

**PLANNING COMMISSION
CITY OF THE VILLAGE OF DOUGLAS
CITY HALL - 86 W. CENTER STREET, DOUGLAS, MI**

**SPECIAL MEETING
WEDNESDAY, JUNE 24, 2020 – 7:00 P.M.**

MINUTES

A. Call to Order Chair Pattison called the meeting at 7:00 PM. Motion by Kenny, supported by Stewart, to adopt the remote meeting special procedures as read by Pattison. Motion approved by unanimous voice vote.

B. Roll Call: – Present: Buszka, Pattison, Heneghan, Seabert, McWebb, Kenny, Stewart
Absent – None
Also Present – City Planner, Nick Wikar

1. Kenny, supported by Heneghan, made a motion to approve the Special Planning Commission Agenda for June 24, 2020 as amended by including the site plan review to the PUD plan for Center Park Place. Motion approved by unanimous voice vote.
2. Kenny, supported by Stewart, made a motion to approve the minutes for March 11, 2020 as presented. Motion approved by unanimous voice vote.

C. Public Comment:

Dave Burdick, 385 Fremont – Dave thanked the developers for affordable housing and voiced concerns regarding the Tannery Creek development.
Ronna Alexander, 265 Water St – Opposed to the Tannery Creek PUD.

D. Communications: Written communications were read with the correlating new business.

E. New Business:

1. Nomination of Officers:

(Planning Commission Bylaws, Article 4, Section 1)

- a. Chairman – Kenny volunteered to be Chairman.
- b. Vice Chairman – Stewart volunteered to be Vice Chairman.
- c. Secretary – Commissioners would like to leave it vacant at this time.

2. Election of Officers:

(Planning Commission Bylaws, Article 5)

- a. Chairman – Buszka, supported by Stewart, made a motion to appoint Kenny as Chairman of the Planning Commission. Motion approved by unanimous roll call vote.
- b. Vice Chairman – Kenny, supported by Pattison, made a motion to appoint Stewart as Vice-Chairman of the Planning Commission. Motion approved by unanimous roll call vote.

- c. Secretary – Kenny, supported by Heneghan, made a motion to leave the Secretary position open for the Planning Commission. Motion approved by unanimous roll call vote.

3. Special Land Use / Site Plan Review, 26 Hamilton – Seabert, supported by Buszka, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Jeff Klemm, is requesting approval for a special land use and site plan for an addition of a 3,600 sq ft unit located to the east side of the existing unit. The new addition will be for professional services for a construction consulting business with no living space. Ryan Ysseldyke, from Holland Engineering, stated that the addition will be to the rear with a secondary driveway. Screening is proposed on the rear property line. Parking is proposed as two indoor parking spots since the business is not expected to generate a lot of traffic. Steve Price, from McShane & Bowie Law Firm, stated that the preexisting building is conforming, and the preexisting use is non-conforming that is grand fathered in. The addition is a separate building being constructed against the first building and complies with all zoning and set back requirements as is the intended use.

Commissioners had several concerns/questions that the applicant was unable to answer at this time. Commissioners will gather their questions and email them to Wikar to be forwarded to Klem to be addresses at the next meeting. Wikar expressed concerns about meeting the public hearing deadlines for the July 8th meeting. Seabert, supported by Pattison, made a motion to continue the public hearing on July 8th. Motion approved by unanimous voice vote.

4. Final PUD Plan (Amendment) – Center Park Place (Fremont Street Condominiums) PUD, 423 Center Street / 424 Fremont Street – Pattison, supported by McWebb, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Rob Joon, is requesting final approval for an amended PUD established in 2000.

The proposed is an expansion to building B (units 6-9) on Fremont St. Units are currently 2 bedrooms and 1 bath and will be expanded by an additional bedroom and bath.

Commissioners concerns included the 2 parking spaces in the right-of-way on Fremont St. and the required 24ft of driveway space from building C (garage units G-1 through G-9) to building B (units 6-9).

Seabert, supported by Buszka, made a motion to close the public hearing. Motion approved by unanimous voice vote.

Pattison, supported by Stewart, made a motion to approve the final PUD plan with the addition of greenspace approximately the size of 10’x18’ by removing existing pavement adjacent to the road in the public right-of-way on Center Street and Fremont Street, located at the NW and SW corners of the development and follows the originally approved PUD site plans. Two parking spaces will likely be lost. Additionally, to grant a waiver of the 24ft required space between building C and B. Motion approved by unanimous roll call vote.

5. Advisory Public Hearing – Proposed “Tannery Creek” PUD, 64 Wiley Road -

Seabert, supported by Buszka, made a motion to open the public hearing. Motion approved by unanimous voice vote. Wikar gave a summary of section 27.05 on PUD regulation in the zoning ordinance, sub section C, optional advisory public hearing.

Applicant, Dave Schermer, is requesting public feed back on the proposed “Tannery Creek” PUD at 64 Wiley Rd. The proposed is a high-density development with affordable housing on 19.77 acres. Schermers objective is to understand density and create affordable

housing. Rick Pulaski, Project Manager with Nederveld & Associates, stated that tonight's meeting is 40% proposal and 60% feedback. Pulaski referenced the Master Plan regarding Douglas facilitating the development of a diversity of housing types to meet the needs of current and projected future populations. Their objective is to ensure that owner-occupied and rental housing is available and affordable in new master planned development project, encourage housing communities for "aging in place" and housing communities that are LGBTQ+ friendly featuring a range of lifestyle amenities, and to ensure housing stock is inclusive of all age groups and attractive to the younger demographic. The Master Plan calls for compact residential which is classified as 8 developed units per acres. Desired building types include single family detached housing, two-unit housing, courtyard housing, townhouses, and apartment housing. Their intent is to address the need for walkable, mixed density, and mixed income neighborhoods in close proximity to the existing commercial corridor. Tannery Creek will offer 120 units, 1,300-1,400 sq ft in size. Schermer presented an attainability and affordability analysis and estimated the mortgage payment of each unit to be \$1,500 per month.

Commissioners like the financial report with the proposal and asked about amenities, how they will control short term rentals, and safety regarding the Wiley Rd. entrance. Schermer stated for amenities they will provide sidewalks for walkability, gathering areas with pond views, a grilling area, water elements, and a courtyard to name a few. Schermer stated they could put in the homeowner's association bylaws that a one-year lease is required for rentals. Commissioners liked the concept but were still concerned about the price point comparing it to Summer Grove buyers that are mostly second homeowners. Schermer suggested a focus group in Douglas to address these concerns. Commissioners would like to see a traffic study done and will give a list of questions/concerns to Nick for the applicant to review. Wikar would like to see a map or site plan divided by use with some rental units worked into it.

Public Comments:

John Rice – 294 Water St. Submitted a written statement stating he is strongly opposed to the zoning change.

Chris Johnson – 416 Water St. Chris understands that this is just a start and is supportive of affordable housing. He stated he would like to see the trees preserved and that the applicant take into consideration the character of the Douglas neighborhoods. Enjoyed the presentation.

Tracy Shafroth – 271 Water St. Tracy was very active when the Furrows development was proposed. She is extremely concerned about safety and how the new density, approximately 200-250 cars with multiple trips, will impact Water St. and Wiley Rd. She stated in its current condition it is already unsafe to walk or bike on and only thinks it will become more dangerous with all the new traffic. Supportive of affordable housing but is opposed to this development.

Missy Rininger – 274 Water St. Missy is concerned with the safety on Wiley Rd. on the hill where the entrance will be located. She stated she likes her peace and quiet and does not think it is a good fit for this location. She is opposed to this development.

Dave Burdick – 385 Fremont St. Dave was concerned for safety on Water St. and Wiley Rd. stating that they are both very busy roads. He suggested the developers stick with the process and work through the concerns regarding safety.

Greg Plowe – 325 Water St. Greg is concerned with safety and speeding regarding the sheer number of vehicles that would increase on Wiley Rd. He was concerned about safety on Water St. where it crosses over the bridge and Wiley Rd with the steep drop.

Fred Royce – 144 Lakeshore Dr. Fred suggested doing a study on how to make Water St. safe.

Pattison, supported by Buszka, made a motion to close the public hearing. Motion approved by unanimous voice vote.

6. Advisory Public Hearing – Proposed “West Center” PUD, 324 W. Center Street -

Seabert, supported by Kenny, made a motion to open the public hearing. Motion approved by unanimous voice vote.

Applicant, Kerr Real Estate, is requesting public feedback on the proposed “West Center” PUD at 324 W Center St. Kelly Kuipers, Project Manager with Nederveld & Associates, along with Alec Kerr, Kerr Real Estate, Doug Damstra, 42 North Custom Homes, Bill Underdown, Century 21 Affiliated, John Blair, r2 Design Group is the team behind this project. The proposed development is a multi-use PUD on 9.5 acres and will include commercial use fronting along Center St. such as retail, office, restaurant, and/or personal services with condominiums above the commercial use. The development will also include cottages, attached single family residential, and standalone condominiums. The proposed development has approximately 4 acres of green space for many uses, a pool, a playground, and numerous sidewalks to invite pedestrians into the development. Developers see this project being built in phases with the commercial building being developed first. Alec Kerr stated their will be established uses for each style of unit. Doug Damstra stated that a housing study that was done showed a majority of those looking for homes is the single young professionals, young couples, or friends that chose to cohabitate.

Commissioners did not like the angled parking on Center St. and were concerned with the character of the commercial units and would like to see them look similar to downtown. They are concerned about short term rentals and suggested no less than a one-year lease for rentals. The bike path was also a concern. Kenny stated that it seems like a lot of commercial space when we still have vacancies for commercial units around Douglas. He would like to see more outdoor seating and was concerned about the traffic that the pool would draw and whether it would be open to public or just private. McWebb suggested checking out 2 locations in Grand Rapids that he thinks the development should follow.

Public Comments:

Dean & Kathy Johnson – 314 Fremont. Submitted a written statement stating they are against the plans as they stand.

Kimberly Vivian – 337 Center St. Submitted a written statement stating that she is not against the development of the property but is concerned about the overall size and scope of the project. She stated that there are numerous empty spaces already and the need for more restaurants or retail space does not make sense to her.

Suzanne Dixon – 797 Center St. Suzanne suggested green space between the street and path as well as parking in back of commercial units instead of in front.

Tracy Shafroth – 271 Water St. Tracy suggested the use of permeable surfaces.

Fred Royce – 144 Lakeshore Dr. Fred asked if there are any other tenants besides Century 21 for the commercial units.

Heneghan, supported by Stewart, made a motion to close the public hearing. Motion approved by unanimous voice vote.

F. Old Business: None

G. Reports of Officers, Members, Committees: McWebb wanted to be transparent and stated that his brother works with Klem. Wikar will run this by the Clerk to see if this is a conflict of interest. Commissioners will submit all related questions and concerns to Wikar by Monday. Wikar thanked commissioners for their patience and support. Commissioners congratulated Wikar on a great job.

H. Public Comments:

Fred Royce – 144 Lakeshore Dr. Fred stated that Nick did a great job.

I. Adjournment – Motion by Pattison, supported by Seabert, to adjourn the Planning Commission meeting at 11:30 PM.

Respectfully Submitted by Jenny Pearson, Deputy Clerk