



**Planning Commission Special Meeting
June 25, 2025 4:00pm
City Hall
102 Butler Street, Saugatuck, MI**

1. Call to Order/Roll Call:

2. Approval of Agenda: (Voice Vote)

3. Approval of Minutes: (Voice Vote)

4. Public Comments on Agenda Items: (Limit 3 minutes)

5. Old Business:

A. Master Plan – Continued Discussion

6. New Business:

7. Communication:

8. Reports of Officers and Committees:

9. Public Comment: (Limit 3 minutes)

10. Commissioner Comments:

11. Adjourn (Voice Vote)

NOTICE:

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:

**(312) 626-6799 -or-
(646) 518-9805**

Then enter "Meeting ID":
2698572603

Please send questions or comments
regarding meeting agenda items
prior to meeting to:

Luke@saugatuckcity.com

***Public Hearing Procedure**

- A. Hearing is called to order by the Chair
- B. Summary by the Zoning Administrator
- C. Presentation by the Applicant
- D. Public comment regarding the application

- 1) Participants shall identify themselves by name and address
- 2) Comments/Questions shall be addressed to the Chair
- 3) Comments/Questions shall be limited to **three** minutes
1. Supporting comments (audience and letters)
2. Opposing comments (audience and letters)
3. General comments (audience and letters)
4. Repeat comment opportunity (Supporting, Opposing, General)
- E. Public comment portion closed by the Chair
- F. Commission deliberation
- G. Commission action



Memorandum

To: City of Saugatuck Planning Commission
Date: June 14, 2025
From: David M. Jirousek, AICP
RE: Draft Community Survey Questions

Community Survey

Draft community survey questions have been developed for discussion. Please note that the intent is to seek input and feedback. The survey can be shorter or more comprehensive depending on your feedback. Topic areas are preliminary and are intended to provoke new questions and material specific to the community and your priorities. Please assess the appropriateness of the topic areas, the style of the question, and what may be missing or unnecessary.

Residency (same as for waterfront survey)

- Are you a full-time or part-time resident of the City of Saugatuck? (choose one)
 - Full-time/primary home resident
 - Part-time/second home
 - Not a resident
- If a full-time or part-time resident, where do you live? (choose one)
 - Downtown
 - On the "Hill"
 - North/east side of the river
 - Peninsula/west of the river
- If not a resident, are you: (choose one)
 - A resident of Douglas
 - A resident of Saugatuck Township
 - A resident outside of Saugatuck, Douglas, or Saugatuck Township but within Allegan County
 - A resident outside of Allegan County

Age (choose one)

- Under 14
- 15-18
- 19-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80 and over

Overall City Priorities and Values (order of importance or top 3)

- A vibrant, strong, and attractive downtown that maintains small-town charm
- Environmental sustainability and resiliency
- Safe and accessible sidewalks, crosswalks, and pathways for pedestrians and cyclists
- A welcoming and inclusive community
- Year-round, residential community
- Economic development, tourism, and support for local businesses
- Residential growth and development
- Community culture and arts

Priorities for the Tri-Communities Area (order of importance or top 3)

- Tourism
- Environmental sustainability and resiliency
- Regional pathways
- Economic development and job creation
- Growth and development
- Regional road network
- Affordable/workforce housing

Living in the City (for residents)

- What are your primary reasons for living in the City of Saugatuck? (rank or pick 3)
 - Safety
 - Small town character
 - Welcoming and inclusive community
 - Recreation
 - Rivers and Lake Michigan
 - Schools
 - Nature
 - Close to family
 - Close to work
 - Close to shopping and restaurants
 - Other: _____
- If you were to move elsewhere, what would be the main reason?
 - Employment opportunities
 - Lower cost of living (rent or mortgage)
 - Lower taxes
 - To meet the needs of an aging family (single-story, senior living, or condominium development)
 - Desire to live in a bigger city
 - Need for more living space
 - To have more access to goods and services (retail, services, healthcare, etc.)
 - Warmer climate
 - Desire for a more rural area, more property
 - To be closer to family
 - Preference for a different school district
 - To find a more recently built house
 - Other: _____

Parks

- How frequent do you use the following parks? (weekly, monthly, several times a year, rarely, never)
 - Oval Beach
 - Mt. Baldhead Park
 - Chain Ferry
 - Saugatuck Harbor Natural Area
 - Coghlin Park
 - Cook Park
 - John Woolam Trail
 - Village Square Park
 - Mildred Peterson Nature Preserve
 - Rose Garden
 - Wicks Park
- Are facility improvements needed? (yes/no, if yes, then what?)
 - Oval Beach
 - Mt. Baldhead Park
 - Chain Ferry
 - Saugatuck Harbor Natural area
 - Coghlin Park
 - Cook Park
 - John Woolam Trail
 - Village Square Park
 - Mildred Peterson Nature Preserve
 - Rose Garden
 - Wicks Park

Economic Development, Tourism, and Local Businesses (priority for each: high, medium, low):

- Supporting existing or new local businesses
- Focus on developing more arts and cultural attractions
- Fill vacant storefronts
- Façade improvements for commercial storefronts
- Redevelopment of aging buildings
- Redevelopment of parking lots
- Eco-tourism and recreation
- Availability of accommodations (hotels, inns, bed & breakfast, short-term rentals)
- Community festivals and events
- Outdoor dining along sidewalks and streets, such as café seating
- Ensure attractive and limited signage to preserve character

Mobility and Transportation

- Walking
 - Why do you walk in the City?
 - Exercise
 - Recreation
 - Commuting
 - Shopping
 - I don't walk in the City
 - Downtown
 - How often do you walk downtown? (weekly, monthly, several times a year, rarely, never)
 - Would you walk downtown more frequently with improved sidewalks and crosswalks? (yes/no)
 - Neighborhoods
 - How often do you walk in residential neighborhoods (weekly, monthly, several times a year, rarely, never)
 - Would you walk in residential neighborhoods more frequently with improved sidewalks, crosswalks, and pathways? (yes/no)

- Biking
 - Why do you ride a bike in the City?
 - Exercise
 - Recreation
 - Commuting
 - Shopping
 - I don't ride a bike in the City
 - Downtown
 - How often do you ride a bike downtown (weekly, monthly, several times a year, rarely, never)
 - Would you ride a bike downtown more frequently with improved street markings, safety signage, or pathways? (yes/no)
 - Neighborhoods
 - How often do you ride a bike in residential neighborhoods (weekly, monthly, several times a year, rarely, never)
 - Would you ride a bike in residential neighborhoods more frequently with improved street markings, safety signage, or pathways? (yes/no)
- General
 - Is the downtown area safe and convenient for the mobility of disabled individuals? (agree, neither agree or disagree, disagree)
 - Options for public transit (buses, trolleys, etc.) should be expanded (agree, neither agree or disagree, disagree)
 - Where is improved pedestrian connectivity needed (open-ended or options provided)
 - Where can crosswalks be improved (open-ended or options provided)
 - Where can intersections be improved with signals, lighting, signage, etc. (open-ended or options provided)
- Parking (agree, neither agree or disagree, disagree)
 - Parking is convenient and available when I need it
 - Improved signage and identification of parking areas are needed
 - On-street parking, such as parallel and angled spaces, is convenient when I need it
 - There is a sufficient number of off-street parking lots downtown

- The City should invest in (agree, neither agree or disagree, disagree):
 - On-street bike lanes
 - Street improvements
 - On-street painted bike lanes
 - Sidewalk extensions and improvements
 - On-street parking (angled or parallel)
 - Multi-use pathways for walking, biking, running, scooters, roller skates/blades, etc.
 - Off-street parking lots

Housing (agree, neither agree or disagree, disagree)

- Preserving existing neighborhood character should be a priority
- The design of new homes should be limited to match the scale of existing homes in the vicinity
- It should be easier to rent an accessory dwelling unit (long-term- 30 days+)
- The City should investigate strategies for more affordable workforce housing
- Options for “aging in place” should be explored
- Recent housing development fits the character of the neighborhood
- Townhomes and row houses are appropriate in neighborhoods if designed to fit the scale and character
- Small apartment buildings are appropriate in neighborhoods if designed to fit the scale and character
- Upper-floor apartments are appropriate in the downtown area

Environment (agree, neither agree or disagree, disagree)

- The existing tree canopy should be preserved and new street trees planted
- Right-of-way (between sidewalks and streets), yards, parks, and green spaces should be used for rain gardens and natural stormwater treatment
- Increased protection of dunes is needed
- Light fixtures should be Dark Sky Friendly

Downtown

- What are the most desirable commercial land uses? (rank)
 - Restaurants
 - Taverns, wineries, breweries
 - Offices and services
 - Retail stores
 - Galleries
- Recently constructed commercial buildings and recently renovated buildings fit the character of the downtown area and commercial district (agree, neither agree or disagree, disagree)

Accommodations (agree, neither agree or disagree, disagree)

- Caps on short-term rentals have been effective in preserving residential character
- Bed and breakfast inns should be allowed in
 - All residential areas
 - Downtown and transitional residential areas near downtown
- Boutique inns are appropriate in transitional areas near downtown

Other (agree, neither agree or disagree, disagree)

- Backyard chickens should be allowed
- Other special topics?

City Identity

- Logo and signs (agree, neither agree or disagree, disagree)
 - The City logo is representative of the community
 - Wayfinding signs are attractive and conveniently placed throughout the community
 - Gateway signs are attractive and representative of the community
 - Interpretative historic signs are representative of our history and culture
- What else is important to consider about the City's identity? (open-ended)

City Services (excellent, good, average, poor, very poor, unknown)

- Law enforcement services
- Code enforcement
- Fire department
- Snow removal
- Park maintenance
- Curbside trash/recycling
- Street maintenance
- Bulky item and yard waste pickup
- Administration (management, planning/zoning, finance, assessing, building)
- Overall quality of City services

Community Outreach and Information (agree, neither agree or disagree, disagree)

- The City's website is easy and convenient to use for accessing information
- The City has an active and informative presence on social media
- Meetings are accessible and convenient to attend in person
- Meetings are accessible and convenient to attend online through Zoom virtual meetings
- I can find the information I need by calling or emailing City Hall
- I feel well-informed about community issues, events, and programs
- I can find the information I need from other community sources (social media, church, school, homeowners association, etc.)
- Best ways to receive community information (select all that apply)
 - Newsletter
 - Newspaper
 - Text message
 - Email
 - Social media
 - Website

General Concluding Questions (open-ended)

- What are the best things about living, working, and playing in the City of Saugatuck?
- What improvements are needed to improve the City of Saugatuck?
- What else would you like to tell us?