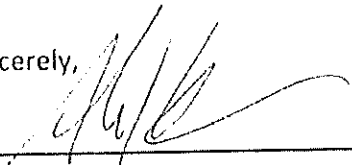
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
\_\_\_\_\_

(Signature)

Adam Klingber  
\_\_\_\_\_

(Printed Name)

301 McVea, Douglas  
\_\_\_\_\_

(Address Line 1)

\_\_\_\_\_

(Address Line 2)

Aug. 26, 2023  
\_\_\_\_\_

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

Mary Jean Leverone (signature)

Mary Jean Leverone (printed name)

2939 Lakeshore Dr. (address)

Douglas, MT (address)

8/18/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Sincerely,

David J. Logan

(Signature)

\_\_\_\_\_  
David J. Logan

(Printed Name)

\_\_\_\_\_  
Elizabeth A. Logan

\_\_\_\_\_  
811 Golfview

(Address Line 1)

\_\_\_\_\_  
Douglas, MI 49406

(Address Line 2)

\_\_\_\_\_  
8/22/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Sincerely,

  
\_\_\_\_\_

(Signature)

Mark Macheca  
\_\_\_\_\_

(Printed Name)

247 Lakeshore Dr  
\_\_\_\_\_

(Address Line 1)

Douglas MI 49406  
\_\_\_\_\_

(Address Line 2)

8-28-23  
\_\_\_\_\_

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Sincerely,



(Signature)

Susan M. Manchester

(Printed Name)

96 Chestnut Lane

(Address Line 1)

(Address Line 2)

08/27/2023

(Date)





Dear Planning Commission,

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Sincerely,

SC Markham

(Signature)

Stephen C Markham

(Printed Name)

736 Goffview Dr

(Address Line 1)

(Address Line 2)

10/04/2023

(Date)

Dear Planning Commission,

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Sincerely,

Charity L Nosse (signature)

Charity L Nosse (printed name)

719 Golfview Dr (address)

Douglas 49406 (address)

8/18/23 (date)

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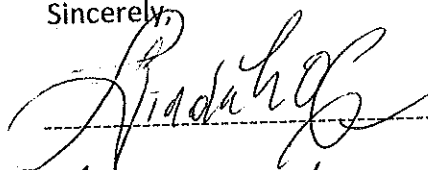
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Sincerely,

 (signature)

LINDA M O'CONNOR (printed name)

160 Keewatin Way #6 (address)

Douglas, MI 49406 (address)

8/18/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

Michael O'Connor (signature)

MICHAEL O'CONNOR (printed name)

20935 2nd St (address)

433 AMITY (address)

8-18-23 (date)

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Sincerely,

Carol R. Peshe (signature)

Carol Richards Peshe (printed name)

310 Lakeshore Dr (address)

Douglas, MI (address)

49404 (date)

8/18/23



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Sincerely,

Kristine Pukite

(Signature)

Kristine Pukite

(Printed Name)

294 McVea Drive,

(Address Line 1)

Douglas,

(Address Line 2)

August 22, 2023

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

Elizabeth H. Ramsson

(Signature)

ELIZABETH H. RAMSSON

(Printed Name)

part owner of:

(Address Line 1)

167, 175, 179, & 182 Lakeshore Dr.

(Address Line 2)

9/1/23 Douglas, MI 49406

(Date)

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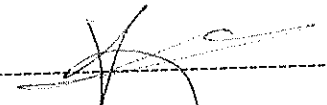
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Sincerely,

 (signature)

Pascale Remy (printed name)

700 Manchester Dr (address)

Saugatuck (address)

08/18/2023 (date)

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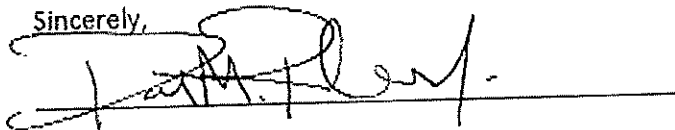
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Sincerely,



(Signature)

Patrick M. Rodriguez Jr.

(Printed Name)

278 Lakeshore Drive

(Address Line 1)

Douglas MI 49406

(Address Line 2)

Oct. 2 2023

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,



(Signature)

Frederick Eagle Royce III

(Printed Name)

144 Lake Shore Drive , Douglas, MI 49406

(Address Line 1)

(Address Line 2)

9/6/23

(Date)

8/24/23, 9:32 AM

Gmail - Fwd: letter to Planning.



Michael Ger <michael.c.ger@gmail.com>

---

**Fwd: letter to Planning.**

1 message

Thu, Aug 24, 2023 at 7:39 AM

**Dawn F. Schumann** <dawn.schumann@gmail.com>  
To: Michael Ger <michael.c.ger@gmail.com>

Begin forwarded message:


**From:** "Dawn F. Schumann" <dawn.schumann@gmail.com>  
**Subject:** letter to Planning.  
**Date:** August 24, 2023 at 10:34:02 AM EDT  
**To:** Village of Douglas <lauriekellyesq@hotmail.com>

My name is Dawn Schumann. My home is at 296 Lakeshore Dr. As a former Planning Commission member, I totally endorse the points made in the petition below. We would never have allowed the horrific challenges to the residential neighborhoods to be under minded by the concern for the cost of entrance off Center Street. As for the lake shore route there are two issues to consider. That road is really the top of a dune. The vibration alone could undermine not just the road but the homes sitting on it. The second issue concerns ownership of the Wagner drive. If you check, I believe you will find that parts of it are owned by the Corlet family. If you choose to use eminent domain to acquire it, I strongly suspect you will face lengthy legal battles with the neighbors.

Thank you for considering my points.

Dawn Schumann

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 Letter to Planning Commission.pdf  
140K



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Sharon Smith (signature)

SHARON SMITH (printed name)

749 Golfview Dr. (address)

P.O. Box 2712 (address)

8-28-23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Timothy Smith (signature)

Timothy Smith (printed name)

749 Golfview Dr. (address)

P.O. Box 2712 Douglas (address)

8/28/23 (date)

Dear Planning Commission,

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Sincerely,

Dennis Sutton

(Signature)

Dennis Sutton

(Printed Name)

887 Golfview Dr.

(Address Line 1)

(Address Line 2)

10/4/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Elizabeth Clark Swank (signature)

ELIZABETH C. SWANK (printed name)

308-310 LAKESHORE (address)

DOUGLAS M 49406 (address)

8.18.23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Charles D. LeFebvre

(Printed Name)

470 Park Street

(Address Line 1)

(Address Line 2)

8/23/23

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.


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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Kathy Way

(Printed Name)

295 McVea DR

(Address Line 1)

Douglas MI

(Address Line 2)

8/24/23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.


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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
\_\_\_\_\_

(Signature)

Michael S. Wray  
\_\_\_\_\_

(Printed Name)

295 McVea Drive  
\_\_\_\_\_

(Address Line 1)

Douglas, MI.  
\_\_\_\_\_

(Address Line 2)

8/24/23  
\_\_\_\_\_

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

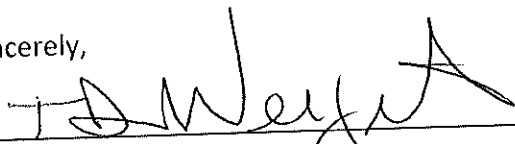
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Thomas D. Weiger

(Printed Name)

736 Golfview DR

(Address Line 1)

(Address Line 2)

10/04/2023

(Date)

Copy for file 8-21-2023

Mailed Mon Aug 21, 2023  
City of the Village of Douglas  
PO Box 757  
86 W. Center St  
Douglas, WI 49406-0757

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

George R. Worthington

(Signature)

George R. Worthington

(Printed Name)

377 Lake Shore Dr

(Address Line 1)

Douglas, WI 49406

(Address Line 2)

8/25/2023

(Date)

Winter address:  
George R. Worthington  
9 Rio Vista Dr  
St. Charles, Mo 63303

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Elizabeth Young (signature)

Elizabeth YOUNG (printed name)

343 Lakeshore Dr (address)

Douglas, MI 49406 (address)

Aug 29, 23 (date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

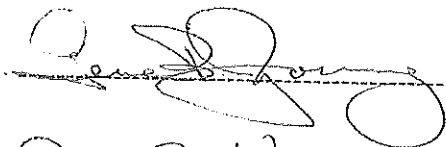
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

 (signature)

GENE B U  
ULLMANN (printed name)

343 LAKESHORE (address)

----- (address)

8/29/23 (date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

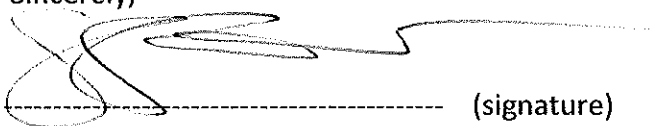
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
----- (signature)

SUSAN C ZANKER  
----- (printed name)

310 LAKESHORE DR  
----- (address)

308 LAKESHORE DR  
----- (address)

08/18/23  
----- (date)

*CLARK/RICHARDS  
LLC*



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Sincerely,

  
\_\_\_\_\_

(Signature)

DARLENE WALZ  
\_\_\_\_\_

(Printed Name)

18 Park St,  
\_\_\_\_\_

(Address Line 1)

Saugatuck, MI  
\_\_\_\_\_

(Address Line 2)

10-6-23  
\_\_\_\_\_

(Date)

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Judy Thiel

(Printed Name)

772 Manchester Dr

(Address Line 1)

Saugatuck, Mi 49453

(Address Line 2)

10-8-23

(Date)

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.


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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

ALBERT C. STUTSMAN JR

(Printed Name)

408 LAKESHORE DRIVE

(Address Line 1)

Box 454

(Address Line 2)

10/8/2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Deborah P. Stutsman

(Signature)

Deborah P. Stutsman (wife of Albert)

(Printed Name)

408 Lakeshore Drive P.O. Box 454

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

10/8/2023

(Date)

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Sincerely,

Brian Tubergen

(Signature)

Brian Tubergen

(Printed Name)

321 Lakeshore Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

10-4-23

(Date)



Dear Planning Commission,

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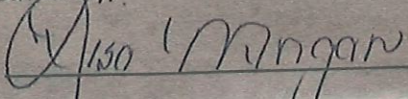
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
\_\_\_\_\_  
LISA MORGAN

(Signature)

(Printed Name)

756 Manchester Dr.  
\_\_\_\_\_

(Address Line 1)

Saugatuck, MI 49453  
\_\_\_\_\_

(Address Line 2)

Oct. 14, 2023  
\_\_\_\_\_

(Date)

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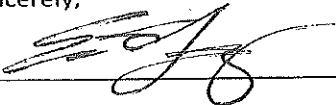
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

ERIC T. LANNING, SUITE 16 LLC

(Printed Name)

16 PARK ST.

(Address Line 1)

SANGATUCK MI 49453

(Address Line 2)

10/18/23

(Date)



They already have very heavy pedestrian, bike and vehicular traffic, while the shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where it will be considered. We appreciate your role in helping ensure the safety of the character of our neighborhoods.

Sincerely,

*Margaret Boutin*

(Signature)

MARGARET BOUTIN

(Printed)

653 CAMPBELL RD.

(Address)

P.O. BOX 2755 DOUGLAS

(Address)

11-6-23

(Date)



Planning Commission to NOT APPROVE this site plan.

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Sincerely,

 (Signature)

ALLAN BOUTIN (Printed)

653 CAMPBELL RD (Address)

PO BOX DOUGLAS (Address)

11-6-23 (Date)







Dear Planning Commission,

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Mary K Baker

(Signature)

Mary K. Baker

(Printed Name)

560 Shorewood Drive

(Address Line 1)

Saugatuck

(Address Line 2)

9/12/2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

I understand that the site plan approved in 2012 allows BDR to construct an entrance to its development from Center Street, although it now wants to abandon that access due to cost. I do not believe it is acceptable for the Planning Commission to approve a plan that will **significantly increase traffic safety risks through existing neighborhoods** in order to allow a developer to save money.

Douglas City Ordinance Article 27.04(6) notes that the density of homes permitted in an approved project *"will not unreasonably affect"* specific concerns including **road capacity, traffic and character of the area**. In addition to making it more dangerous for hundreds of residents and visitors who walk, hike, bike and drive these streets, the character of the neighborhoods feeding into McVea, Ferry, Lakeshore and Campbell streets would be negatively impacted by this proposed project.

Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Susan Criezis

(Signature)

SUSAN CRIEZIS

(Printed Name)

53 LAKE SHORE DRIVE

(Address Line 1)

DOUGLAS, MI 49406

(Address Line 2)

OCT. 3, 2023

(Date)



Michael Ger &lt;michael.c.ger@gmail.com&gt;

**Fwd: Development proposal**

1 message




**Marchiene Rienstra** <marchiene@gmail.com>  
To: Ger Michael <michael.c.ger@gmail.com>

Sat, Aug 26, 2023 at 2:23 PM

Here is a copy of the letter I sent which you asked for.

Begin forwarded message:

**From:** Marchiene Rienstra <marchiene@gmail.com>  
**Subject:** Re: Development proposal  
**Date:** August 22, 2023 at 3:24:22 PM EDT  
**To:** Jennifer Pearson <Douglas@douglasmi.gov>

Thank you so much Jenny. We appreciate you   

Sent from the Vortex

On Aug 22, 2023, at 9:08 AM, Jennifer Pearson  
<Douglas@douglasmi.gov> wrote:

Good Morning Mr. and Mrs. Rienstra  
I have received your comments/concerns and will include them on the Planning Commission agenda when the development is scheduled to be on it. So far they have not submitted the necessary paperwork for September so we anticipate October or later.  
Thanks  
Jenny

---

**From:** Marchiene Rienstra <marchiene@gmail.com>  
**Sent:** Tuesday, August 22, 2023 9:50 AM  
**To:** Jennifer Pearson <Douglas@douglasmi.gov>  
**Cc:** Rich LaBombard <rlabombard@douglasmi.gov>  
**Subject:** Development proposal

To Joe Blair and the Planning Commission,

My husband, Dr. John Rienstra, and I, who live at 66 Lakeshore Drive all year and have been good tax paying citizens for over 35 year, wish to register the strongest possible objection to the West Shore developer's recent proposal to build 22 homes on the west side of the property that used to be the old golf course. An official agreement was made in 2012 when this land was purchased that if any development were to occur, the entrance for construction work would need to be on Center Street near the present Wilderness Ridge community.

We and our neighbors are indignant and troubled that this recent request to change the original agreement would even be considered.

Do agreements mean nothing if a developer, for their own increased profit, wishes to change it, no matter the harm it does to the community and the environment? Surely our city government and its authorities are on the side of our welfare, not increased profits to a developer!

The meadow where they wish to build which now has a lovely and much appreciated PUD path through it, is one of the last remaining small parcels of undeveloped land which provides much needed habitat for wild life, and much needed beauty and well-being to those who live here and visit here. We strongly believe that preserving such space is necessary for all of our well-being. The developers need to look for a different space without the huge negative impact building where they propose would have on the human and natural community.

For example, if the deer that live in the meadow lose their habitat, they will be much more of a problem than they already are as they roam streets and yards eating whatever they can find and causing accidents on the roads as well.

Also, if there is so much increased traffic from construction vehicles on streets which are already over-crowded at least half the year, there are bound to be tragic accidents, angry tensions between people, cars, and trucks (which is already the case) and probable lawsuits down the road. Moreover, tourists do not come here to encounter more of the heavy traffic, noise, and busyness they are trying to get away from! They will go elsewhere in that case.

We urge you to reject this developer's proposal, including building 22!!! More houses on property which should remain open for public use and enjoyment. We know many many community members who agree with this.

Thank you in advance for your consideration.  
Dr. John Rienstra and Rev. Marchiene Rienstra  
66 Lakeshore Drive, Douglas MI





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

I understand that the site plan approved in 2012 allows BDR to construct an entrance to its development from Center Street, although it now wants to abandon that access due to cost. I do not believe it is acceptable for the Planning Commission to approve a plan that will **significantly increase traffic safety risks through existing neighborhoods** in order to allow a developer to save money.

Douglas City Ordinance Article 27.04(6) notes that the density of homes permitted in an approved project "*will not unreasonably affect*" specific concerns including **road capacity, traffic and character of the area**. In addition to making it more dangerous for hundreds of residents and visitors who walk, hike, bike and drive these streets, the character of the neighborhoods feeding into McVea, Ferry, Lakeshore and Campbell streets would be negatively impacted by this proposed project.

Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

David Dinh

(Signature)

David Dinh

(Printed Name)

345 McVea Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8/25/2023

(Date)

To: Joe Blair , Planning and Zoning Administrator, City of Douglas  
C: Jennifer Pearson

Dear Douglas Planning and Zoning Commission Members

Regarding the amended proposal for the BDR/Westshore development plan, phase 3, as a Douglas property owner and taxpayer, I urge the Planning Commission to DISAPPROVE this site plan.

A main entrance off McVea Drive, and a secondary emergency entrance off Lakeshore Drive would funnel years of construction and permanent traffic from 22 additional homes on to Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply unable to handle this. These roads already have very heavy pedestrian, bicycle, and vehicular traffic, with non-existing shoulders, bike paths, or sidewalks.

I understand that the site plan approved in 2012 provides for BDR to construct an entrance to this development from Center Street, where there is a wide sidewalk/bike path. BDR now wants to abandon that allowed access solely due to cost. It is simply not acceptable for the Douglas Planning Commission to approve a plan that will **significantly increase traffic safety risks through existing neighborhoods** in order to allow a developer to save money.

Douglas City Ordinance, Article 27.04 (6) states that the density of homes permitted in an approved project "**will not unreasonably affect**" specific concerns, including **road capacity, traffic and character of the area**. In addition to creating a dangerous situation for the hundreds of residents who walk, hike, bike and drive these streets, the character of the neighborhoods feeding in to McVea, Ferry, Lakeshore and Campbell would be permanently negatively impacted by this proposed project that would save BDR money.

Please include this letter as part of the Agenda Packet for the meeting where the BDR proposal will be considered. I appreciate your important role in helping ensure the safety of all our residents, and in preserving the unique character of our neighborhoods.

Sincerely,

Heather H. Foderingham

Heather H. Foderingham  
[hfod@aol.com](mailto:hfod@aol.com), 727-612-7276

897 Golfview Drive  
Douglas, Michigan 49406

1538 Ridgewood Street  
Clearwater, Florida 33755





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

Kevin L. Freeman

(Printed Name)

130 Lakeshore Dr.

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8/21/2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Christine C. Fuller

(Signature)

Christine C. Fuller

(Printed Name)

(winter) 11608 NW Wildwood Dr. Blue Springs, MO 64015

(Address Line 1)

(summer) 332 Lakeshore Dr. Douglas, MI 49406

(Address Line 2)

8-23-2023

(Date)





Dear Planning Commission,

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,



(Signature)

MICHAEL GER

(Printed Name)

345 McVEA

(Address Line 1)

\_\_\_\_\_

(Address Line 2)

8/23/2023

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Gail C. Gile

(Signature)

Gail C. Gile

(Printed Name)

175 Lakeshore Dr.

(Address Line 1)

Douglas MT 49406

(Address Line 2)

9/28/2023

(Date)

Tom and Julie Hislop  
818 Golfview Drive  
Douglas, MI 40906



Douglas City Planning Commission

P.O. 75 Center St.

Douglas, Michigan 49406

Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to NOT APPROVE this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto already crowded Ferry St, Campbell Rd, McVea Drive and Lakeshore Drive. These four streets are already narrow and/or over-crowded and are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders and no bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Julie Schultz Hislop

Julie S Hislop  
818 Golfview Drive  
Douglas, MI 49406  
August 23, 2023



Tom and Julie Hislop  
818 Golfview Drive  
Douglas, MI 40906

Douglas City Planning Commission

P.O. 75 Center St.

Douglas, Michigan 49406

Dear Planning Commission,

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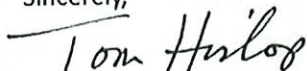
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Sincerely,



Tom Hislop  
818 Golfview Dr  
Douglas, MI 49406  
August 23, 2023



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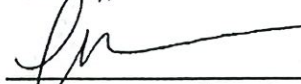
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
\_\_\_\_\_  
Lamm Howrey  
\_\_\_\_\_  
280 Lakeshore Dr.  
\_\_\_\_\_  
Douglas, MI 49406  
\_\_\_\_\_  
9/4/23  
\_\_\_\_\_

(Signature)

(Printed Name)

(Address Line 1)

(Address Line 2)

(Date)



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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

George P. Judd

(Signature)

GEORGE P. JUDD

(Printed Name)

3073 LAKESTORE DR

(Address Line 1)

DOUGLAS, MI 49406

(Address Line 2)

8/22/23

(Date)





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Sally Studd

(Signature)

SALLY S JUDD

(Printed Name)

3073 Lakeshore Dr.

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8.22.23

(Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

*Phyllis V. Kusick*

(Signature)

Phyllis V. Kusick

(Printed Name)

282 Lakeshore

(Address Line 1)

Douglas, MI

(Address Line 2)

8/22/2023

(Date)



Dear Planning Commission,

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Janet A Luger

(Signature)

JANET A LUGER

(Printed Name)

288 McVEA DRIVE

(Address Line 1)

P.O. BOX 820, DOUGLAS

(Address Line 2)

AUGUST 21, 2023

(Date)





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

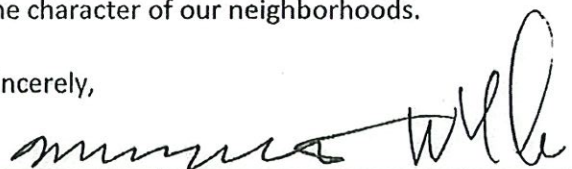
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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

  
Margaret O. Luth *W<sup>19</sup>.L.LUTH*

(Signature)

(Printed Name)

265 Lakeshore Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

September 1, 2023

(Date)





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Carla Sutton (Signature)

Carla Sutton (Printed Name)

887 Golfview Dr, Douglas (Address Line 1)

MI 49406 (Address Line 2)

August 23, 2023 (Date)



Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

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Please include this letter as part of the agenda packet for the meeting where the BDR proposal will be considered. We appreciate your role in helping ensure the safety of our residents and the character of our neighborhoods.

Sincerely,

Eliz Thiele

(Signature)

Elizabeth Thiele

(Printed Name)

254 Lake Shore Drive

(Address Line 1)

Douglas, MI 49406

(Address Line 2)

8/23/23

(Date)





Dear Planning Commission,

Regarding the amended proposal for the BDR/West Shore development plan phase 3, I urge the Planning Commission to **NOT APPROVE** this site plan.

A main entrance off McVea Drive and a secondary emergency entrance off Lakeshore would funnel years of construction traffic and permanent traffic from 22 additional homes onto Ferry, Campbell, McVea and Lakeshore Drive. Those four streets are simply not equipped for this. They already have very heavy pedestrian, bike and vehicular traffic, while lacking sufficient shoulders, bike paths or sidewalks.

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Sincerely,

Susan M. Blair

(Signature)

Susan BLAIR

(Printed Name)

874 Campbell Rd

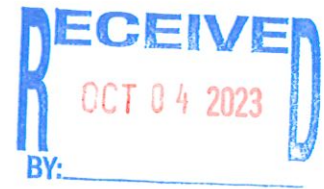
(Address Line 1)

Saugatuck, MI 49453

(Address Line 2)

10-13-23

(Date)



Dear Planning Commission,

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Sincerely,

Susan Criezis

(Signature)

SUSAN CRIEZIS

(Printed Name)

53 LAKE SHORE DRIVE

(Address Line 1)

DOUGLAS, MI 49406

(Address Line 2)

OCT. 3, 2023

(Date)

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Sincerely,

Julie C. Baker (signature)

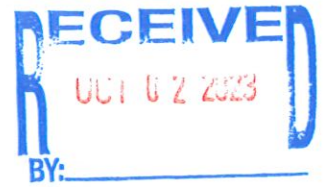
JULIE C. BAKER (printed name)

383 Lakeshore Dr - Douglas Ave (address)

150 Laurel Oak St. Louis Ave (address)

9-24-23 (date)





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Sincerely,

Andrew Plummer

(Signature)

Andrew Plummer

(Printed Name)

82 Ellis

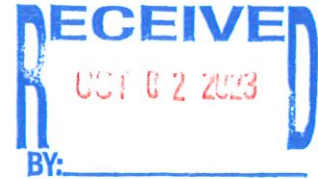
(Address Line 1)

Douglas MI 49406

(Address Line 2)

9/3/23

(Date)



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Sincerely,

Kathryn J. Brigham

(Signature)

Kathryn J. Brigham

(Printed Name)

393 Fremont St

(Address Line 1)

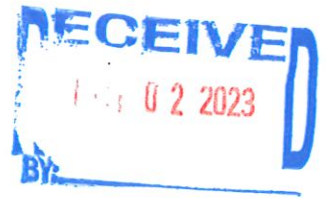
Douglas, MI 49406

(Address Line 2)

9-2-23

(Date)





Dear Planning Commission,

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Sincerely,

Richard D. Brigham, Jr.  
Richard D. Brigham, Jr.  
393 Freemont St.  
Douglas MI 49406  
9-2-23

(Signature)

(Printed Name)

(Address Line 1)

(Address Line 2)

(Date)