CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 06-2026

AMENDMENT TO ORDINANCE NO. 03-2012

AN ORDINANCE TO AMEND THE WESTSHORE PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO ARTICLE 27 OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE

PREAMBLE

WHEREAS, the Council (the "Council") of the City of the Village of Douglas (the "City") previously adopted Ordinance 03-2012 in order to establish pursuant to Article 27 of the City Zoning Ordinance the Westshore Planned Unit Development (the "Westshore PUD"), to consist of approximately 78 acres of land to be developed with residential condominiums, private roads, utilities, designated open space, and pedestrian pathways; and

WHEREAS, the Council concurrently has adopted Ordinance 04-2026 to provide for the removal from the Westshore PUD approximately 46 acres of undeveloped property, PPN 03-59-830-000-02, identified on the approved Westshore PUD Final Plan as the Western Development Area. ("Western Development Area"); and

WHEREAS, Ordinance 04-2026 by its terms adopts this amendment to Ordinance 03-2012.

THE CITY OF THE VILLAGE OF DOUGLAS ORDAINS:

Zoning Ordinance is amended as follows:

Section 1: Amendment to Westshore Planned Unit Development.

The Westshore Planned Unit Development (PUD), originally approved in 2012, is hereby amended to remove approximately 46 acres of property from the existing PUD boundaries, reducing the overall PUD area from approximately 78 acres to approximately 32 acres, as identified on Exhibit A.

Section 2. Open Space. The 65% open space requirement of Ordinance 03-2012 is reduced to 42%, or approximately 13.47 acres, of open space within the Westshore PUD

Section 3. Perimeter Buffer. The 25-foot perimeter buffer described in Zoning Ordinance section 27.04 19) shall not be required by Ordinance 03-2012 along the boundaries of the reduced Westshore PUD adjacent to the rear property lines of existing residential units accessed on Golf View Drive (units 17 – 19) and Center Street (units 20 and 21), as shown on Exhibit A.

Section 4. Interior Trail Easements. The responsibility in perpetuity for the maintenance of the following interior trail easements located within the Western Development Area shall remain the responsibility of the owner(s) of title to the land, and their successors and assigns,

> Interior Trail Easement (Easement 7), recorded as Document 2025000496 at Liber 5003, Page 818, Allegan County Records; and
> Trail Connector Non-Exclusive Non-Motorized Easement Agreement (Trail 7-B), recorded as Document 2025000497 at Liber 5003, Page 828, Allegan County Records; and
> Trail Connector Non-Exclusive, Non-Motorized Easement Agreement (Trail 7-C), recorded as Document 2025000498 at Liber 5003, Page 837, Allegan County Records.

Upon any future transfer of title to the Western Development Area, the transferor, including the applicant herein, shall obtain and furnish to the City an acknowledgment of the foregoing in form and substance reasonably satisfactory to the City Attorney.

Any provision of Ordinance 03-2012, and any requirement of the Zoning Ordinance, that is inconsistent or conflicts with this Amendment to Ordinance 03-2012, is hereby repealed to the extent of any such conflict or inconsistency.

Section 6: Effective Date. Within fifteen (15) days following the adoption of Ordinance 04-2026, a summary of this Ordinance shall be published in a newspaper of general circulation in the City. This Amendment to Ordinance 03-2026 shall take effect seven (7) days after said publication under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

AMENDMENT TO ORDINANCE 03-2012 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)

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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