

**AGENDA**  
**THE CITY OF THE VILLAGE OF DOUGLAS**  
**WORKSHOP MEETING OF PLANNING COMMISSION**  
**DOUGLAS CITY HALL**  
**86 W. CENTER STREET, DOUGLAS, MI**  
**Wednesday, February 8, 2012, 6:00 P.M.**

**1. Call to Order**

**2. Roll Call**

**3. Agenda Changes/Additions/Deletions**

Motion to approve the Planning Commission Workshop Agenda of February 8, 2012 as presented (or as may be amended by the Planning Commission)

**4. Written Communications**

A. None received at time of distribution

**5. New Business**

A. Discussion of draft standards dealing with development in multi-family districts.

Agenda Items for 5A Include:

- i. Proposed draft zoning standards.
- ii. Staff memorandum dated February 01, 2012.

**6. Hear from the Audience** (Limit of 5 minutes for general comments)

**7. Commissioner Comments**

**8. Adjournment**

**Please Note:**

The City of the Village of Douglas is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Jean E. Neve, City Clerk (269-857-1438) promptly to allow the City of the Village of Douglas to make reasonable accommodations for those persons.

CITY OF THE VILLAGE OF DOUGLAS  
ALLEGAN COUNTY, MICHIGAN  
POSTED THIS 19<sup>th</sup> DAY OF March, 2009

**AGENDA**  
**THE CITY OF THE VILLAGE OF DOUGLAS**  
**PLANNING COMMISSION**  
**DOUGLAS CITY HALL**  
**86 W. CENTER STREET, DOUGLAS, MI**  
**Wednesday, February 8, 2012, 7:00 P.M.**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

Planning Commission Regular Meeting Minutes of January 11, 2012.

**4. Agenda Changes/Additions/Deletions**

Motion to approve the Planning Commission Agenda of February 8, 2012 as presented (or as may be amended by the Planning Commission)

**5. Written Communications**

- A.** Letter dated January 28, 2012 from Mr. Ross Hanley, 607 Campbell Road
- B.** Letter dated January 27, 2012 from Mr. Joe Franey, 31 Chestnut
- C.** Letter dated January 19, 2012 from Mr. Robert Pandel, 565 Campbell Road
- D.** Letter dated January 30, 2012 from Ms. Barbara Crandell, 252 Lakeshore Drive
- E.** Letter dated February 1, 2012 from Mr. Richard Bradley, 26 Wall Street
- F.**

**6. Unfinished Business:**

**A. West Shore Redevelopment Proposal**

- i.** Short Presentation from BDR & Nederveld
- ii.** Advisory Public Hearing.
  - 1) Declare Public Hearing open
  - 2) Public Comments (2 minutes per person)
  - 3) Declare Public Hearing closed
- iii.** Discussion of proposed Test Plan, as required within Section 27.04 of the City of Douglas Zoning Ordinance

Agenda Items Include:

- 1) Staff memo dated February 1, 2012
- 2) Revised Test Plan submitted by Nederveld & Associates and Douglas Property Development, LLC

Additional Items for discussion:

- 3) Baseline Environmental Assessment Summary submitted by BDR
- 4) Citizens Guide to DEQ regulations
- 5) Citizens Guide to EPA regulations

**7. New Business:**

- A. Application to amend the Zoning Ordinance** submitted by Kalamazoo Ferry Company and pertaining to the R-4 Harbor Residential District standards.

Agenda Items Include:

- 1) Application for rezoning
- 2) Proposed concept plan to construct a “Terminal Building” and restaurant upon existing docks upon the Tower Marine site and adjacent to the Union Street boat launch.
- 3) Staff memo outlining the process to amend the zoning ordinance and considerations before doing so.

- B. Application for Special Use:** Accessory Dwelling unit in the R-3 Neighborhood Conservation District, submitted by Mr. Alex Cseszar and pertaining to 3054 May Ave.

Agenda Items Include:

- 1) Staff memo dated February 1, 2012
- 2) Proposed site plan for 3054 May Ave
- 3) Proposed Building Plan for the accessory structure

**8. Hear from the Audience** (Limit of 5 minutes for general comments)

**9. Commissioner Comments**

**10. Staff Report:**

- A.** Medical Marihuana Draft Standards
- B.** Antique Pavilion Parking Plan submitted
- C.** Blue Star Highway Plan

**11. Adjournment**

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