CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 07-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP TO REZONEAN UNADDRESSED PARCEL GENERALLY LOCATED ON CENTER STREET, WEST OF FERRY STREET, WITH THE PERMANENT PARCEL NUMBER 03-59-830-000-02, ALLEGAN COUNTY, MICHIGAN FROM R-1 PUD TO R-1, RESIDENTIAL DISTRICT, PER ARTICLE 28 OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE

PREAMBLE

WHEREAS, the City of the Village of Douglas received an application from Douglas Property Dev, LLC, to rezone the 46-acre unaddressed parcel (PPN 03-59-830-000-02) ("the Property"), generally located on Center Street, just west of Ferry Street, from its current zoning in the R-1 Planned Unit Development (PUD) district to R-1, Residential District; and

WHEREAS, the proposed rezoning is associated with an amendment to the existing Westshore Planned Unit Development (PUD) to remove the Property from the PUD; and

WHEREAS, pursuant to Article 28 of the City of the Village of Douglas Zoning Ordinance, as amended (the "Zoning Ordinance") an pplication to rezone shall constitute a petition to amend the Official Zoning Map of the City of the Village of Douglas. (the "Zoning Map").

WHEREAS, pursuant to and in compliance with the Michigan Zoning Enabling Act (Act 110 of 2006, as amended), a public hearing of the Planning Commission was properly noticed and was conducted concerning the application to rezone the Property on October 8, 2026; and

WHEREAS, the Planning Commission forwarded a favorable recommendation to the Douglas City Council on the request to rezone the Property from R-1 PUD to R-1, Residential District.

THE CITY OF THE VILLAGE OF DOUGLAS ORDAINS:

The City of the Village of Douglas Zoning Ordinance, adopted in 2009, as amended, is hereby further amended as follows:

Section 1: Rezone. Unaddressed parcel (PPN 03-59-830-000-02), as legally described below, is rezoned from R-1 PUD, to R-1, Residential District:

Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, and part of Lot 8 of Trumbull's Addition to the Village of Douglas, as recorded in Liber 3 of Plats, Page 6, City of Douglas, Allegan County, Michigan, described as:

Commencing at the East 1/4 corner of said Section; thence N90°00'00"W 450.00 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N90°00'00"W 555.80 feet along said East-West 1/4 line; thence N00°27'10"E 140.00 feet to Reference Point A; thence N00°27'10"E 17 feet, more or less, to the centerline of a drain; thence Northwesterly and Southwesterly 577 feet, more or less, along said centerline to a line bearing N00°00'00"E from Reference Point B, said Reference Point B being N72°47'35"W 170.00 feet, N51°10'45"W 175.00 feet and S56°26'58"W 182.38 feet from Reference Point A; thence S00°00'00"W 7 feet, more or less, to said Reference Point B; thence S00°00'00"W 199.20 feet; thence N90°00'00"W 150.38 feet along the East-West 1/4 line of said Section; thence N00°27'10"E 686.05 feet; thence S89°41'57"W 1004.98 feet (the previous two courses being along the boundary and boundary extended of West Shore Woods Condominiums, Allegan County Records) to the North-South 1/4 line of said Section; thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane Condominiums, Allegan County Records; thence N00°17'10"E 597.78 feet; thence N89°23'53"W 266.04 feet to the Easterly line of Lot 8, Trumbull's Addition to the Village of Douglas, Allegan County Records; thence N63°36'10"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N26°11'58"E 20.00 feet along the Westerly line of said Lot 8 also being the Southeast line of Lakeshore Drive; thence S63°36'10"E 112.61 feet; thence S89°23'53"E 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 1155.39 feet along the boundary of McVea Plat, Allegan County Records; thence S02°23'54"E 275.19 feet; thence S49°30'10"E 268.35 feet; thence N84°48'49"E 418.89 feet; thence S75°00'51"E 149.85 feet; thence S20°43'28"E 155.47 feet; thence S38°02'56"E 305.04 feet; thence S03°04'08"E 228.39 feet (the previous three courses being along the centerline of the Drainage Easement, recorded in Liber 3051, Page 506, Allegan County Records); thence S65°57'24"E 133.18 feet; thence S00°21'57"W 200.00 feet parallel with the East line of said Section; thence N90°00'00"W 117.00 feet parallel with the East-West 1/4 line of said Section; thence S00°21'57"W 150.00 feet to the Point of Beginning. Contains 46 acres more or less. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 131st Avenue over the most Southerly 33 feet thereof.

Section 2: Repeal. To the extent only that this rezoning of the Property is in conflict or inconsistent with the Zoning Ordinance and/or the Zoning Map, the conflicting or inconsistent, provisions of the Zoning Ordinance and/or Zoning Map, as applicable, are repealed.

Section 3: Effective Date. Within fifteen (15) days following the adoption of this Ordinance, a summary of this Ordinance shall be published in a newspaper of general circulation in the City. This Ordinance shall take effect seven (7) days after said publication under the provisions of the Michigan Zoning Enabling Act (Act 110 of 2006, as amended), except as may be extended under the provisions of such Act.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED THIS _____ DAY OF_____ 2026

_____ _____
_____, Mayor _____, City Clerk

Ordinance Adoption Date: _____ (to be published within 15 days of adoption)

Ordinance Effective Date: _____ (7 days after publication)

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, _____in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: _____
Laura Kasper, City Clerk