# CITY COUNCIL MEETING AGENDA
## May 26, 2026

The meeting will start at 6:30 p.m.
*This is an in-person meeting at Saugatuck City Hall*
*102 Butler St, Saugatuck, MI 49453.*
*The meeting will also be available live, virtually on Zoom.*

**NOTICE:**
Join online by visiting:
https://us06web.zoom.us/j/2698572603?omn=81005446109

Join by phone by dialing:
**(312) 626-6799 -or-**
**(646) 558-8656**

Then enter "Meeting ID":
**2698572603**

Please send questions or comments regarding meeting agenda items prior to meeting to:
rcummins@saugatuckcity.com

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or jwolters@saugatuckcity.com for further information.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Mayor's Comments**
5. **City Manager Comments**
6. **Agenda Changes** *(Additions/Deletions)*
7. **Guest Speakers**
8. **Public Comment on Agenda Items Only** *(Limit 3 minutes)*
9. **Consent Agenda:** *(Roll Call)*
   - **A.** Approval of City Council Workshop Minutes – May 20, 2026. ***Pg.3***
   - **B.** Palette Sign Banner – Town Crier Race. ***Pg.5***
10. **Approval of Accounts Payable:**
    - **A.** Accounts payable in the amount of $194,447.43. ***Pg.7*** *(Roll Call)*
11. **Public Hearings**
12. **Unfinished Business**
13. **New Business:**
    - **A.** Ordinance No.260526-A - To Amend the Zoning Ordinance and Zoning Map of the City of Saugatuck by Approving a Planned Unit Development Overlay and Associated Plan for 640 Water Street. ***Pg.9*** *(Roll Call)*

**B.** Fire Department Budget for Fiscal Year 2026-2027. ***Pg.57*** *(Roll Call)*

**14. Staff Reports, Boards, Commissions & Committees:**

**A. Staff Report:** ***Pg.75***

**1.** City Manager

**B. Boards, Commissions & Committees:**

**1.** Fire District Administration Board
**2.** Interurban Board
**3.** Kalamazoo Lake Sewer & Water Authority
**4.** Kalamazoo Lake Harbor Authority
**5.** Zoning Board of Appeals
**6.** Historic District Commission
**7.** Planning Commission
**8.** Parks & Public Works Committee
**9.** Tri-Community Non-Motorized Trail Study Committee
**10.** Water System Operations Contract Advisory Committee
**11.** Logo and Branding Advisory Committee
**12.** Parking Improvements Task Force

**15. Public Comments**

**16. Correspondence**:

**17. Council Comments**

**18. Adjourn** *(Voice Vote)*

**CITY COUNCIL WORKSHOP MEETING MINUTES**
**May 20, 2026**
The City Council met for a Workshop Meeting at 4:00 p.m.
City Hall
102 Butler St., Saugatuck, MI 49453.

**Call to Order:**
The meeting was called to order by Mayor Anderson at 4:00 p.m.

**Attendance:**
Present: Mayor Anderson, Mayor Pro Tem Clark and Councilmembers, Gardner and Peterson.
Absent: Dean, Muncey, Stanton.

*Motion by Clark, second by Peterson to excuse councilmembers Dean, Stanton and Muncey. Via roll call vote, motion carried 4-0.*

Others Present: City Manager Cummins, Attorney Witte, Zoning Director Moore, Treasurer Bredeweg, and Clerk Wolters.

**Agenda Changes:**

*Motion by Clark, second by Peterson to remove item C, Mr. Tringali and Mr. Madhava regarding 534 St. Joseph Street to a future workshop session. Via roll call vote, motion carried 4-0.*

**Public Comment on Agenda Items Only:** None.

**Approval of Minutes:**
Regular City Council Meeting Minutes – May 11, 2026:

*Motion by Clark, second by Peterson to approve the regular city council meeting minutes from May 11, 2026. Via roll call vote, motion carried 4-0.*

**Guest Speaker:** None.

**Discussion Items:**
Easement Agreement and Ordinance to Amend Zoning Ordinance and Zoning Map for a Planned Unit Development Overlay and Associated Plan for 640 Water Street:
During the discussion on the 640 Water Street PUD, Zoning Director Moore explained that the project had received a conditional recommendation from the Planning Commission, largely centered on allowing some zoning flexibility—particularly setbacks—in exchange for public benefits such as maintaining a public access easement along the waterfront. Council members sought clarification on why a PUD was necessary and what standard zoning would not. Councilmember Gardner confirmed that the Planning Commission's approval was conditional on council approval of the PUD, and Mayor Pro-Tem Clark asked procedural questions about ensuring the public access easement is legally secured

as part of council's approval. Council discussion also noted that the property owner had been responsive to Planning Commission concerns about waterfront access and building design, working to better align the project with surrounding structures while preserving views and public access to the water.

Consumers Energy Request for Easement:
The council held an extended discussion on Consumers Energy's request for an easement to bury electrical lines along Perryman and into the Oval Beach area. City Manager Cummins outlined that Consumers could already bury lines within the existing right-of-way under the franchise ordinance, but was seeking additional easement area on city-owned land north of Perryman and near the beach. He explained that the initial easement language was very broad, granting Consumers wide discretion over tree removal, prohibiting future tree planting, and heavily restricting the city's ability to build or make improvements in the easement area. Concerns were raised about long-term limitations on road widening, pedestrian safety improvements, and future fiber optic installation. Councilmembers noted that the easement appeared to benefit Consumers more than the city and could significantly tie the city's hands on future projects such as paths, boardwalks, or other improvements along the north side of Perryman—seen as the natural corridor for safe access to the beach. While some members acknowledged potential benefits such as reduced outages and lower fire risk from buried lines, they felt those advantages did not justify the scope of control Consumers is seeking. The council's consensus was not to support the easement under the current or only mildly revised terms. Cummins indicated he would relay that council members are not interested in the easement as proposed, and the group agreed that no formal vote was necessary at this time.

**Public Comments:** None.

**Council Comments:**
Councilmember Peterson noted the beautiful weather and expressed her excitement that the city is moving one step closer to summer.

Councilmember Gardner highlighted that it was a significant day in town because the ferry had been put in the water, chained in place, and appeared ready for operation. He remarked that the ferry looked freshly painted and "beautiful" as it was launched at the Spear Street boat launch that morning.

Councilmember Clark wished everyone a happy Memorial Day weekend and encouraged residents to enjoy the holiday.

Mayor Anderson reminded everyone of the Memorial Day parade on May 25th and city council meeting on May 26th.

**Adjournment:**
*Motion by* Gardner, *second by Clark to adjourn the meeting. Upon voice vote, motion carried 4-0. Mayor Anderson adjourned the meeting at 4:24 p.m.*

Respectfully Submitted

_____
Jamie Wolters, City Clerk

DRAFT

City Council Agenda Item Report

**FROM:** Jamie Wolters, City Clerk

**MEETING DATE:** May 26, 2026

**SUBJECT:** Temporary Banner Sign

**DESCRIPTION:**

The Town Crier Race is requesting approval for the installation of a banner sign on the palette sign. While the Special Event Application was approved at your May 11 meeting, the request for the banner installation was inadvertently omitted from the original application materials.

The banner sign meets the temporary sign ordinance requirements:

154.30 (C) (3) The banner shall be displayed for no more than three 14-day periods between January 1 and December 31 of any year;

154.30 (H) allows the City Council to waive any of the requirements the temporary sign regulations subject to the following:

(1) The sign does not create a traffic vision obstruction;
(2) The sign does not create a pedestrian traffic obstruction;
(3) The sign is compatible with the surroundings and is not uniquely out of character for the community; and
(4) The sign does not create a situation which could be detrimental to health, safety, or welfare.

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**LEGAL REVIEW:**

Legal will be at your meeting if you have any questions.

**SAMPLE MOTION:**

Motion to approve the town crier temporary banner sign on the palette sign to be place June 7th through June 20th .

# Right of Way Sign Application

**APPLICANTS INFORMATION** **APPLICATION NUMBER** ____ - ____

Name Town Crier Race Address / PO Box PO Box 1040

City Douglas State MI Zip 49406 Phone [redacted]

E-Mail [redacted]

Signature [redacted] Date 05/11/2026

**SIGN DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

Type: Number of Yard Signs ____ Number of Banners 1 Banner

Dates to be displayed June 7 - June 20, 2026

Further Comments:
Banner is 12' W x 4' H - banner is being provided by the Saugatuck/Douglas CVB

Banner will be put out by City of Saugatuck on the Gateway Sign on the corner of Blue Star Hwy & Lake St

**PLEASE INCLUDE THE FOLLOWING INFORMATION**

**Pursuant to Section 150.30, please attach the following supporting documents when applying for sign approval**

| Y | N | NA | |
|---|---|---|---|
| ☐ | ☐ | ☑ | Dimensions and type of each proposed sign |
| ☐ | ☐ | ☐ | Map showing the location of each sign See notes above |
| ☐ | ☐ | ☐ | Explanation of how each sign will be attached and secured - city of Saugatuck will be placing on Gateway sign for us. |

**Pursuant to Section 150.30(H), please to the following questions:**

| | | | |
|---|---|---|---|
| ☐ | ☑ | ☐ | Will the signs create a traffic vision obstruction? |
| ☐ | ☑ | ☐ | Will the signs create a pedestrian traffic obstruction? |
| ☐ | ☑ | ☐ | Are the signs compatible with the surroundings and is not uniquely out of character for the community? and |
| ☐ | ☑ | ☐ | Do the signs create a situation which could be detrimental to health, safety, or welfare? |

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF SAUGATUCK
EXP CHECK RUN DATES 07/01/2025 - 05/29/2026
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN



| Vendor Name | Description | Amount |
|---|---|---|
| 1. A1 ASPHALT INC | | |
| | ASPHALT REPAIRS | 57,212.00 |
| 2. ACTION INDUSTRIAL SUPPLY CO | | |
| | UNIFORMS & SAFETY EQUIPMENT - GIBSON | 156.79 |
| 3. ALLEGAN COUNTY SHERIFF | | |
| | APR '26 CORRECTIONS SERVICES | 256.00 |
| | APR '26 SHERIFF CONTRACT | 37,469.98 |
| | TOTAL | 37,725.98 |
| 4. AMERICAN LEGAL PUBLISHING CORP. | | |
| | INTERNET RENEWAL | 550.00 |
| 5. BRIAN STEPHENS | | |
| | REFUND ROW PERMIT FEE | 150.00 |
| 6. CAPITAL ONE | | |
| | APR '26 STATEMENT BALANCE | 75.26 |
| 7. COMCAST | | |
| | 04/28 - 05/27 INTERNET SERVICE | 237.90 |
| 8. FAHEY SCHULTZ BURZYCH RHODES | | |
| | APR '26 GENERAL | 4,835.50 |
| | APR '26 ZONING | 4,390.50 |
| | APR '26 CITY COUNCIL | 2,023.50 |
| | APR '26 MANAGER | 1,020.00 |
| | APR '26 DUNE RIDGE V (ORIGINAL ACTION) | 7,332.92 |
| | APR '26 2023 STR LEGAL ISSUES/TASK FORCE | 1,026.00 |
| | APR '26 WATER AND SEWER | 142.50 |
| | APR '26 LIDGARD V CITY OF SAUGATUCK ET AL (25- | 102.06 |
| | TOTAL | 20,872.98 |
| 9. FIRST BANK CARD | | |
| | 03/27 - 04/24 STATEMENT BALANCE | 994.84 |
| | 03/27 - 04/24 STATEMENT BALANCE | 4,387.74 |
| | TOTAL | 5,382.58 |
| 10. FLEIS & VANDENBRINK ENGINEERING INC | | |
| | 04/05 - 05/02 ENGINEERING FEES - GEN CONSULT | 4,389.17 |
| | 04/05 - 05/02 ENGINEERING FEES - GEN CONSULT | 12,884.34 |
| | 04/05 - 05/02 ENGINEERING FEES - MT. BALDHEAD | 1,200.00 |
| | TOTAL | 18,473.51 |
| 11. FRONTIER | | |
| | 03/20 - 04/19 SERVICE - OVAL BEACH | 134.47 |
| 12. HORIZON COMMUNITY PLANNER | | |
| | PLANNING AND HDC SERVICES | 4,865.00 |
| 13. INTERNAL SOUND & COMMUNICATIONS | | |
| | DPW PHONE LINE - DPW SUPERINTENDENT | 296.99 |
| 14. LAKESHORE OUTDOORS LLC | | |
| | SCREENED TOPSOIL | 176.00 |
| 15. LANDSCAPE DESIGN SERVICES INC | | |
| | APR '26 ROSE GARDEN MAINTENANCE | 530.00 |
| 16. MC NALLY ELEVATOR COMPANY INC | | |
| | ELEVATOR SERVICE | 21,423.90 |
| 17. MERCHANTS BANCARD NETWORK | | |
| | APR '26 CC PROCESSING - PLANNING AND ZONING AN | 583.92 |
| 18. MICHIGAN GAS UTILITIES | | |
| | 03/25 - 04/26 SERVICE - 3338 BLUE STAR | 230.52 |
| | 03/24 - 04/26 SERVICE - 345 BUTLER | 94.23 |
| | 03/24 - 04/26 SERVICE - 102 BUTLER | 88.93 |
| | TOTAL | 413.68 |
| 19. NET2PHONE INC | | |

| Vendor Name | Description | Amount |
|---|---|---|
| | MAY '26 PHONE SERVICE | 261.26 |
| 20. PLUMBER'S PORTABLE TOILET SERVICE | | |
| | PORTABLE TOILETS - CULVER LOT | 73.75 |
| | PORTABLE TOILETS - OVAL BEACH | 253.75 |
| | TOTAL | 327.50 |
| 21. REPUBLIC SERVICES | | |
| | MAY '26 DISPOSAL AND PICKUP SERVICE - BLUE STA | 480.00 |
| | ANNUAL JUNK WEEK | 420.93 |
| | TOTAL | 900.93 |
| 22. SAUGATUCK FIRE | | |
| | RENTAL HOME INSPECTIONS | 8,000.00 |
| 23. SHORELINE TECHNOLOGY SOLUTIONS | | |
| | NEW COMPUTERS - CITY MANAGER AND ASSESSOR | 3,578.98 |
| 24. SISTERS IN INK | | |
| | DPW PRINTED/EMBROIDERED CLOTHING | 62.66 |
| 25. SPRING BROOK SUPPLY | | |
| | PARTS | 1,633.99 |
| 26. STANDARD INSURANCE COMPANY | | |
| | JUN '26 INSURANCE | 546.25 |
| 27. STREAMLINE DESIGN.COM LLC | | |
| | SOCIAL DISTRICT BOUNDARIES | 838.50 |
| | ALUMINUM SIGNS - PARK ENTRANCE FEE | 88.12 |
| | TOTAL | 926.62 |
| 28. UNEMA PLUMBING & EXCAVATING | | |
| | REPLACE 1" FEBCO PVB - WILLOW PARK | 398.41 |
| 29. VALLEY CITY LINEN INC | | |
| | SHOP TOWELS | 79.68 |
| 30. WALKER CONSULTANTS INC | | |
| | PARKING STUDY | 7,917.50 |
| 31. WYOMING ASPHALT PAVING CO | | |
| | INFRA RED TOP | 552.69 |
| TOTAL - ALL VENDORS | | 194,447.43 |

**FUND TOTALS:**

| | |
|---|---|
| Fund 101 - GENERAL FUND | 135,988.02 |
| Fund 202 - MAJOR STREETS | 11,746.45 |
| Fund 203 - LOCAL STREETS | 46,378.06 |
| Fund 661 - MOTOR POOL FUND | 334.90 |

**MEMORANDUM**

**TO:** City Council
City of Saugatuck

**FROM:** Grayson Moore
Director of Planning/Zoning

**DATE:** May 26, 2026

**RE:** Planned Unit Development Request, AMK Holdings LLC: 640 Water Street

**REQUEST:** The applicant requests approval of a Planned Unit Development (PUD) ordinance and associated conceptual development plan for the property located at 640 Water Street. The request includes adoption of the PUD zoning designation and amendment of the official zoning map for the subject property.

**BACKGROUND:** The subject property is located within the C-2 Downtown Waterfront Preservation District and is currently occupied by an existing one-story commercial structure proposed for demolition. The applicant proposes redevelopment of the property with a mixed-use building containing commercial space on the first floor and residential units above intended for short term rental use.

The Planning Commission conducted a public hearing on March 19, 2026 and subsequently recommended approval of the Planned Unit Development application and associated ordinance to the City Council.

The City Council conducted a public hearing on March 23, 2026 in accordance with the requirements of §§ 154.110 through 154.118 of the Zoning Ordinance.

**REVIEW:** Pursuant to § 154.117(G)(7), the City Council is responsible for making a final determination on the Planned Unit Development following review of:

- The site plan;
- The recommendation of the Planning Commission;
- Reports and recommendations from the Zoning Administrator;
- Comments from city consultants; and
- Comments from reviewing agencies.

The proposed development generally advances the intent of the C-2 Downtown Waterfront Preservation District by promoting redevelopment within the downtown waterfront area, maintaining pedestrian orientation, and encouraging mixed-use development.

The submitted plans have been revised throughout the review process in response to comments from staff, the Historic District Commission, the Planning Commission, and the City's consulting engineer.

The proposed structure is identified on the submitted plans as a 2.5-story building. The "third-floor" area is substantially contained within the roof form and includes open-to-below areas consistent with the ordinance definition of a half-story. Based on the submitted elevations and floor plans, the proposal appears to comply with the district maximum of 2.5 stories. The submitted elevations also indicate a maximum peak building height of 32 feet, which is consistent with the maximum height permitted within the district. Final verification of all height measurements and building code requirements will occur during the construction permitting process.

Additional compliance review associated with utilities, stormwater management, engineering requirements, and construction details will occur during subsequent permitting.

**RECOMMENDATION:** The Planning Commission and Historic District Commission both recommended approval of the proposed plans following their respective reviews.

Staff recommends approval of the Planned Unit Development ordinance, conceptual PUD plan, and zoning map amendment, subject to the conditions listed below.

Sample motions are provided below:

> *I move to **approve** Planned Unit Development (PUD) Ordinance No. 260526-A, including the associated amendments to the City of Saugatuck Zoning Map, the conceptual PUD plan dated May 8, 2026 for the property located at 640 Water Street, and the easement agreement dated May 20, 2026.*
>
> *This approval is based on findings that the proposed PUD satisfies the intent and review standards of § 154.117 and all other applicable provisions of the Zoning Ordinance, as documented in the staff memorandum and Planning Commission recommendation, subject to the following conditions:*

- *Compliance with the City Engineer review letter dated February 5, 2026;*
- *Compliance with the zoning review comments dated May 20, 2026;*
- *Obtaining all required permits and approvals from applicable agencies; and*

- *Recording of the affidavit required pursuant to § 154.117(G)(9).*

**Or:**

*I move to **postpone** consideration of the Planned Unit Development (PUD) ordinance, conceptual PUD plan, and associated zoning map amendment for the property located at 640 Water Street to the City Council meeting of _____ to allow additional review and/or submission of additional information.*

Respectfully submitted,

Grayson Moore
_____
Director of Planning & Zoning

**CITY COUNCIL**
**CITY OF SAUGATUCK**
**ALLEGAN COUNTY, MICHIGAN**

**ORDINANCE NO. 260526-A**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF SAUGATUCK BY APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY AND ASSOCIATED PLAN FOR 640 WATER STREET**

Section 1. Amendment to Section 154.043 of the Zoning Ordinance. Subject to the terms and conditions of this Ordinance and the development plan ("Plan") associated with the Planned Unit Development ("PUD)" request submitted by Daniel Boggs (the "Applicant") on behalf of AMK Holdings, LLC, the City of Saugatuck Zoning Ordinance is hereby amended by an amendment of Section 154.043, the Zoning Map, to rezone the following land ("Subject Property") to PUD Overlay with the base zoning district remaining Downtown Waterfront Preservation District (DWP).

640 Water Street

(FROM COVENANT DEED LIBER 4875, PAGE 157 DOCUMENT NO. 2023010350, ALLEGAN COUNTY RECORDS)
LOT(S) 29, 30 AND NORTH ONE-HALF OF LOT 31 OF KALAMAZOO PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 111 OF DEEDS, PAGE 551 OF ALLEGAN COUNTY RECORDS.

Section 2. Terms and Conditions of the Planned Unit Development Overlay District. The rezoning of land to PUD Overlay and approval of the Plan submitted by the Applicant are expressly subject to the following terms and conditions:

A. Site Development. The development of the Subject Property shall comply in all respects with the Plan, last revised May 8, 2026 (Sheet A-1), except if amended in accordance with the City of Saugatuck Zoning Ordinance.

B. Land Use. The Plan includes construction of a two and a half (2.5) story mixed-use building oriented toward Water Street and the Kalamazoo River. The first floor includes one retail/commercial tenant space with a potential riverfront dining patio. The second floor includes three (3) dwelling units as upper-story residential use, intended for, but not limited to, short-term rental occupancy.

C. Building. The building will be no higher than (2.5) stories, 28 feet at the mid-roof, and 32 feet at the roof ridge. The building includes design and materials are subject to the approval granted by the Historic District Commission and consistent with sheets A-1 to A-5.

D. Parking and Mobility. The Plan includes three (3) off-street parking spaces accessible via an existing driveway along Water Street. Pedestrian circulation improvements include new concrete sidewalks, patios, and paved pedestrian areas. Vehicle and emergency access shall be accommodated by a single driveway to the proposed parking lot. All vehicular and pedestrian access easements shall be reviewed and approved by the City Attorney. After review, the City Attorney may require modification of the terms of the easements before the easements receive the required approval from the City Attorney.

E. Landscaping and Screening. The site shall incorporate 549 square feet of landscaped area within the lot lines. The plan includes new trees, shrubs, and perennial plantings along the Water Street frontage and river edge in accordance with the Plan. The dumpster shall be installed where shown on the Plan and fully screened with a six-foot (6') high enclosure in accordance with sheet A-1.1.

F. Stormwater and Utilities. Final stormwater management infrastructure and public water and sewer utility connection plans shall be submitted and approved by all applicable City departments and the City Engineer.

G. Fire Department Approval. The Applicant shall secure approval from the Saugatuck Township Fire Department prior to the issuance of a building permit.

H. Zoning Requirements. The development of the Subject Property shall comply with all requirements of the DWP zoning district and all other applicable requirements except as modified by this Ordinance. The following PUD modifications are approved in accordance with Section 154.113(E)(1) and (2):

1. The front setback, as measured from the Water Street right-of-way, is reduced from five (5) feet to zero (0) feet.
2. The waterfront setback, as measured from the waterfront, is reduced from 25 feet to 15 feet.
3. The parking lot setback, as measured from the Water Street right-of-way, is reduced from 20 feet to five (5) feet.

I. Waterfront Access.

1. The Plan includes a public waterfront walking path located within the waterfront yard area along the Kalamazoo River.
2. The waterfront path shall be no less than seven feet and eight inches (7'8") wide, and it is intended to allow pedestrians to traverse 100% of the waterfront yard width from one side to the other.
3. Legal access from the Water Street right-of-way to the waterfront walking path shall be established by an easement crossing the property located at 650 Water Street. The connecting path shall be concrete, decking, or another material along the south side of the building at 650 Water Street, then cross the parking lot to the waterfront walking path along the Subject Property.

4. A sign shall be located near the intersection of the connecting path and the Water Street right-of-way, indicating public access to the waterfront walking path. The sign design shall be consistent with any applicable City of Saugatuck wayfinding signage design guidelines.
5. The mechanism or legal instrument that memorializes public waterfront access shall be reviewed and approved by the City Attorney and City Manager. After review, the City Attorney may require modification of the terms of the legal instrument before the legal instrument receives the required approval from the City Attorney.

J. Historic District Committee Review. In accordance with City Code Section 154.03, the Applicant shall secure Historic District Committee (HDC) approval for the project before the demolition of the existing building, construction of the new building, and any other improvements that require review under this section. In the event that the HDC requires a change that is determined by the Zoning Administrator to be a minor or major amendment to the approved PUD materials, the Applicant shall be required to secure approval of the amendment prior to site development and construction of the new building.

K. Signage. The Applicant shall prepare and submit a detailed signage plan that depicts all signage proposed for the project. All proposed signage shall comply with applicable requirements of the Zoning Ordinance and City Code. All signs shall be subject to the approval of the Zoning Administrator. Approval of the PUD shall not constitute approval of any future site signage.

L. Phasing. The project shall be constructed in a single phase.

M. Application and Data Requirements. Prior to site development and issuance of a building permit, the Applicant shall provide the following for review and approval by the Zoning Administrator:

1. Legal Documentation of Single Ownership or Control. The documentation shall be in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained at public expense will continue to be operated and maintained by the developers, their successors, or other authorized entity;
2. Schedule. A specific schedule of the intended development and construction details, including the phasing or timing of all proposed improvements; and
3. Draft of Ownership and Governance Documents. These documents shall include the following:
    a. Deeds of ownership;
    b. Warranties guaranteeing ownership conveyed and described in the deeds;
    c. A list of covenants, conditions, and restrictions that are conditions of ownership upon the purchasers and owners in the planned unit development; and
    d. Association bylaws (for example, condominium or homeowner's association bylaws) which describe how the association is organized; the duties of the association to operate, manage, and maintain common elements of the planned unit development; and the duties of individual shareholders to manage and maintain their own units.

Section 3. Planned Unit Development Eligibility. The City Council determines that the Applicant has demonstrated that the project qualifies for PUD review and approval in accordance with Section 154.122 Eligibility:

A. Recognizable and Substantial Benefit. The project delivers a recognizable community benefit by redeveloping an aging waterfront site, consistent with the C-2 DWP District's intent, and by incorporating riverfront landscaping and a public walking path.

B. Minimum Area and Density. The parcel meets the minimum lot area required in the C-2 DWP District for the proposed uses, and the residential component (three upper-story dwelling units) is permitted in the district. The district does not establish a maximum density standard that the proposal would exceed.

C. Availability and Capacity of Public Services. The development will be served by existing public services and infrastructure, subject to review and approval by applicable City departments and outside agencies.

D. Compatibility with the Land Use Plan. The project is consistent with the City's Comprehensive Plan policies on downtown reinvestment, compatible mixed-use development, waterfront protection, preservation of river views, and high-quality waterfront design.

E. Compatibility with PUD Intent. The proposed redevelopment aligns with the intent of the PUD provisions by using design flexibility to address a constrained site while providing a higher-quality infill development that supports downtown activity and enhances the waterfront setting.

F. Economic Impact. The proposed commercial use and upper-story residential units are compatible with the downtown district and are not expected to impede surrounding properties or the continued use of nearby permitted uses.

G. Unified Control of Property. The development is proposed under single ownership and control, ensuring a single responsible party to implement the project in accordance with the approved PUD Plan.

H. Dedication of Utilities and Roads. No new public streets are proposed. Utility easements may be established if required during engineering review, but the project does not involve new roadway dedication.

Section 4. Project Design Standards. The City Council determines that the project design standards and requirements outlined in Section 154.113 Project Design Standards have been met by the Applicant:

A. Minimum Lot Area. The project is eligible for PUD review in the C-2 DWP District, which does not require a minimum acreage threshold for PUD consideration.

B. Compatibility with Adjacent Uses. The building height, scale, placement, and architectural materials are generally compatible with the downtown and waterfront context. The Plan includes screening and landscaping elements intended to buffer site features, including parking and service areas.

C. Permitted Uses. The proposed mix of uses (first-floor commercial/retail space and upper-story dwelling units) is allowed in the C-2 DWP District and may be authorized through the PUD approval.

D. Application Base Regulations. The Plan was reviewed against the underlying C-2 DWP District standards and applicable site development regulations. Where deviations are proposed (including reduced front, waterfront, and parking setbacks), they are addressed through the PUD modification process.

E. Regulatory Flexibility. The proposal includes requested modifications to dimensional standards (including reduced front, waterfront, and parking setbacks). The waterfront walkway component supports the flexibility provisions applicable in the C-2 DWP District by providing continuous traversable access along the waterfront yard area.

F. Permitted Mix of Uses. The project's commercial and residential components are designed to operate together and are not expected to cause nuisance impacts on surrounding properties, consistent with the district's mixed-use intent.

G. Open Space Requirements. While the C-2 DWP District does not impose a maximum lot coverage standard, the Plan provides usable, accessible open area through patios, porches, and the riverfront walkway, consistent with the district's open area requirements.

H. Frontage and Access. The Subject Property fronts on Water Street and provides access using the existing shared driveway arrangement. No additional drive openings are proposed beyond the current vehicle access point.

I. Utilities. Utilities are proposed to be underground where feasible and will be subject to review and approval through the City Engineer and utility service providers.

J. Privacy for Dwelling Units. Residential units are located on the second floor, with balconies and outdoor areas oriented toward the river and Water Street. The site design does not identify privacy conflicts that would prevent approval.

K. Emergency Access. Emergency vehicle access is shown on the Plan and remains subject to review and approval by the Saugatuck Township Fire Department.

L. Pedestrian and Vehicular Circulation. The Plan includes new sidewalks, patios, and paved areas. The waterfront pathway will be accessible to the public through an easement located at 650 Water Street.

M. Minimum Spacing. The development meets applicable spacing requirements through compliance with minimum side setbacks. Separation between off-site buildings shall adhere to applicable Building Code and Fire Code requirements.

N. Building Length. The proposed building length is within the maximum length standard for multiple-family buildings.

O. Sensitive Natural Features. The project maintains a 15-foot waterfront setback area and does not propose removing sensitive natural features. The river edge is buffered by landscaping and a setback space, as shown on the Plan.

P. Natural Vegetation Strip Along Streams. This standard is addressed through the C-2 DWP waterfront setback and proposed waterfront yard landscaping.

Q. Buffer Zone Along Property Lines. Given the downtown infill context and lot constraints, large perimeter buffer strips are neither proposed nor expected for this type of waterfront redevelopment.

R. Parking Areas. The parking area is small in scale and includes screening along the street frontage, which helps minimize visual impacts from paved areas.

S. Common Property. The Plan includes a waterfront pathway intended for public access. The applicant must ensure the pathway and access are maintained and preserved for public access through appropriate legal documentation, subject to City Attorney review and approval.

T. Easements Across Common Property. Where easements are necessary (including for the shared driveway and waterfront access), the applicant is expected to provide legal documentation to ensure long-term access and enforceability. All legal instruments, including those pertaining to the shared driveway and waterfront access, must be review and approved by the City Attorney. After review, the City Attorney may require modification of the terms of the legal instruments before the legal instruments receive the required approval from the City Attorney.

Section 5. Expiration. Construction must be initiated under a PUD approval within one (1) year from the date of the issuance of a zoning permit. Upon receipt of a written request for an extension from the Applicant, an extension of up to one (1) year may be granted by the Planning Commission if the Planning Commission feels the nature of the problems preventing project initiation is legitimate, and that the approved Plan adequately represents current conditions on and surrounding the Subject Property. If the project is not initiated within 24 months of the original

approval, the PUD is cancelled. Thereafter, the project may proceed only if it is approved after the entire PUD process is repeated, starting with a new application. In the event that an approved PUD Plan becomes null and void, the City shall initiate proceedings to amend the zoning classification of the Subject Property.

Section 6. Repeal. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 7. Severability. The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

Section 8. Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402

YEAS:_____
NAYS: _____

ABSENT/ABSTAIN:_____

ORDINANCE DECLARED ADOPTED.

_____
Holly Anderson
City of Saugatuck, Mayor

Jamie Wolters
City of Saugatuck, City Clerk

## CERTIFICATION

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on _____, _____ 2026, pursuant to the required statutory procedures.

2. A summary of the above ordinance was duly published in the _____ newspaper, a newspaper that circulates within the City of Saugatuck, on _____, 2026.

3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.

ATTESTED:

_____
Jamie Wolters
City of Saugatuck, Clerk

**EASEMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that AMK BLUEWATER LLC whose address is 6971 N. MAPLE RD, SALINE, MI 48176 (the "650 WATER OWNER") a limited liability company formed under the laws of the State of Michigan, and AMK HOLDINGS, LLC whose address is 6971 N. MAPLE RD, SALINE, MI 48176 (the "640 WATER OWNER") a limited liability company formed under the laws of the State of Michigan (640 WATER OWNER and 650 WATER OWNER are collectively the "Grantor"), does hereby convey, grant and release to the CITY OF SAUGATUCK whose address is 102 BUTLER STREET, SAUGATUCK, MI 49453, its successors and assigns (the "Grantee") (both "Grantor" and "Grantee" are collectively referred to as "the Parties"), the easements described herein for the following parcels of land situated in the CITY OF SAUGATUCK, in the County of Allegan, State of Michigan, which are herein identified as the 650 WATER PARCEL and the 640 WATER PARCEL, and legally described in the ATTACHED EXHIBIT 1 (both 650 WATER PARCEL and 640 WATER PACEL are collectively referred to as "the Property").

The easements areas are identified as the 650 WATER EASEMENT and the 640 WATER EASEMENT, and more specifically described in the ATTACHED EXHIBIT 1 for both Properties as the "Public Access Easement" ("Easement").

Recitals

A. Grantor limited liability companies are affiliated and 640 WATER OWNER desires to redevelop the 640 WATER PARCEL.

B. Grantee has identified that the proposed redevelopment of the 640 WATER PARCEL is likely to diminish the current availability of public waterfront access to the Kalamazoo River and Kalamazoo Lake (collectively the "Lake")

C. Grantee desires to acquire a public access easement preserving waterfront access to the Lake across the Property to ensure that public waterfront access is preserved and not diminished as a result of the redevelopment of the 640 WATER PARCEL.

Agreements

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

1. Easement. The easement areas conveyed herein are identified as the 650 WATER EASEMENT and the 640 WATER EASEMENT, and more specifically described for both Properties as the "Public Access Easement" in the ATTACHED EXHIBIT 1 ("Easement").

2. Consideration. Grantor conveys the Easement for One Dollar ($1.00) and the benefits to be derived from the City's approval of the Planned Unit Development for the 640 WATER PARCEL and other valuable consideration as set forth herein.

3. Conveyance of Easement. Grantor conveys a permanent easement and right of way in which to allow public access over, across and through the Easement for access to the Lake.

4. Use of Easement. The Easement is intended to be used by the Grantee and the public for the access to the Lake by pedestrian access only and no motor vehicles, wagons, golf carts, or other vehicles or apparatus with any type of motor, except for bicycles, electronically powered bicycles, power wheelchairs, and similar devices, including those as required by the Americans with Disabilities Act, shall be used on the Easement for access to the Lake without the express prior approval of the Grantor. Neither the Grantor nor the Grantee shall place, or permit to be placed, trees, major shrubbery, fences, buildings, structures or other construction of any kind or nature upon, over or under the Easement without the prior written consent of the other. Neither the Grantor nor the Grantee shall unreasonably withhold such consent. The Easement does not include and this agreement does not convey any right to construct, or place any boat dock, shore station, mooring buoys, or any other structure or apparatus along the edge of the Property.

5. Indemnities. The Grantor hereby agrees to save and hold Grantee harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any person which may arise out of any construction within or use of easement areas by the Grantor, its agents, employees, representatives, contractors, successors or assigns. The Grantee hereby agrees to save and hold Grantor harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any person which may arise out of any use of easement areas by the Grantee, its agents, employees, representatives, contractors, successors or assigns, or the public. Grantee shall provide liability insurance of the kind and amount which it carries for any other public areas within the City of Saugatuck for the Easement. Adding the Easement area to existing liability insurance policies shall be sufficient to satisfy the requirements of this provision.

6. Maintenance; Repairs. Grantor shall be responsible for the maintenance and repair of the Easement, including the costs of the maintenance and repair work and materials. However, if the Grantor and Grantee agree that the need for maintenance and repairs is caused by use of the Easement by Grantee, its agents, employees, representatives, contractors, successors or assigns, or the public, then the Grantee shall promptly reimburse Grantor for any maintenance or repairs which are occasioned by use of the Easement by Grantee, its agents,

employees, representatives, contractors, successors or assigns, or the public. If the Easement requires maintenance and repairs and the Grantee agrees that the Grantee is at least partially responsible for the costs of such maintenance and repairs under this provision, the Grantee shall be responsible for procuring the contractors or vendors to perform the work. No maintenance and repair work shall be performed on the Easement unless both the Grantee and Grantor agree on the scope of work and project plans, and such consent shall not be unreasonably withheld.

7. Non-Exclusive Easement. The Grantor reserves the right to grant to others additional easement rights, in the easement hereby being granted, for the installation and maintenance of gas, electric power, telephone structures and lines; said right being subject to approval set forth in paragraph 4 above. All such additional easements shall be subject to the prior rights of the Grantee and additional expenses incurred in the construction, maintenance, repair or replacing resulting from these additional easements and the presence of gas, electric or telephone structures and lines, shall be assumed by the Grantor or its successors or assigns.

8. Rules; Enforcement. Grantee may, at its discretion, apply such reasonable rules as may be established by the Parks and Recreation, or similar, Department, or by City Ordinance. As long as the Grantee agrees to any rules imposed by the Grantor, the Grantor may apply such reasonable rules for the Easement, provided they are no less restrictive than the rules set by the City of Saugatuck, and that they do not unreasonably interfere with the use of the Easement for access to the Lake. By way of example, without limitation, as long as the Grantee consents to such rules and regulations, the Grantor may prohibit smoking, weapons, pets, and other activities customary in building and land use rules. Grantor may enforce private property parking in compliance with Michigan law.

9. Enforcement. The Parties shall be entitled to enforce this Easement Agreement by bringing an action for specific performance in the Allegan County Circuit Court and shall be entitled to recover their costs and attorney fees for any action in which they are successful in obtaining enforcement of the Easement Agreement from the court.

10. Severability. If any term, covenant, or condition of this Agreement or the application of which to any party or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of the term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

11. Notice and Consent. Except as otherwise provided, all notices and consents required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

12. Time is of the essence. Time shall be of the essence in the performance and actions undertaken under this Agreement.

13. Exhibits. One exhibit is attached to and is a part of this Agreement:

    a. Exhibit 1—Legal description of the 640 WATER PARCEL and 650 WATER PARCEL and Legal Description and Survey of Public Access Easement Area.

14. Effective date. This Agreement shall be effective as of the date and time when the Parties sign this Agreement.

15. Binding Agreement; Assignment. This Agreement shall be binding on and for the benefit of the parties hereto, their heirs, representatives, successors and assigns and the obligations of the Grantor shall run with the land. The rights granted in this Agreement shall not be assigned by Grantee in whole or in part except with the prior written consent of the Grantor, which shall not be unreasonably withheld.

16. Entire agreement. This Agreement and all exhibits form the entire agreement between the parties regarding the subject matter of this Agreement and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.

WITNESSES:

_____

**640 WATER OWNER:**

By: _____

Its: _____

Date: _____

**650 WATER OWNER**

_____

By: _____

Its:_____

Date: _____

STATE OF MICHIGAN )
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ on behalf of _____.

_____
Notary Public
_____ County, _____
My commission expires: _____

WITNESSES:

**CITY OF SAUGATUCK:**

_____

By: _____

Its:_____Date:_____

By:_____

Its:_____Date:_____

STATE OF MICHIGAN )
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ on behalf of _____.

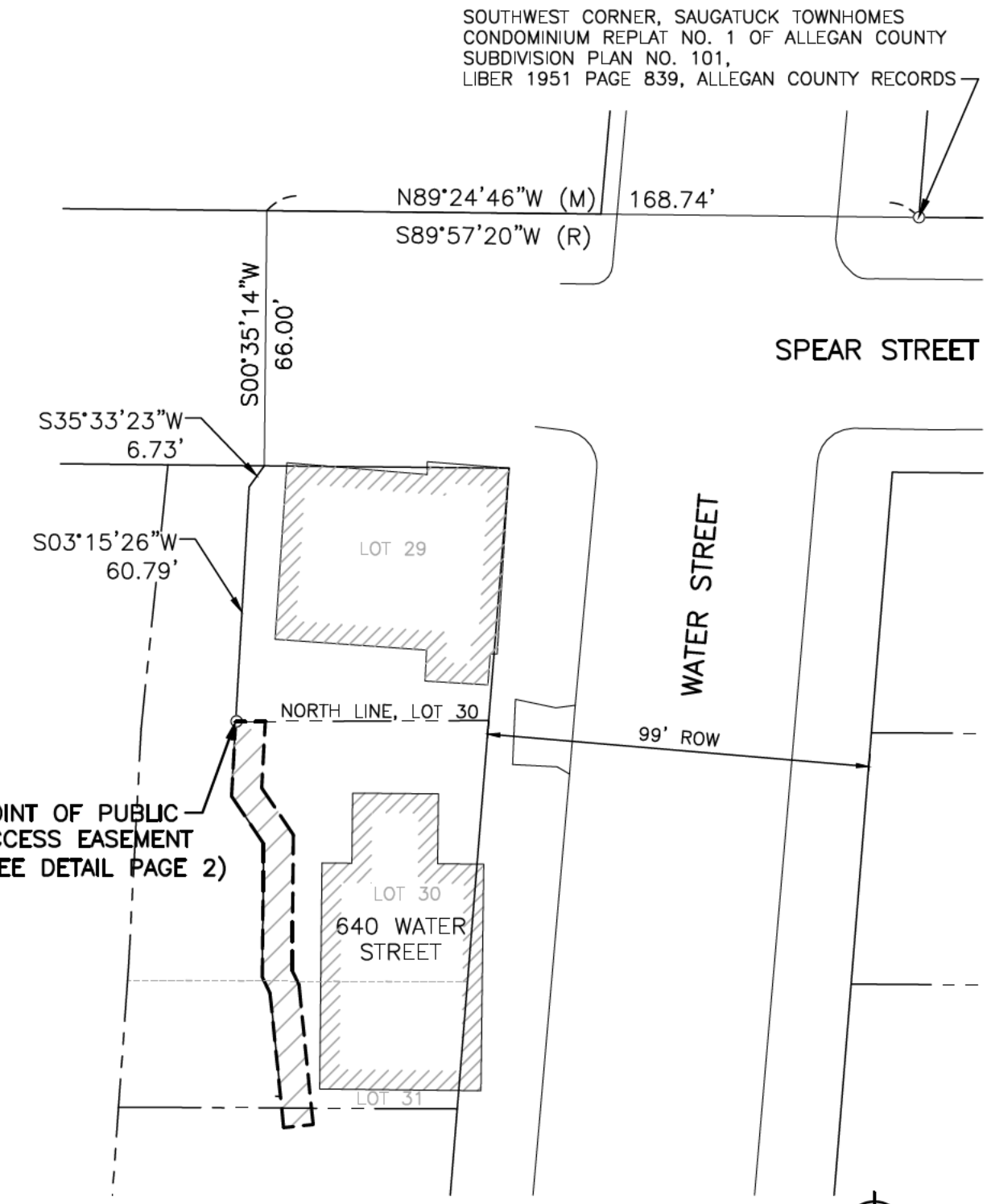
_____
Notary Public
_____ County, _____
My commission expires: _____

Prepared By:
Durellaw, PLC
Jonathan Durell (P78781)
644 Lovett Ave SE, Suite C
Grand Rapids, MI 49506

**Exhibit 1**

(Insert Legal Description of Property and Easement Area Exhibits)

# EXHIBIT 1
# PUBLIC ACCESS EASEMENT




BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED


FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE



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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_640 WATER.DWG LAYOUT: 640 WATER STREET DATE: 1/29/2026 TIME: 12:35:41 PM USER: MLNITENGALE


fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**640 Water Street**
Saugatuck, Michigan

Public Access Easement

01/29/2026

PROJECT NO.
2501331

1 of 2

# EXHIBIT 1
# PUBLIC ACCESS EASEMENT

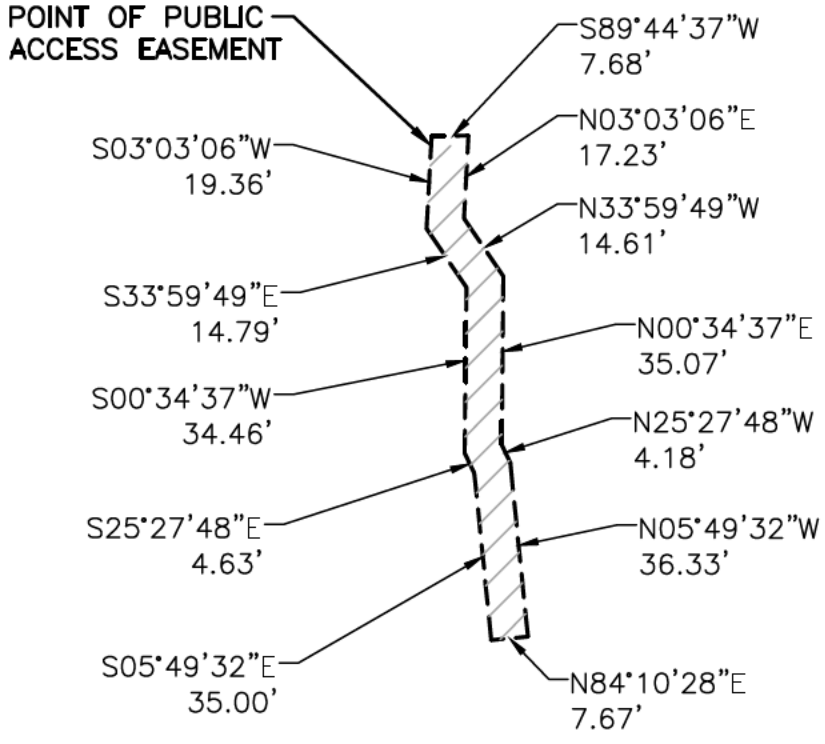
PROPERTY DESCRIPTION (FROM ALLEGAN COUNTY EQUALIZATION DEPARTMENT)

LOT 30 AND NORTH 1/2 LOT 31, KALAMAZOO PLAT, SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, ALLEGAN COUNTY, MICHIGAN.

PUBLIC ACCESS EASEMENT:

ALL THAT PART OF LOT 30 AND THE NORTH 1/2 OF LOT 31, KALAMAZOO PLAT, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAUGATUCK TOWNHOMES CONDOMINIUM, REPLAT NO. 1 OF ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 101, AS RECORDED IN LIBER 1951, PAGE 839, ALLEGAN COUNTY RECORDS; THENCE ALONG THE EXTENDED NORTH LINE OF SPEAR STREET (66–FOOT RIGHT–OF–WAY) NORTH 89°24'46" WEST (RECORDED IN SAID CONDOMINIUM AS SOUTH 89°57'20" WEST) 168.74 FEET; THENCE SOUTH 00°35'14" WEST 66.00 FEET TO THE SOUTH LINE OF SPEAR STREET AND AN EXISTING WALL; THENCE ALONG SAID WALL, SOUTH 35°33'23" WEST 6.73 FEET; THENCE CONTINUING ALONG SAID WALL, SOUTH 03°15'26" WEST 60.79 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF LOT 30 AT A CHISELED X ON TOP OF SAID WALL; THENCE ALONG SAID WALL THE FOLLOWING 5 COURSES: SOUTH 03°03'06" WEST 19.36 FEET; SOUTH 33°59'49" EAST 14.79 FEET; SOUTH 03°34'37" WEST 34.46 FEET; SOUTH 25°27'48" EAST 4.63 FEET; SOUTH 05°49'32" EAST 35.00 FEET; THENCE NORTH 84°10'28" EAST 7.67 FEET; THENCE NORTH 05°49'32" WEST 36.33 FEET; THENCE NORTH 25°27'48" WEST 4.18 FEET; THENCE NORTH 00°34'37" EAST 35.07 FEET; THENCE NORTH 33°59'49" WEST 14.61 FEET; THENCE NORTH 03°03'06" EAST 17.23 FEET TO THE NORTH LINE OF SAID LOT 30: THENCE ALONG SAID NORTH LINE, SOUTH 89°44'37" WEST 7.68 FEET TO THE POINT OF BEGINNING.




SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED


FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE



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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_640 WATER.DWG LAYOUT: 640 WATER STREET DATE: 1/29/2026 TIME: 12:35:54 PM USER: MLNITENGALE


fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**640 Water Street**
Saugatuck, Michigan

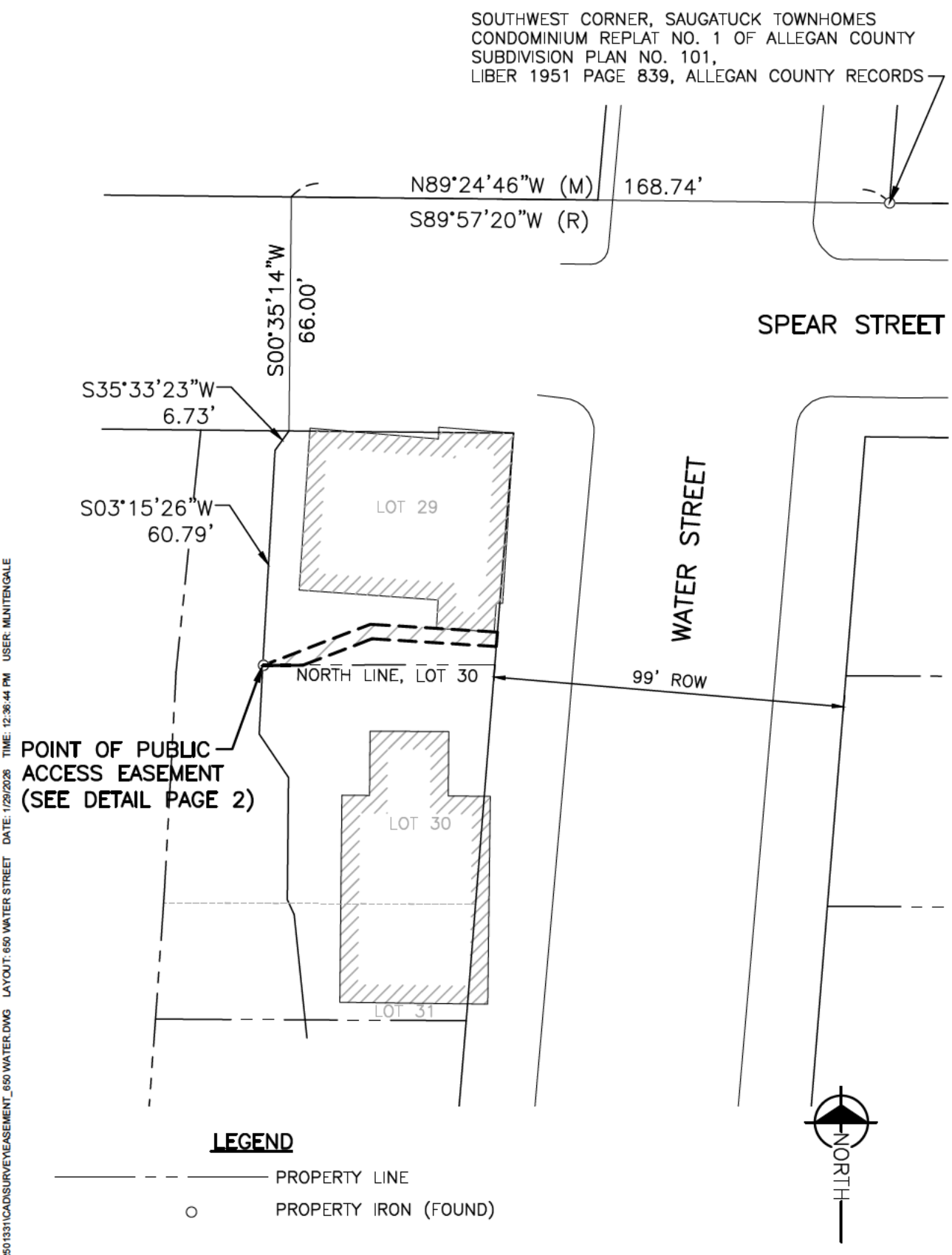
Public Access Easement

01/29/2026

PROJECT NO.
2501331

2 of 2

# EXHIBIT 1
# PUBLIC ACCESS EASEMENT




SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED


FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE



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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_650 WATER.DWG LAYOUT: 650 WATER STREET DATE: 1/29/2026 TIME: 12:36:44 PM USER: MLNITENGALE

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Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**650 Water Street**
Saugatuck, Michigan

Public Access Easement

01/29/2026

PROJECT NO.
2501331

1 of 2

# EXHIBIT 1
# PUBLIC ACCESS EASEMENT

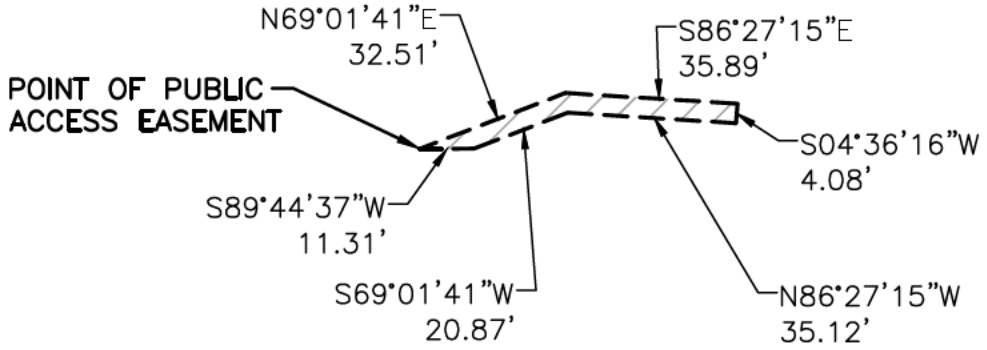
PROPERTY DESCRIPTION (FROM ALLEGAN COUNTY EQUALIZATION DEPARTMENT)

LOT 29, KALAMAZOO PLAT, SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, ALLEGAN COUNTY, MICHIGAN.

PUBLIC ACCESS EASEMENT:

ALL THAT PART OF LOT 29, KALAMAZOO PLAT, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAUGATUCK TOWNHOMES CONDOMINIUM, REPLAT NO. 1 OF ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 101, AS RECORDED IN LIBER 1951, PAGE 839, ALLEGAN COUNTY RECORDS; THENCE ALONG THE EXTENDED NORTH LINE OF SPEAR STREET (66–FOOT RIGHT–OF–WAY) NORTH 89°24'46" WEST (RECORDED IN SAID CONDOMINIUM AS SOUTH 89°57'20" WEST) 168.74 FEET; THENCE SOUTH 00°35'14" WEST 66.00 FEET TO THE SOUTH LINE OF SPEAR STREET AND AN EXISTING WALL; THENCE ALONG SAID WALL, SOUTH 35°33'23" WEST 6.73 FEET; THENCE CONTINUING ALONG SAID WALL, SOUTH 03°15'26" WEST 60.79 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LOT 29 AT A CHISELED X ON TOP OF SAID WALL; THENCE NORTH 69°01'41" EAST 32.51 FEET; THENCE SOUTH 86°27'15" EAST 35.89 FEET; THENCE SOUTH 04°36'16" WEST 4.08 FEET; THENCE NORTH 86°27'15" WEST 35.12 FEET; THENCE SOUTH 69°01'41" WEST 20.87 FEET TO THE SOUTH LINE OF SAID LOT 29; THENCE ALONG SAID SOUTH LINE, SOUTH 89°44'37" WEST 11.31 FEET TO THE POINT OF BEGINNING.







SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_650 WATER.DWG LAYOUT: 650 WATER STREET DATE: 1/29/2026 TIME: 12:36:59 PM USER: MLNITENGALE

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**650 Water Street**
Saugatuck, Michigan

**Public Access Easement**

01/29/2026

PROJECT NO.
2501331

2 of 2


10” WIDE
16”
TALL
PUBLIC
WATERFRONT
ACCESS

03-57-300-029-00
03-57-300-030-00

Allegan County MI Register of Deeds
Bob Genetski, Register of Deeds
Document # 2023010350
OPR LIBER 4872 PAGE 157
Recorded: 07/19/2023 09:34 AM

# COVENANT DEED

(Platted/Condominium)

**Drafted By:**
Kevin Schafer, Manager

**Return To:**
AMK Holdings, LLC

**Send Tax Bills To:**
AMK Holdings, LLC

Recording Fee: $30.00
File Number: 991185 KCM

State Transfer Tax: $
County Transfer Tax: $

Tax Parcel No.: 03-57-300-029-00, 03-57-300-030-00

THE CURRENT YEAR TAX WAS NOT AVAILABLE FOR EXAMINATION

PENDING RECEIPT OF DENIAL OF HOMESTEAD TAX EXEMPTION

**THIS CONVEYANCE** is made this July 14, 2023, **BETWEEN**
3520 36th Street Property, LLC, a Michigan limited liability company
whose address is 6300 Venture Hills Blvd SW, Byron Center, MI 49315, Grantor, grants and conveys,
AMK Holdings, LLC, a Michigan limited liability company
whose address is 6971 N Maple Rd, Saline, MI 48176, Grantee

The Grantor, for and in consideration of the sum of

Real Estate Transfer Tax Valuation Affidavit filed herewith

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of Saugatuck, County of Allegan, State of Michigan, to wit:

Lot(s) 29, 30 and the North one-half of Lot 31 of KALAMAZOO PLAT, according to the plat thereof recorded in Liber 111 of Deeds, Page 551 of Allegan County Records.

More commonly known as: **640 and 650 Water Street, Saugatuck, MI 49453**

RECEIVED
'23 JUL 18 PM 2:29

**Subject To:**
Existing building and use restrictions, easements of record, and zoning ordinances, if any.

*Together* with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title,

First American Title™
Tax Certification # 331018
Obtained from Allegan County Treasurer Prior to Recording

env

First American Title

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.

Dated this July 14, 2023.

*(**Attached to and becoming a part of Covenant Deed dated: July 14, 2023** between 3520 36th Street Property, LLC, a Michigan limited liability company, as Grantor(s) and AMK Holdings, LLC, a Michigan limited liability company, as Grantee(s).)*

**Seller(s):**

3520 36th Street Property, LLC, a Michigan limited liability company

By: _____
Name: Kevin Schafer
Title: Manager

State of Michigan
County of Kent

The foregoing instrument was acknowledged before me this July 14, 2023 by Kevin Schafer, Manager of 3520 36th Street Property, LLC, a Michigan limited liability company.

_____
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires: 1-20-2024

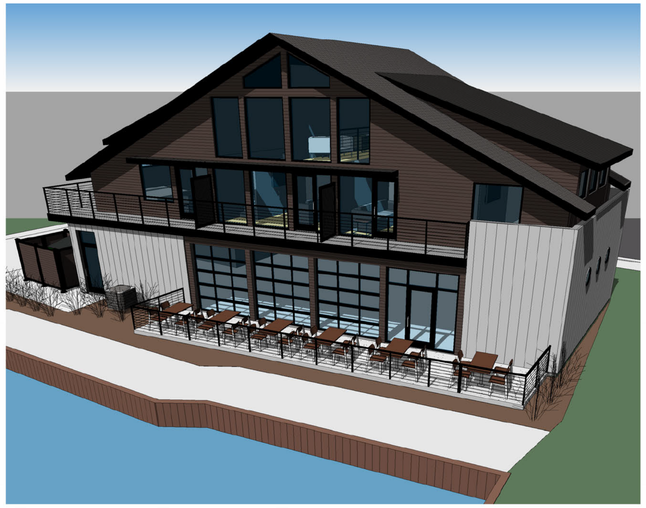
TAMI MCGILLEN NOTARY PUBLIC COUNTY OF KENT COMMISSION EXPIRES JAN. 20, 2024 ACTING IN THE COUNTY OF Kent STATE OF MICHIGAN

# AMK PROPERTIES - SAUGATUCK BUILDING

## 640 Water Street, Saugatuck, MI 49453



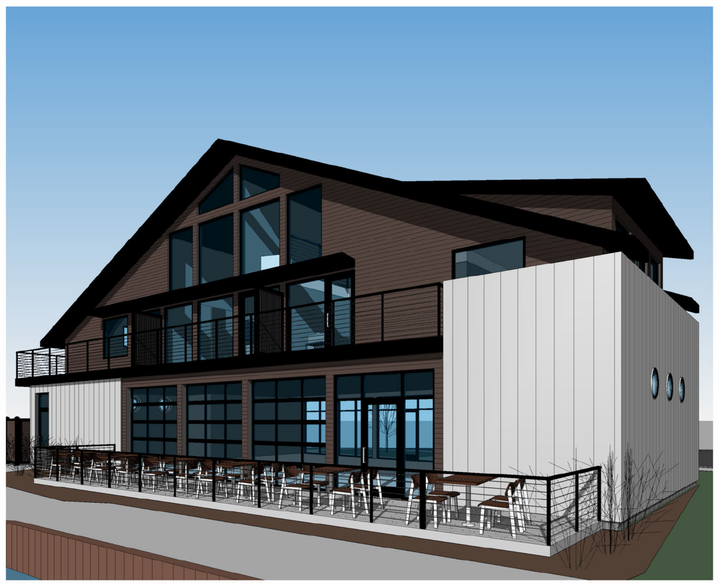
NORTHEAST ELEVATED PERSPECTIVE



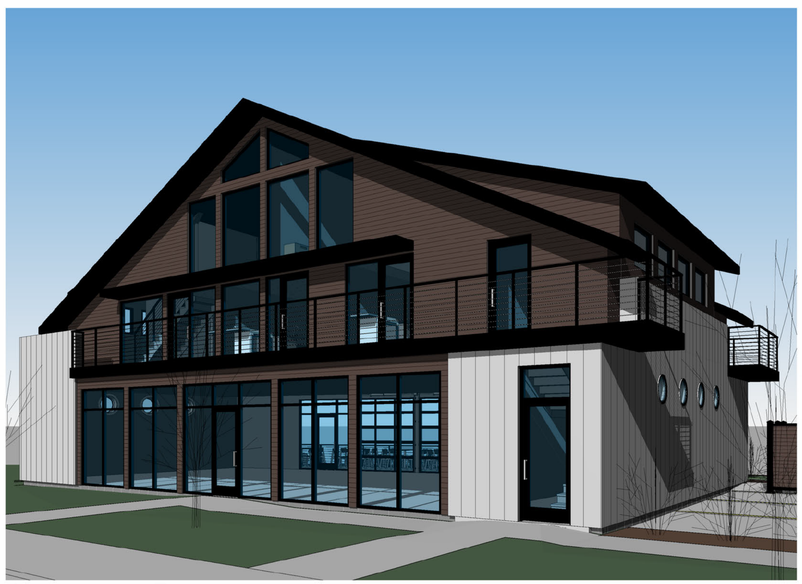
SOUTHWEST ELEVATED PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE




LOCATION MAP

### DRAWING INDEX

| DWG NO. | Drawing Title | Issuance | Date |
|---|---|---|---|
| GENERAL | | | |
| G-1 | Title Sheet | City Council Review | 05-08-26 |
| G-1.1 | Streetscape | HDC Submission 3 | 05-01-26 |
| G-1.2 | Concept | HDC Submission 3 | 05-01-26 |
| G-1.3 | Exterior Materials and Products | Revision | 05-08-26 |
| GENERAL: 4 | | | |
| CIVIL | | | |
| C-1 | Survey | Survey Issue | 10-21-25 |
| C101 | Grading Plan | PUD Submission | 11-18-25 |
| C202 | Utility and Stormwater Management Plan | PUD Submission | 11-18-25 |
| CIVIL: 3 | | | |
| LANDSCAPE | | | |
| L-1 | Landscape Plan | Revision | 04-29-26 |
| L-2 | Landscape Details | PUD Submission | 11-18-25 |
| LANDSCAPE: 2 | | | |
| DEMOLITION | | | |
| D-1 | Site Demolition Plan | PUD Submission | 11-18-25 |
| DEMOLITION: 1 | | | |
| ARCHITECTURAL | | | |
| A-0.1 | PUD Pre-Application | PUD Pre-Application | 09-23-25 |
| A-0.2 | PUD Pre-Application - Setbacks | HDC Submission 3 | 05-01-26 |
| A-1 | Site Plan | HDC Submission 3 | 05-01-26 |
| A-1.1 | Site Details | Revision | 05-08-26 |
| A-2 | Floor Plans | Revision | 04-29-26 |
| A-3 | Third Floor | Revision | 04-29-26 |
| A-4 | Exterior Elevations | Revision | 04-29-26 |
| A-5 | Exterior Elevations | Revision | 04-29-26 |
| ARCHITECTURAL: 8 | | | |
| TOTAL DRAWINGS: 18 | | | |


DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642


PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 10-22-25 | Client Review |
| 10-27-25 | Revision |
| 11-18-25 | PUD Submission |
| 02-04-26 | Client Review |
| 02-27-26 | HDC Submission 2 |
| 04-29-26 | Revision |
| 05-01-26 | HDC Submission 3 |
| 05-08-26 | Revision |
| 05-08-26 | City Council Review |

PROJECT NO:
2025.13

DRAWN BY:
DWB


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These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.


SHEET TITLE:
Title Sheet

SHEET NO:
G-1

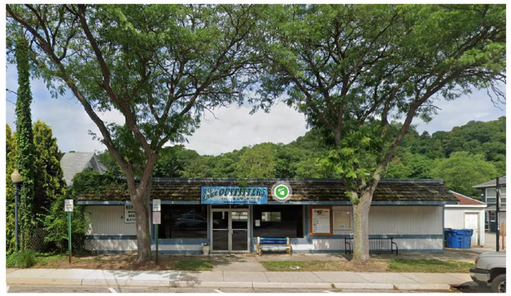


PHOTO OF EXISTING BUILDING TO BE DEMOLISHED



## East Streetscape



PHOTO OF EXISTING BUILDING TO BE DEMOLISHED ON RIVER SIDE



PHOTO OF 650 WATER STREET ON THE RIVER SIDE



PHOTO OF EXISTING RESIDENTIAL HOMES NORTH ACROSS STREET



PHOTO OF EXISTING BUILDING DIRECTLY ACROSS STREET



PHOTO OF EXISTING BUILDING ACROSS STREET TO THE E


DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642


PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 01-23-26 | HDC Preliminary Review |
| 02-04-26 | Client Review |
| 02-27-26 | HDC Submission 2 |
| 05-01-26 | HDC Submission 3 |

PROJECT NO:
2025.13

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DWB


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SHEET TITLE:
Streetscape

SHEET NO:
G-1.1



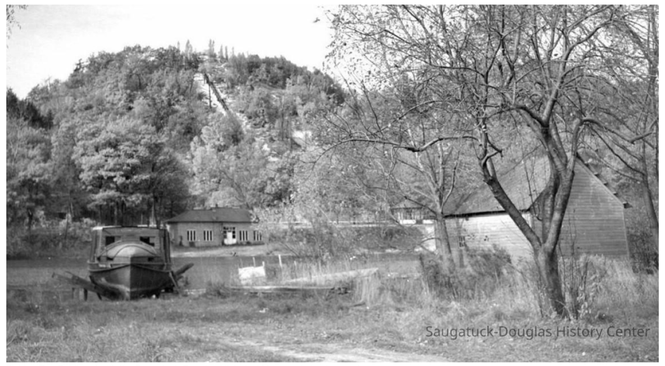
Wm Cary tug at Saugatuck fish docks.




Sewers's Joann fishing tug near present day Coghlin Park.




Fisher Boy tug.




Fishing Tug Baldhead with the Saugatuck-Douglas Historical Museum in background.



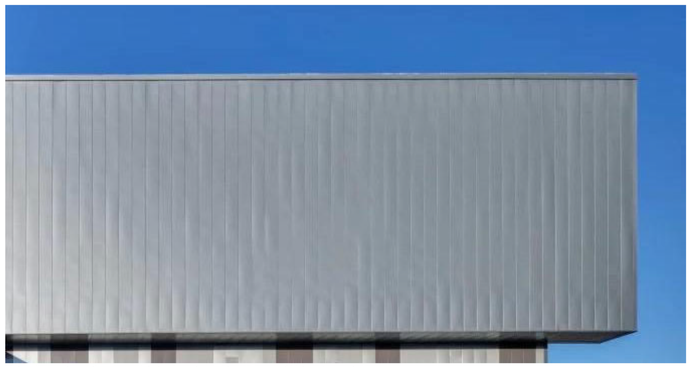

Color example of metal clad haul with wood cabin above.



Image of wood skeleton at bow of Evelyn S.



Wood siding to simulate wood clad boat cabin of historic fishing tug.



Metal siding with subtle reveal joints to simulate a metal clad haul of historic fishing tug.

DANIEL BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
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ISSUED:
02-04-26 Client Review
02-27-26 HDC Submission 2
05-01-26 HDC Submission 3

PROJECT NO:
2025.13

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SHEET TITLE:
Concept

SHEET NO:
G-1.2



Example image of roof shingles.

Manufacturer: Owens Corning
Model: Duration
Color: Onyx Black



Example image of standing seam metal roofing to be installed on dormer roofs.

Manufacturer: Pac-Clad
Model: Snap-Clad Panel 12" 24 ga
Color: Onyx (matte black)



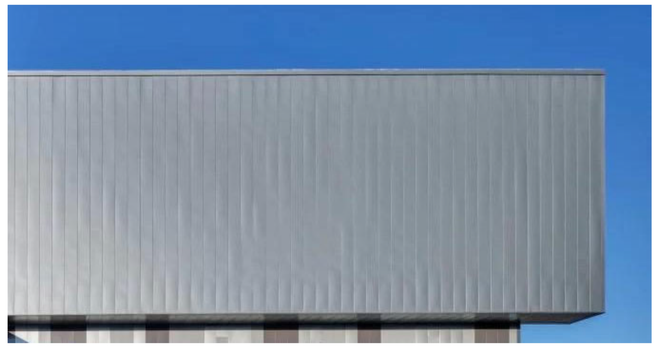
Example image of cable guardrails.

Manufacturer: Atlantis Rail Systems
Model: Orion Cable Railing
Color: Black Rails and Cable



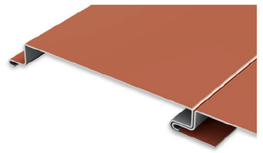
Example image of shiplap siding.

Manufacturer: Boral
Model: TruExterior
Color: Custom Color (match image above)



Example image of metal siding.

Manufacturer: Pac-Clad
Model: Flush Wall Panel 12" Smooth 24 ga
Color: Silver



FLUSH PANEL



Example image of aluminum-clad wood windows and doors that will be installed on the second and third floor of the building.

Manufacturer: Pella
Model: Reserve Contemporary
Color: Black




Example image of storefront frames hat will be installed at the first floor of the building.

Manufacturer: Kawneer
Model: Tribab 451T
Color: Black

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ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642

PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 04-29-26 | Revision |
| 05-01-26 | HDC Submission 3 |
| 05-08-26 | Revision |

PROJECT NO:
2025.13

DRAWN BY:
DWB

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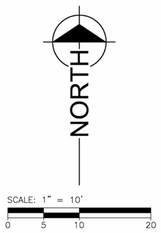
SHEET TITLE:

Exterior Materials and Products

SHEET NO:

G-1.3




## LEGEND

- PROPERTY IRON (FOUND)
- UTILITY POLE
- LIGHT POLE
- UTILITY MANHOLE
- CATCH BASIN
- WATER VALVE
- UTILITY RISER
- MAILBOX
- UTILITY METER
- SIGN
- POST
- MONITORING WELL
- BENCHMARK

- PROPERTY BOUNDARY
- PLAT LOT LINE
- CURB LINE
- BUILDING LINE AT GROUND LEVEL
- FENCE

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BULIDING

**PARCEL DESCRIPTION AS FURNISHED:**
(FROM COVENANT DEED LIBER 4875, PAGE 157 DOCUMENT NO. 2023010350, ALLEGAN COUNTY RECORDS)

LOT(S) 29, 30 AND NORTH ONE-HALF OF LOT 31 OF KALAMAZOO PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 111 OF DEEDS, PAGE 551 OF ALLEGAN COUNTY RECORDS.

STATE OF MICHIGAN
Anthony
Gerald
Bartol
License No.
4001056499
LICENSED PROFESSIONAL SURVEYOR

fishbeck
Engineers | Architects | Scientists | Constructors

# AMK Properties
Village of Saugatuck, Michigan

604 Water Street
Topographic Survey

REVISIONS

| | |
|---|---|
| Drawn By | MLNITENGALE |
| Designer | MLNITENGALE |
| Reviewer | TBARTOL |
| Manager | TBARTOL |

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2501331

SHEET NO.
1

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\XSURV2501331_TO CLIENT.DWG LAYOUT: LAYOUT1 DATE: 10/21/2025 TIME: 8:12:59 AM USER: MLNITENGALE




# GRADING PLAN

SCALE: 1" = 10'

MICHIGAN 811
3 full working days before you dig:
1-800-482-7171
on the web at: www.missdig.org

## BENCH MARKS

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BUILDING

## SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK IN SEPTEMBER 2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.

## SYMBOL LEGEND

| | |
|---|---|
| -725- | EXISTING MAJOR CONTOUR |
| -724- | EXISTING MINOR CONTOUR |
| 725 | PROPOSED MAJOR CONTOUR |
| 724 | PROPOSED MINOR CONTOUR |
| (L) | LANDING (2% MAX. SLOPE ALL DIRECTIONS) |
| (R) | RAMP |
| 724.50 XX | SPOT ELEVATION |
| EM | EDGE OF METAL |
| EW | EDGE OF WALK |
| FF | FINISH FLOOR |
| GP | GUTTER PAN |
| GR | GRADE ELEVATION |
| HP | HIGH POINT |
| LP | LOW POINT |
| TC | TOP OF CURB |
| TP | TOP OF PAVEMENT |
| TW | TOP OF WALL |

## NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

fishbeck
Engineers | Architects | Scientists | Constructors

**AMK Properties**
640 Water Street, Saugatuck, MI 49453

Saugatuck Building

REVISIONS

NOT FOR CONSTRUCTION

11/18/2025 PUD SUBMISSION

| | |
|---|---|
| Drawn By | SNETZ |
| Designer | BAMCDOWELL |
| Reviewer | DRHOTON |
| Manager | BAMCDOWELL |

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2501807

SHEET NO.
**C101**

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PLOT INFO: Z:\2025\2501807\CAD\CD\C101_2501807.DWG LAYOUT: C101 DATE: 11/17/2025 TIME: 2:08:38 PM USER: BAMCDOWELL




## UTILITY AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 10'

0 5 10 20

NORTH

**MICHIGAN 811**
3 full working days before you dig:
1-800-482-7171
on the web at: www.missdig.org

## BENCH MARKS

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BUILDING

## SYMBOL LEGEND

- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- VALVE & BOX
- VALVE & CHAMBER
- M — METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

## ENVIRONMENTAL NOTES

THE SITE CONTAINS 2 ABANDONED UNDERGROUND STORAGE TANKS THAT WERE PREVIOUSLY USED AS FUEL STORAGE FOR RECREATIONAL USE ALONG THE KALAMAZOO RIVER. THE TANKS FED A FUEL DISPENSER ON THE DOCKS OF THE ADJACENT PROPERTY. THE FUEL DISPENSER AND PRODUCT LINE WERE REMOVED, AND THE UNDERGROUND STORAGE TANKS WERE REMOVED OF PRODUCT, CLEANED, BACKFILLED, AND LEFT IN PLACE. THE SITE SOIL IS CONTAMINATED WITH RESIDUAL NON-AQUEOUS PHASE LIQUID (NAPL) AND A CONTAMINATED GROUNDWATER PLUM IS PRESENT ON THE NORTH SIDE OF THE PROPERTY. A DEED RESTRICTION IS IN PLACE PROTECTING AGAINST UNACCEPTABLE EXPOSURES TO THE CONTAMINATION, AND THAT FUTURE LAND-USE MUST NOT EXACERBATE EXISTING CONDITIONS.

## NOTES

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
5. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
6. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
7. FIRE HYDRANTS LOCATED IN CURB ISLAND OR GREEN SPACE SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT (TYP.).
8. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
9. FACE NOZZLES OF SITE FIRE HYDRANTS TOWARD BUILDING.
10. ADJUST ALL CASTINGS TO FINISH GRADES.
11. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
12. UTILITY ELEVATIONS INDICATED REPRESENT INVERT ELEVATIONS UNLESS OTHERWISE NOTED.

## STORMWATER MANAGEMENT SUMMARY

THE PROJECT TEAM IS SEAKING AN ALTERNATIVE STORMWATER APPROACH DUE TO THE SITES ENVIRONMENTAL CONTAMINATES AND HIGH GROUNDWATER, SEE DETAILED ENVIRONMENTAL NOTES ON THIS SHEET. THE PROPOSED SITE CONDITIONS GENERATE LESS RUNOFF THAN THE EXISTING SITE CONDITIONS.

PRE-DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.95

POST-DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.91

## GEOTECHNICAL NOTES

1. SOIL CLASSIFICATION: PRIMARILY SANDY AN LOAMY AQUENTS (34) PER WEB SOIL SURVEY
2. GROUNDWATER ELEVATION: 579.75

## FLOODPLAIN NOTES

1. SITE IS LOCATED IN A AE/(EL 583) FLOODPLAIN ZONE PER FEMA FLOODPLAIN MAPS.

## WETLAND NOTES

1. SITE IS NOT LOCATED IN A WETLAND PER EGLE WETLANDS MAPPER.

## KEY NOTES

1. DOWNSPOUT

fishbeck
Engineers | Architects | Scientists | Constructors

**AMK Properties**
640 Water Street, Saugatuck, MI 49453

Water Building

REVISIONS

NOT FOR CONSTRUCTION

11/18/2025 PUD SUBMISSION

| | |
|---|---|
| Drawn By | SNETZ |
| Designer | BAMCDOWELL |
| Reviewer | DRHOTON |
| Manager | BAMCDOWELL |

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2501807

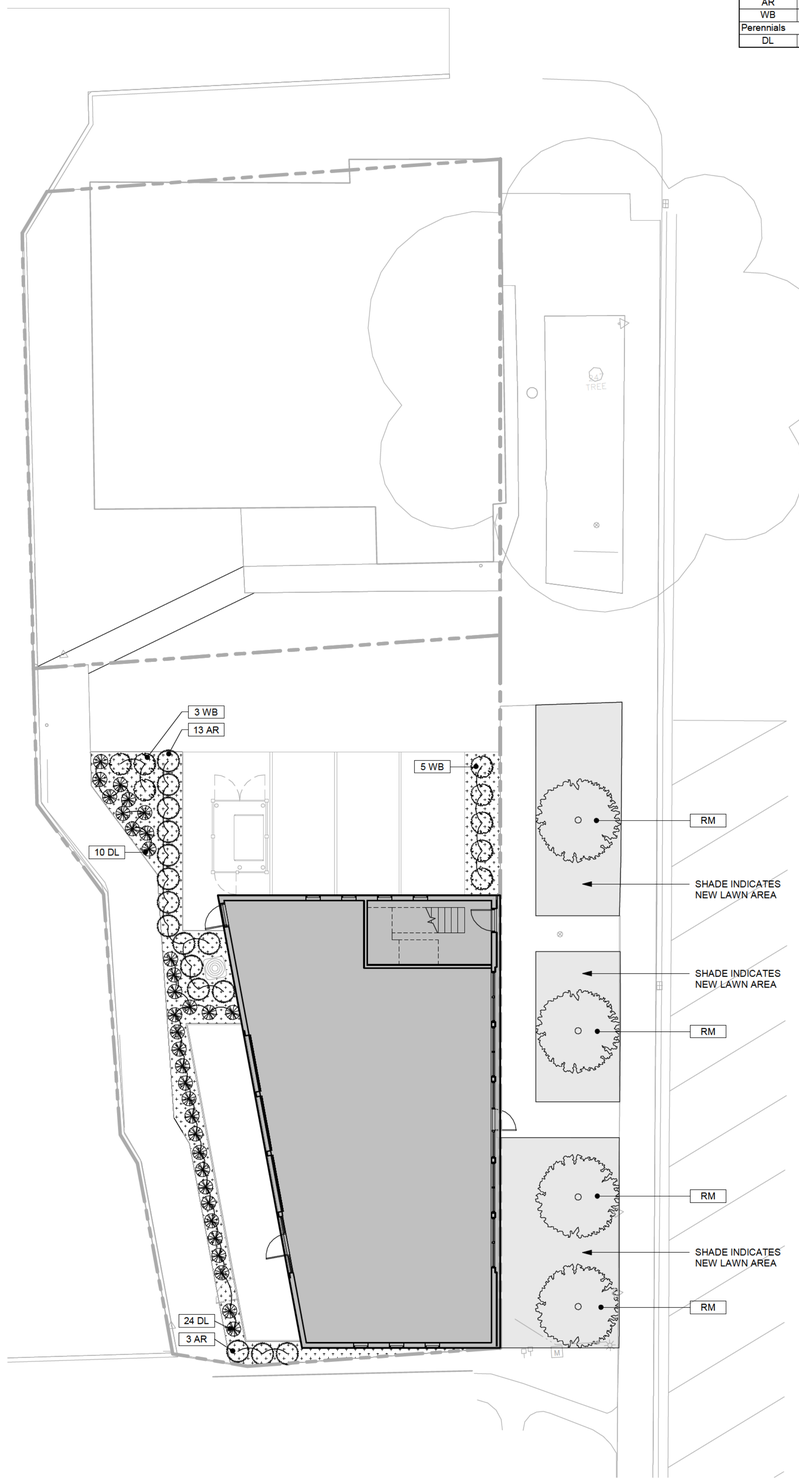
SHEET NO.
**C201**

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PLOT INFO Z:\2025\2501807\CAD\CD\C201_2501807.DWG LAYOUT: C201 DATE: 11/14/2025 TIME: 3:36:52 PM USER: BAMCDOWELL

| Planting Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Type | Common Name | Miniumum Caliper | Miniumum Height | Miniumum Spread | Root Type | Count |
| Trees | | | | | | |
| RM | Red Maple | 2-1/2 inches | ---- | ---- | BB | 4 |
| Shrubs | | | | | | |
| AR | Arborvitae | ----- | 48 inches | ---- | BB | 16 |
| WB | Wintergreen Boxwood | ---- | 24 inches | ---- | BB | 8 |
| Perennials | | | | | | |
| DL | Daylily - Stella De Oro | ----- | ---- | 15 inches | BB | 34 |




1 L-1 **LANDSCAPE PLAN**
SCALE: 1" = 10'-0"

## LANDSCAPE GENERAL NOTES

1. ALL LANDSCAPE AREAS, ESPECIALLY PARKING LOT ISLANDS AND SHRUB BEDS NEXT TO BUILDING, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOIL TO A DEPTH OF 12"-18" AND BACK FILLED W/ A GOOD MEDIUM TEXTURED SOIL ( LOAM OR LIGHT YELLOW CLAY). ALL LANDSCAPE AREAS TO HAVE 4"-6" OF TOP SOIL AND ARE TO BE CROWNED A MINIMUM OF 6" HIGHER THAN ADJACENT CURBS OF WALKS AFTER EARTH SETTLING.
2. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES APART:
   A. SHADE TREES: 20' O.C.
   B. SHRUBS LESS THAN 1'-0" HT & WIDTH AT MATURITY: 5' O.C.
   C. ORNAMENTAL & EVERGREEN TREES (CRAB, PINE, SPRUCE): 10' O.C.
3. DIG SHRUB PITS 1'-0" LARGER THAN THE SHRUB ROOT BALLS. TREE PITS 2'-0" LARGER THAN ROOT BALLS. BACK FILL W/1 PART TOPSOIL - 1 PART SOIL FROM EXCAVATED PLANT HOLE.
4. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TOP OF ALL SHRUB EARTH BALLS AND TREE TRUNKS.
5. LAWN TREES TO BE MULCHED WITH A 2'-0" WIDE BY 3" DEEP MINIMUM SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
6. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3" OF SHREDDED WOOD MULCH ON CONTINUOUS WEED-CONTROL BARRIER WITH PLASTIC EDGING AROUND PERIMETER.
7. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
8. ALL TREES TO STAKED, WRAPPED, AND MULCHED ACCORDING TO THE CITY STANDARDS.
9. ALL ERICACIOUS PLANT MATERIAL AND OTHER ACID LOVING PLANTS SHALL BE PLANTED IN PLANTING MIX OF 1 PART TOPSOIL - 1 PART PEAT.
10. ALL LAWN AREAS TO BE FINE GRADED AND TOP DRESSED WITH 3" OF TOPSOIL BEFORE SODDING.
11. ALL QUANTITIES ON PLANS HAVE BEEN FIGURED AS CLOSELY AS POSSIBLE. IT REMAINS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS.
12. ALL GROUND COVER BEDS SHALL RECEIVE 3" OF PLANT MIX (1/3 TOPSOIL, 1/3 SAND, 1/3 PEAT) ROTOTILLED INTO THE UPPER 6" OF SOIL, MULCH WITH 2" OF MICHIGAN PEAT MULCH.
13. ALL NEW PLANT BEDS AND LAWN AREAS TO BE IRRIGATED UNLESS INDICATED OTHERWISE. EXISTING PLANT BEDS AND LAWN AREAS TO BE IRRIGATED IF INDICATED. CONTRACTOR TO PROVIDE A DESIGN/BUILD IN-GROUND AUTOMATIC IRRIGATION SYSTEM.

## CITY LANDSCAPE REQUIREMENTS

**CITY OF SAUGATUCK ZONING ORDINANCE**

**154.144 LANDSCAPING**

(C) SITE LANDSCAPING REQUIREMENTS
MINIMUM OF 10% OF THE SITE AREA SHALL BE LANDSCAPED.

5,487x10% = 549 SF

| Landscaping Area | |
|---|---|
| Type | Area |
| Landscape | 501 SF |
| Landscape | 100 SF |
| Overhang | 73 SF |
| Overhang | 71 SF |
| Total: | 745 SF |


DANIEL BOGGS ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642


PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 10-22-25 | Client Review |
| 10-27-25 | Revision |
| 11-18-25 | PUD Submission |
| 12-18-25 | Revision |
| 04-29-26 | Revision |

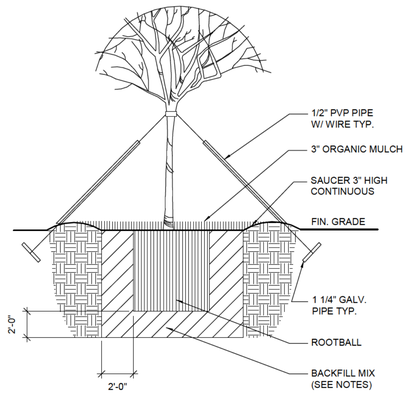
PROJECT NO:
2025.13

DRAWN BY:
DWB

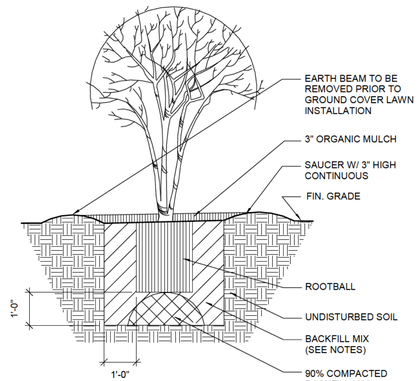

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These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.


SHEET TITLE:
Landscape Plan

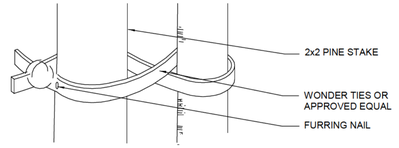
SHEET NO:
L-1

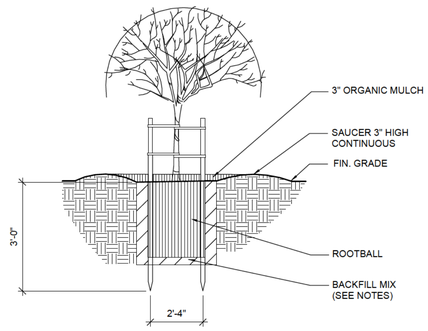



TREES - STAKING

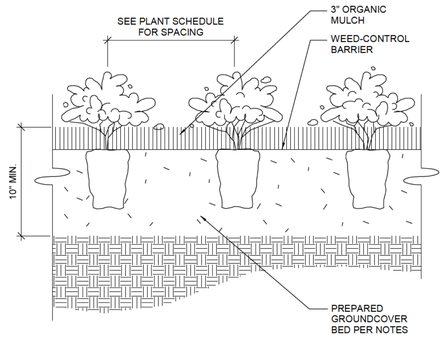



SHRUBS




TREES - GUYING




GROUND COVER PLANTING

1 L-2 **PLANTING DETAILS**
SCALE: 1/2" = 1'-0"


DANIEL BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642


PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
10-22-25 Client Review
11-18-25 PUD Submission

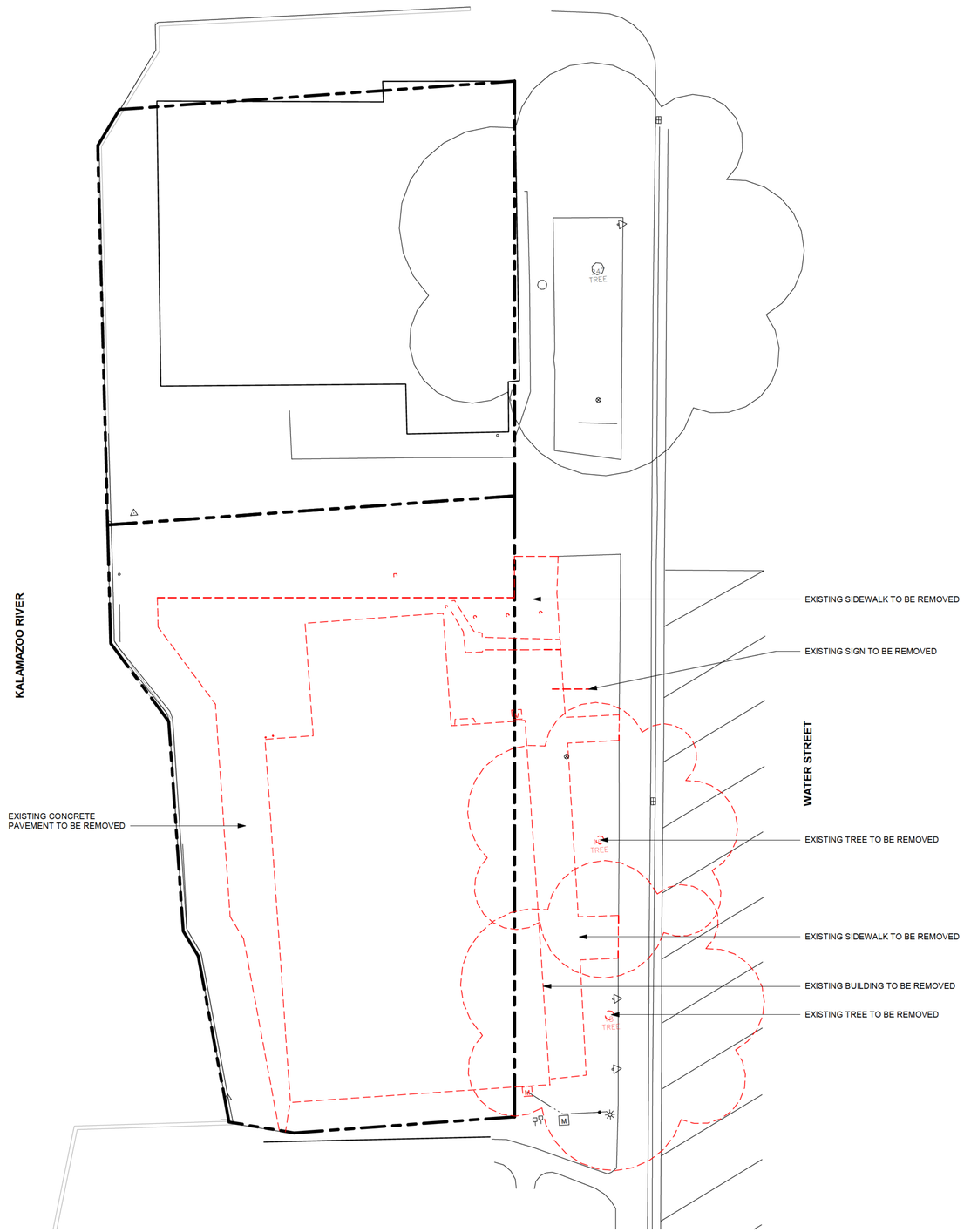
PROJECT NO:
2025.13

DRAWN BY:
DWB


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SHEET TITLE:
Landscape Details

SHEET NO:
L-2




1 / D-1 SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"


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11-18-25 PUD Submission

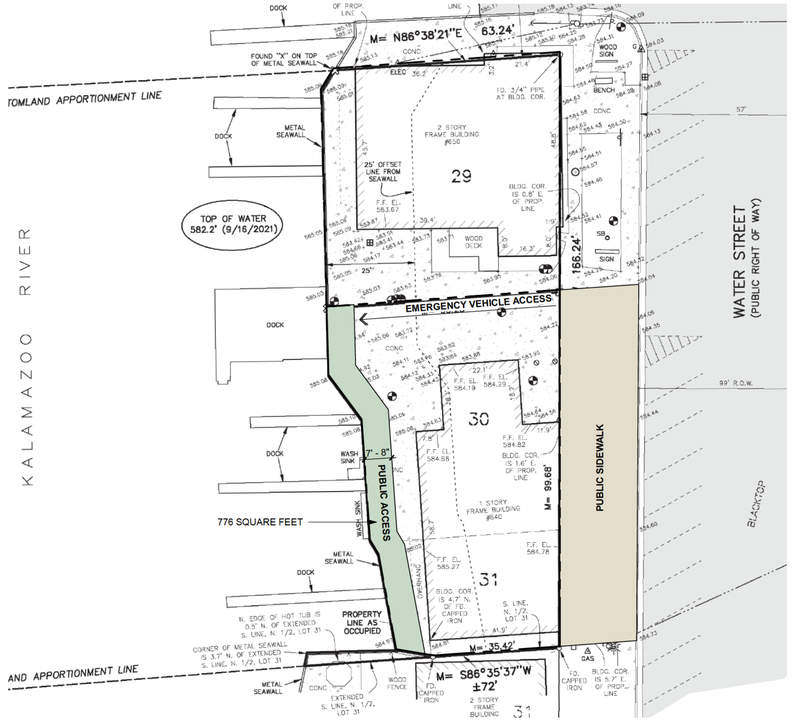
PROJECT NO:
2025.13

DRAWN BY:
DWB

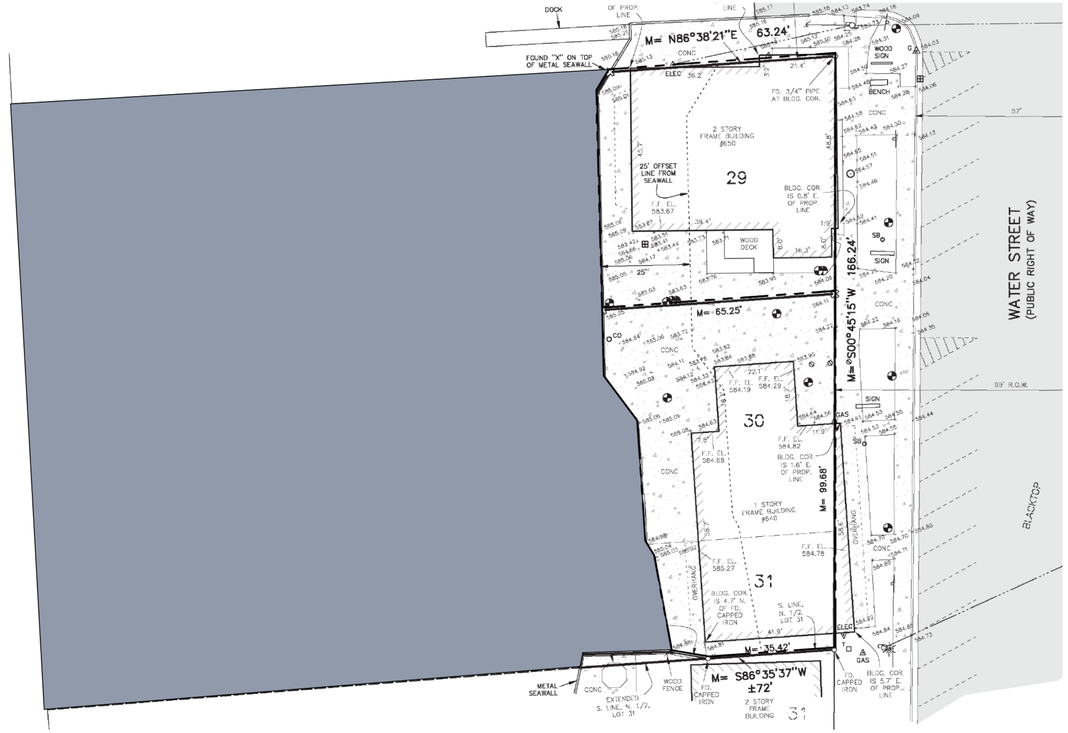

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SHEET TITLE:
Site Demolition Plan

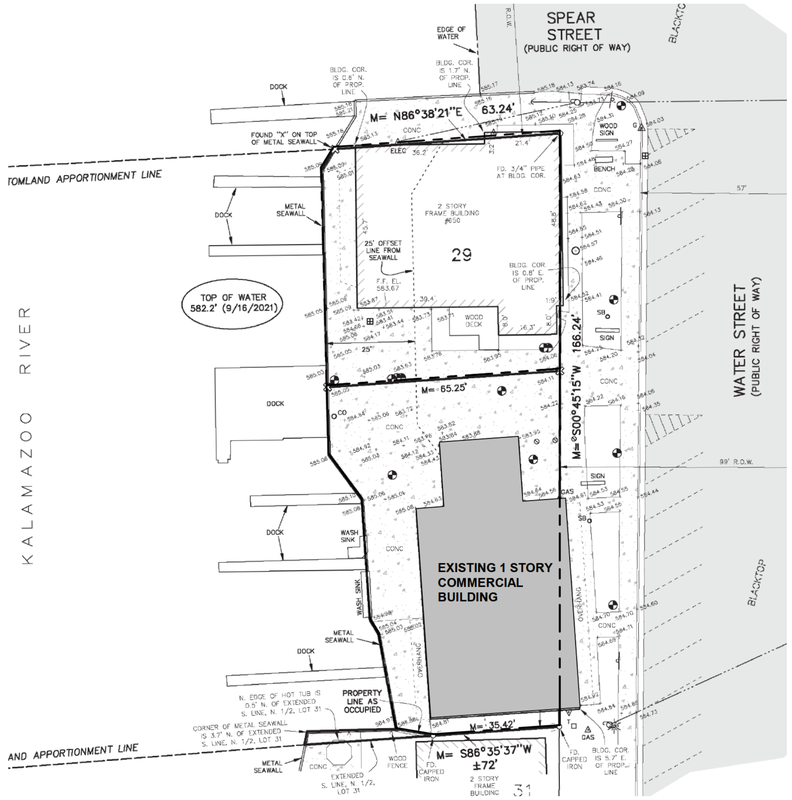
SHEET NO:
D-1



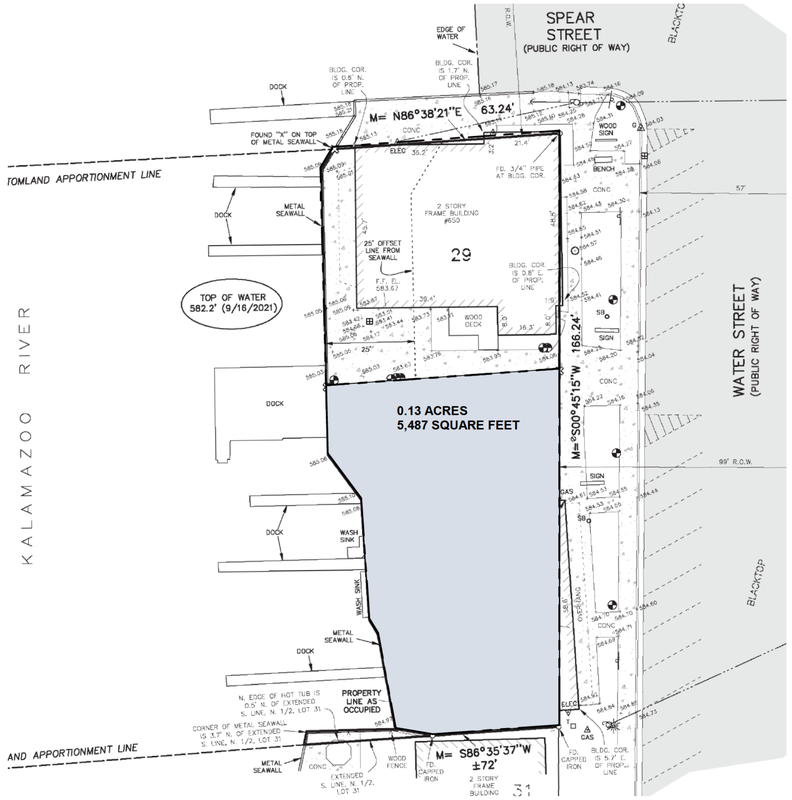

4 A-0.1 **SITE PLAN - CIRCULATION PATTERNS**
SCALE: 1" = 20'-0"




3 A-0.1 **SITE PLAN - NATURAL RESOURCES**
SCALE: 1" = 20'-0"




2 A-0.1 **SITE PLAN - EXISTING USE**
SCALE: 1" = 20'-0"




1 A-0.1 **SITE PLAN - AREA**
SCALE: 1" = 20'-0"


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GROSSE ILE, MI 48138

248.882.3642


**PROJECT:**
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

**PROFESSIONAL SEAL:**

PRELIMINARY
NOT FOR CONSTRUCTION

**ISSUED:**
09-23-25 PUD Pre-Application

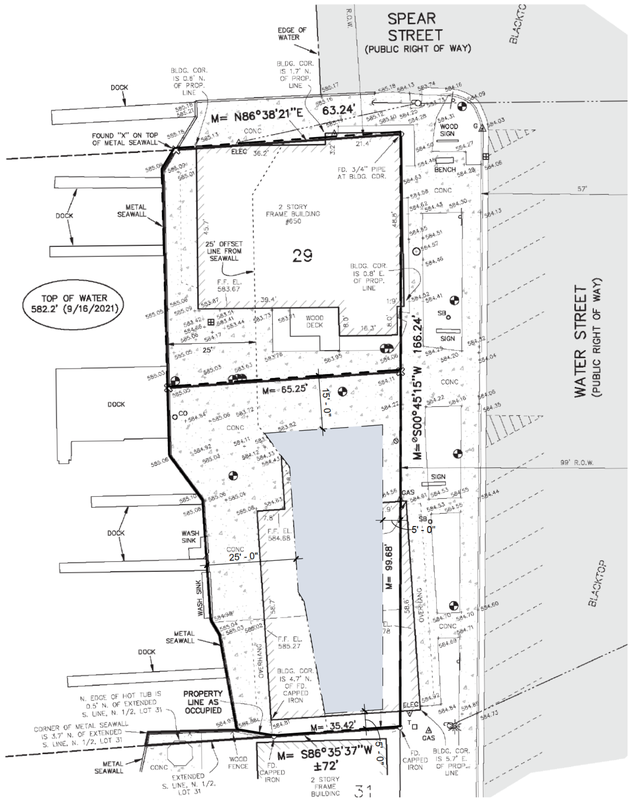
**PROJECT NO:**
2025.13

**DRAWN BY:**
DWB


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**SHEET TITLE:**
PUD
Pre-Application

**SHEET NO:**
A-0.1

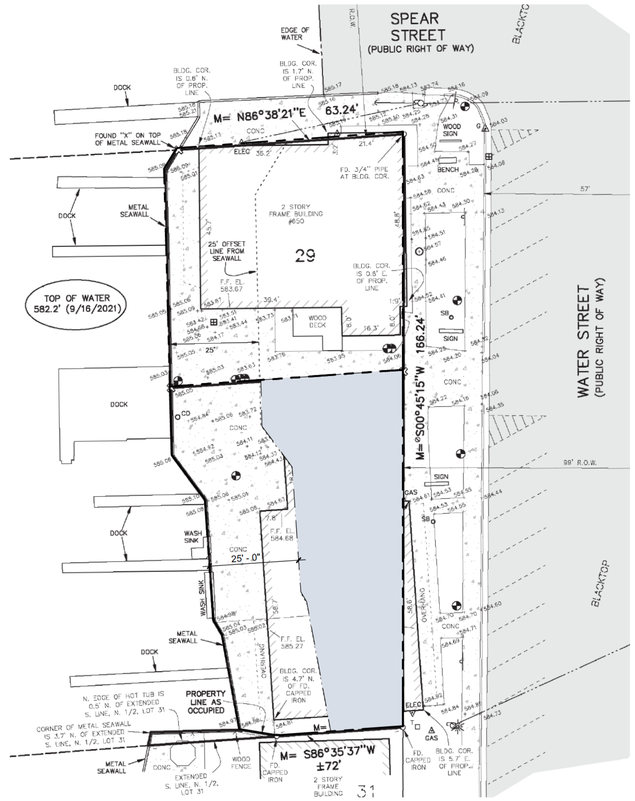



## CURRENT ZONING:

Dimension and area regulations north of Francis Street:

| | |
|---|---|
| Front setback | 5 feet |
| Maximum front setback | 20 feet |
| Side setback | 20 feet minimum between both side setbacks |
| Rear setback | 15 feet |
| Waterfront setback | 25 feet, see § 154.021 (F)(4) |
| Minimum lot area | 4,560 square feet for all uses except for hotels/inns, which require 8,712 square feet |
| Minimum lot width | 100 feet of street frontage |
| Maximum lot coverage | No requirement |
| Maximum number of stories | Two and a half (2.5) |
| Minimum parking lot setback | 20 feet |

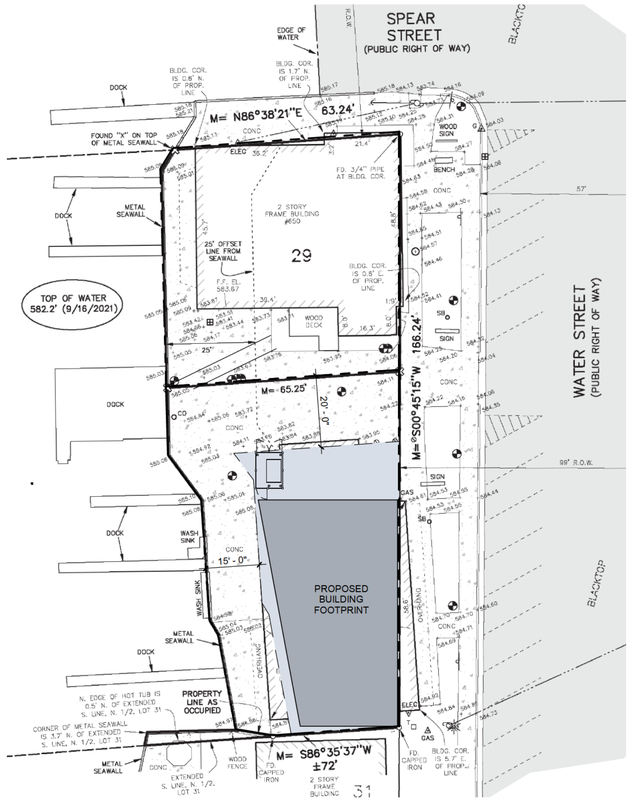
1 A-0.2 **SITE PLAN - CURRENT SETBACK REQUIREMENTS**
SCALE: 1" = 20'-0"




## PREVIOUS ZONING:

| | |
|---|---|
| Front setback | 0 feet |
| Side setbacks | 0 feet* |
| Rear setback | 0 feet* |
| Minimum lot | 4,560 square feet |
| Minimum lot width | 66 feet |
| Maximum lot coverage | 100%* |
| * Subject to Fire Code Regulations | |

2 A-0.2 **SITE PLAN - PREVIOUS SETBACK REQUIREMENTS**
SCALE: 1" = 20'-0"




## MODIFICATIONS TO BE SOUGHT:

FRONT SETBACK: 0 FT
WATERFRONT SETBACK: 15 FT (PUD PROVISION)
PARKING SETBACK: 5 FT (LANDSCAPE SCREENING)

3 A-0.2 **SITE PLAN - MODIFICATIONS TO BE SOUGHT**
SCALE: 1" = 20'-0"


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248.882.3642


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640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
09-23-25 PUD Pre-Application
02-27-26 HDC Submission 2
05-01-26 HDC Submission 3

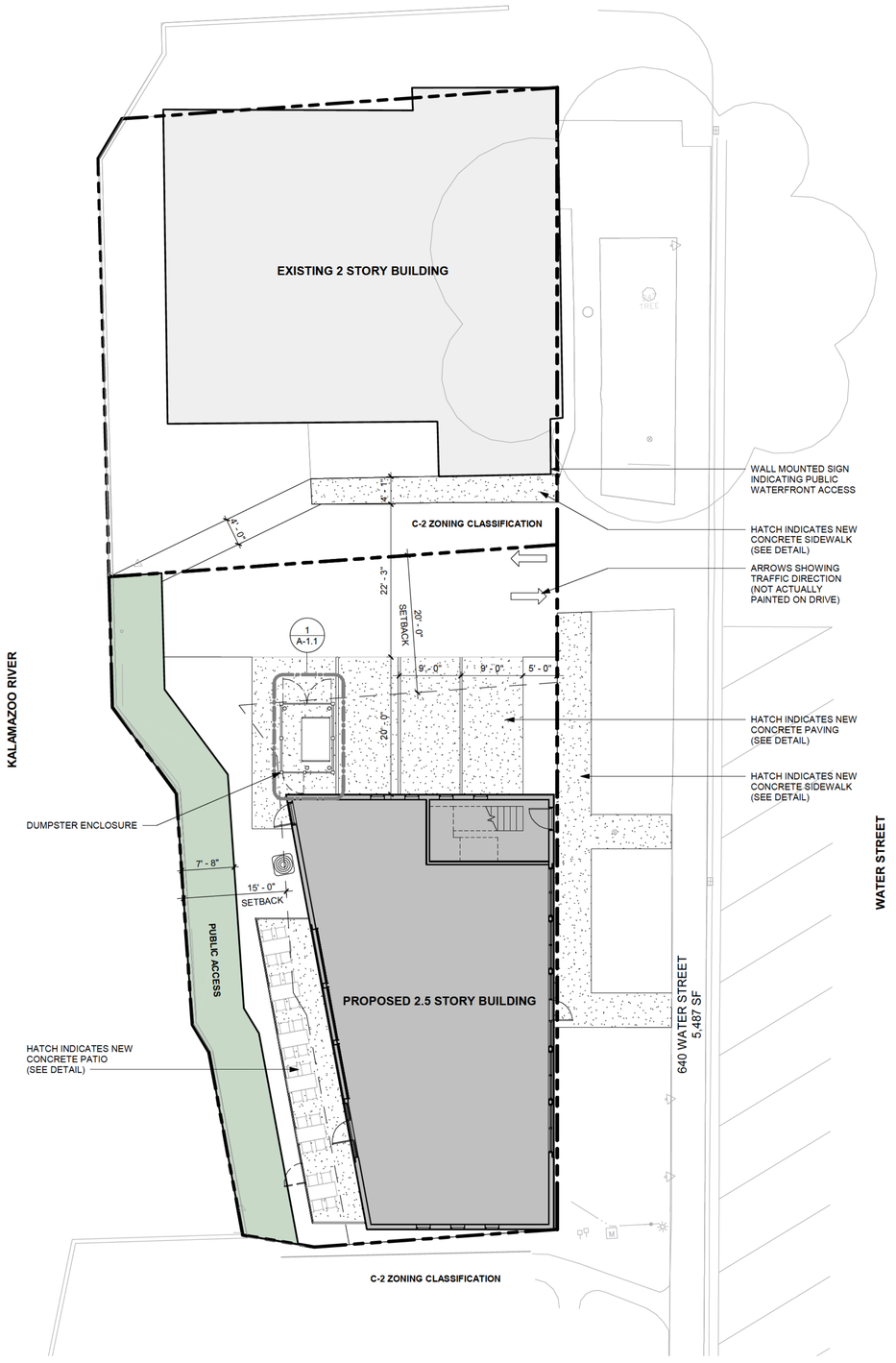
PROJECT NO:
2025.13

DRAWN BY:
DWB


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SHEET TITLE:
PUD
Pre-Application - Setbacks

SHEET NO:
A-0.2




1 A-1 SITE PLAN
SCALE: 1" = 10'-0"

## CITY ORDINANCE REVIEW

**CITY OF SAUGATUCK ZONING ORDINANCE**

**154.022 GENERAL REGULATIONS**

(C) STRUCTURES
(c) MULTIPLE-FAMILY DWELLINGS
EFFICIENCY 375 SF
ONE BEDROOM 600 SF

**154.038 C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT (DWP)**

(B) PERMITTED USES
(1) SHORT-TERM RENTAL OF ALLOWABLE APARTMENTS
(4) SIGNIFICANT EXTERIOR CHANGE
(e) RETAIL STORES

(D) DIMENSION AND AREA REGULATIONS NORTH OF FRANCIS STREET

| | |
|---|---|
| FRONT SETBACK: | 5 FT (0 FT ACTUAL) |
| MAX MUM FRONT SETBACK: | 20 FT |
| SIDE SETBACK: | 20 FT MIN. BOTH SIDES |
| NORTH SIDE: | 33'-9" ACTUAL |
| SOUTH SIDE: | 0 FT ACTUAL |
| REAR SETBACK: | 15 FT (N/A) |
| WATERFRONT SETBACK: | 25 FT (15 FT ACTUAL) |
| MINIMUM LOT AREA: | 4,560 (5,487 ACTUAL) |
| MINIMUM LOT WIDTH: | 66 FT (100 ACTUAL) |
| MAX. LOT COVERAGE: | NO REQUIREMENT |
| MAX. NUMBER OF STORIES: | 2.5 (2 ACTUAL) |
| MIN. PARKING LOT SETBACK: | 20 FT (5 FT ACTUAL) |

**154.131 EXCEPTION TO OFF-STREET PARKING REQUIREMENTS**

(A) FOLLOWING ZONING DISTRICTS SHALL BE EXEMPT FROM ANY PARKING REQUIREMENTS.
(5) C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT

| Parking Schedule | |
|---|---|
| **Type** | **Count** |
| 9' x 20' | 3 |
| Total Provided: | 3 |


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Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 07-15-25 | Client Review |
| 07-23-25 | Revision |
| 07-24-25 | City Preliminary Review |
| 09-23-25 | PUD Pre-Application |
| 10-22-25 | Client Review |
| 10-27-25 | Revision |
| 11-18-25 | PUD Submission |
| 12-18-25 | Revision |
| 12-19-25 | Revision |
| 01-22-26 | Revision |
| 02-27-26 | HDC Submission 2 |
| 04-29-26 | Revision |
| 05-01-26 | HDC Submission 3 |

PROJECT NO:
2025.13

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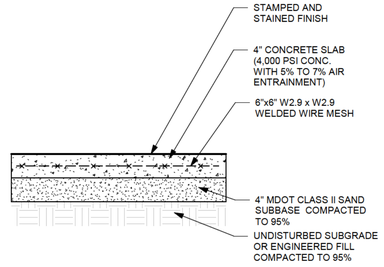

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SHEET TITLE:
Site Plan

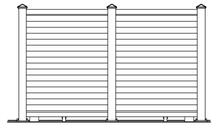
SHEET NO:
A-1



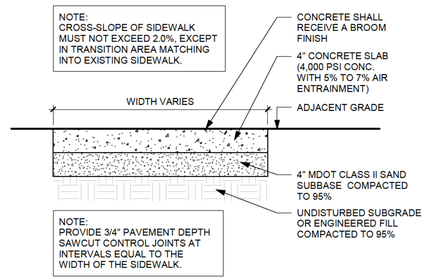
EXAMPLE IMAGE FOR DUMPSTER ENCLOSURE



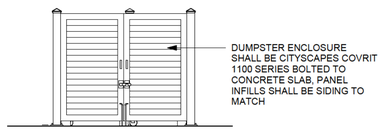

**6 A-1.1 CONCRETE PATIO DETAIL**
SCALE: 1" = 1'-0"



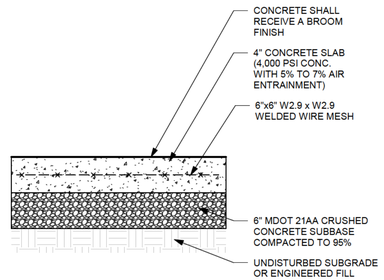
**3 A-1.1 DUMPSTER ENCLOSURE - SIDE**
SCALE: 1/4" = 1'-0"



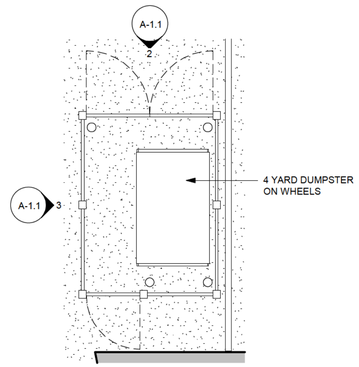

**5 A-1.1 CONCRETE SIDEWALK DETAIL**
SCALE: 1" = 1'-0"




**2 A-1.1 DUMPSTER ENCLOSURE - FRONT**
SCALE: 1/4" = 1'-0"




**4 A-1.1 CONCRETE PAVING DETAIL**
SCALE: 1" = 1'-0"




**1 A-1.1 ENLARGED DUMPSTER ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"


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248.882.3642


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640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

| | |
|---|---|
| 11-18-25 | PUD Submission |
| 04-29-26 | Revision |
| 05-08-26 | Revision |

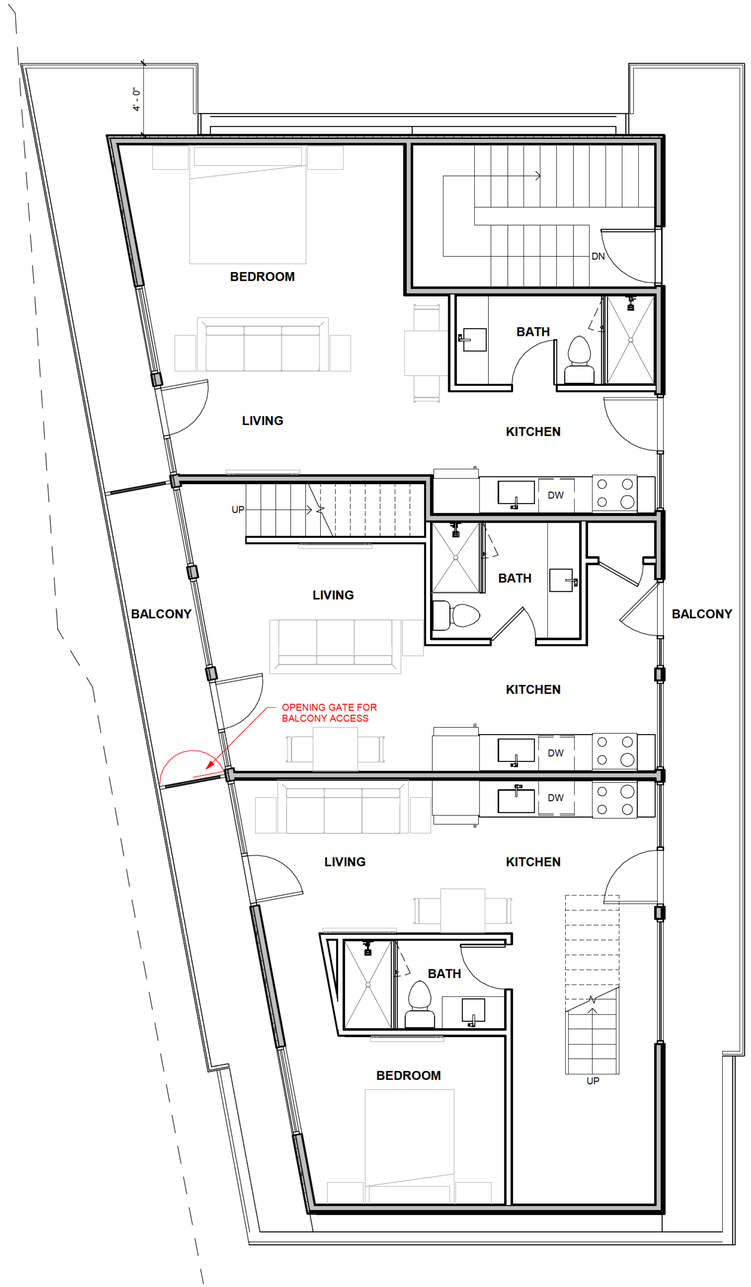
PROJECT NO:
2025.13

DRAWN BY:
DWB

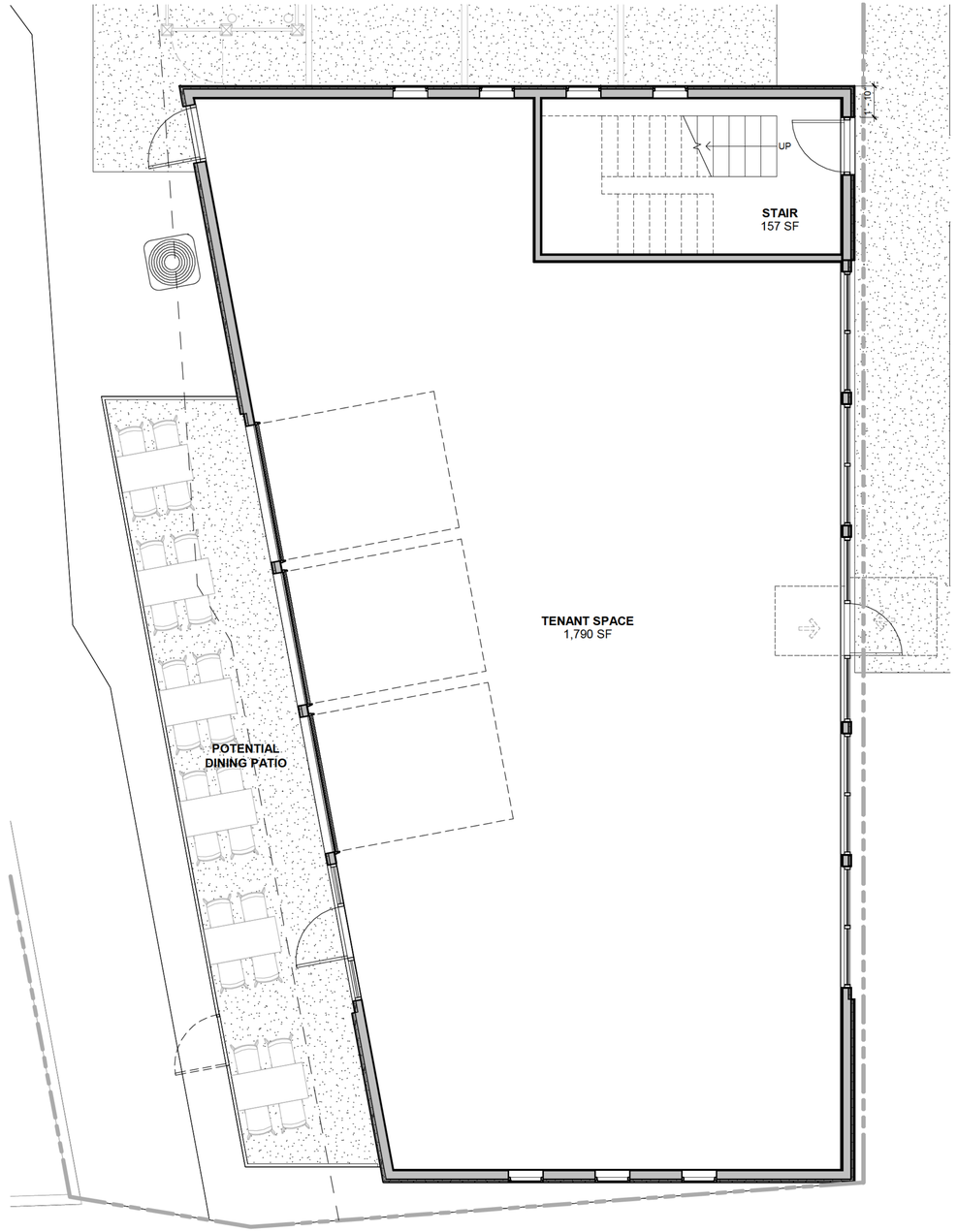

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SHEET TITLE:
Site Details

SHEET NO:
A-1.1




2 A-2 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"




| Seating Schedule | | |
|---|---|---|
| Type | Count | Seating # |
| Chair | 24 | 24 |
| Total | | 24 |

1 A-2 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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| 10-22-25 | Client Review |
| 10-27-25 | Revision |
| 11-18-25 | PUD Submission |
| 04-29-26 | Revision |

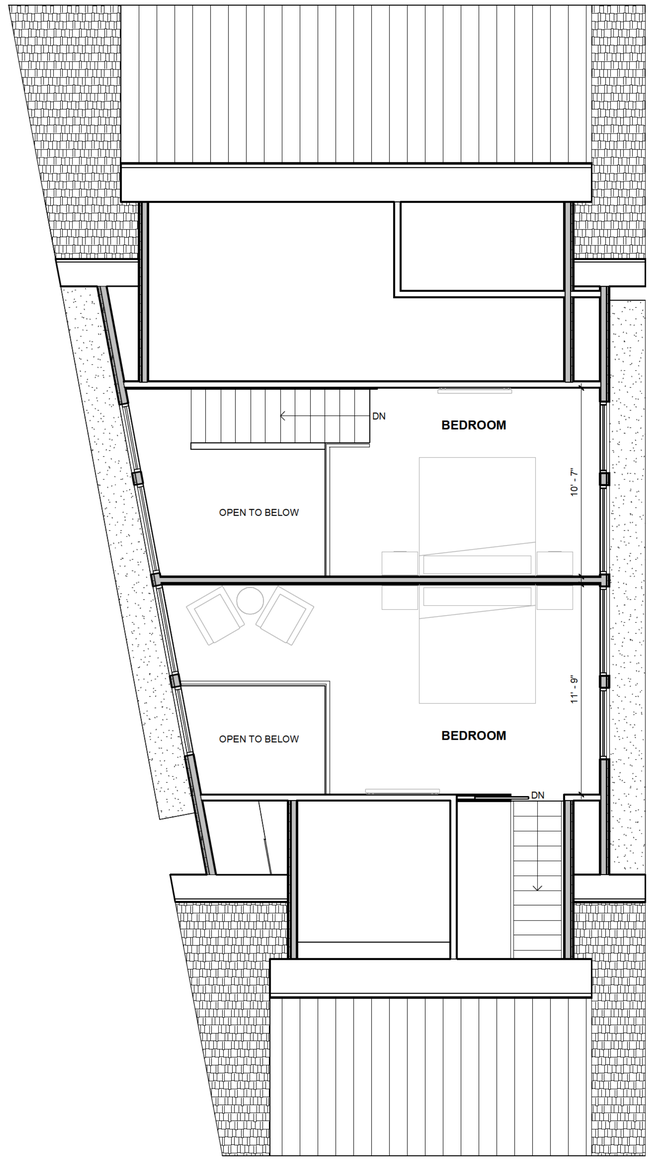
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2025.13

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DWB

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SHEET TITLE:
Floor Plans

SHEET NO:
A-2




1 A-3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

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PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
04-29-26 Revision

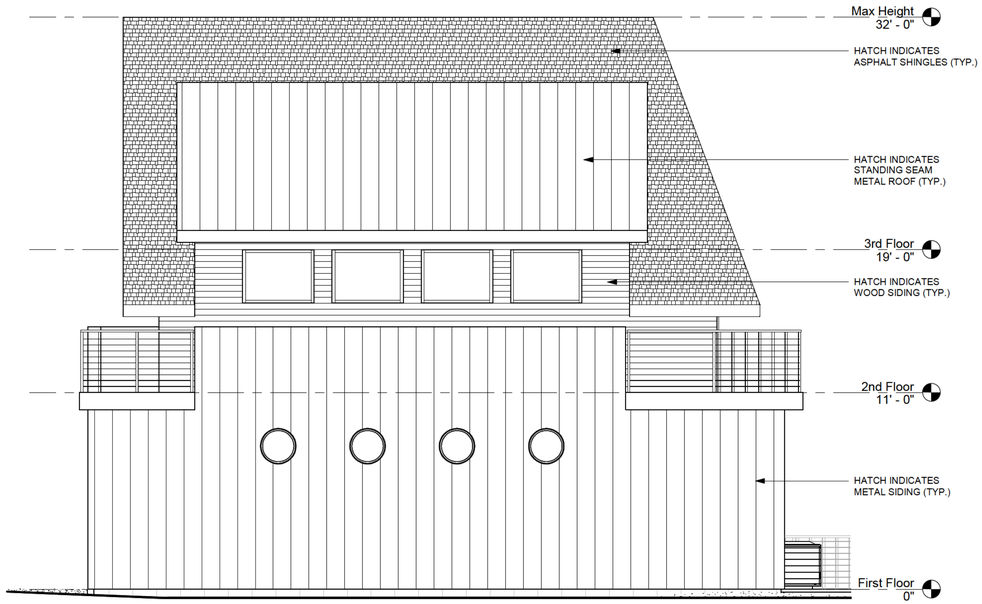
PROJECT NO:
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SHEET TITLE:
Third Floor

SHEET NO:
A-3




2 / A-4 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"




1 / A-4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"


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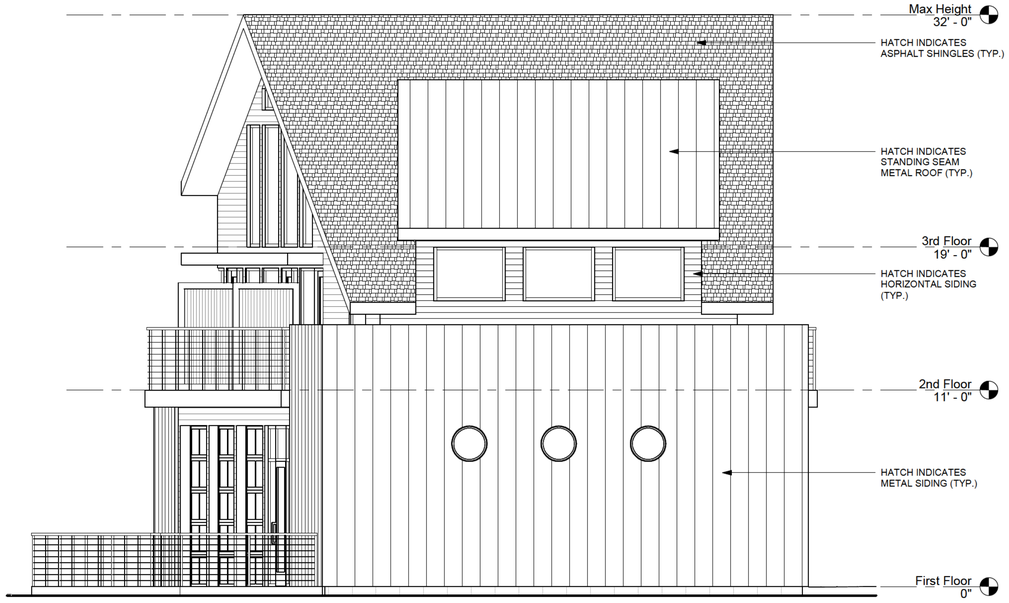
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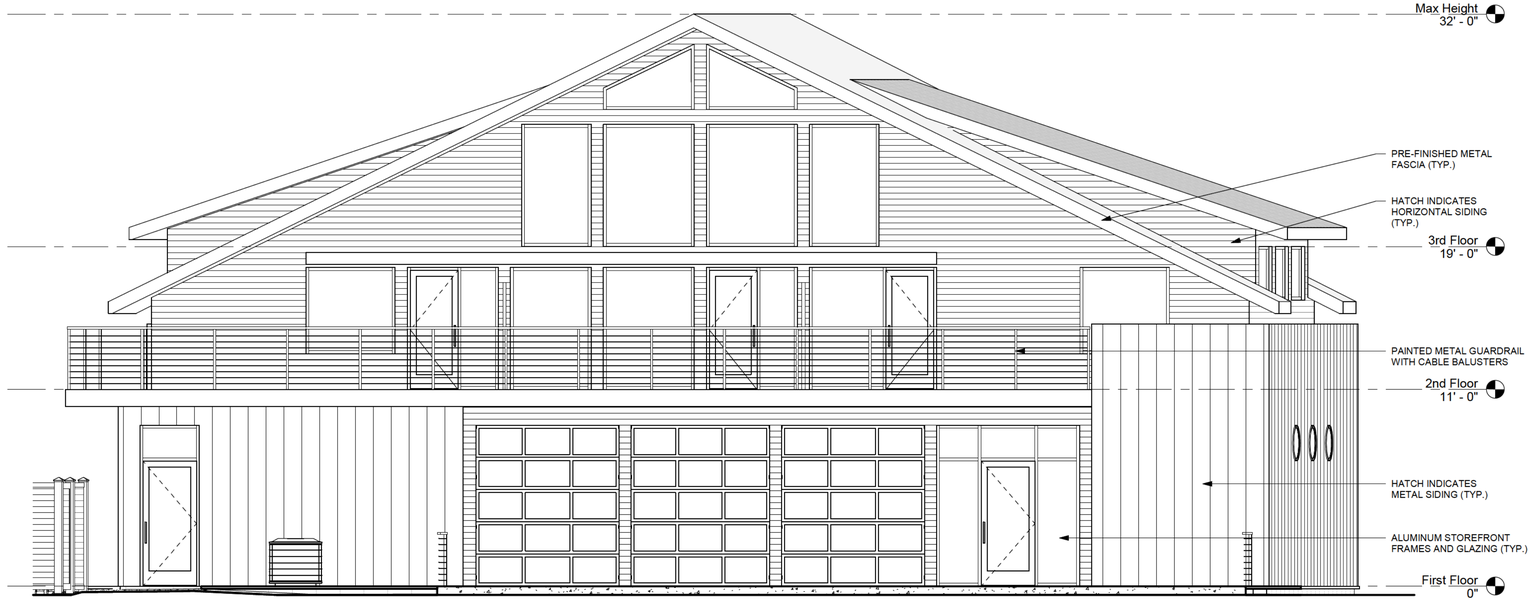

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SHEET TITLE:
Exterior Elevations

SHEET NO:
A-4




2 / A-5 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"




1 / A-5 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"


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248.882.3642


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Saugatuck, MI 49453

**PROFESSIONAL SEAL:**

PRELIMINARY
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**ISSUED:**
11-18-25 PUD Submission
04-29-26 Revision

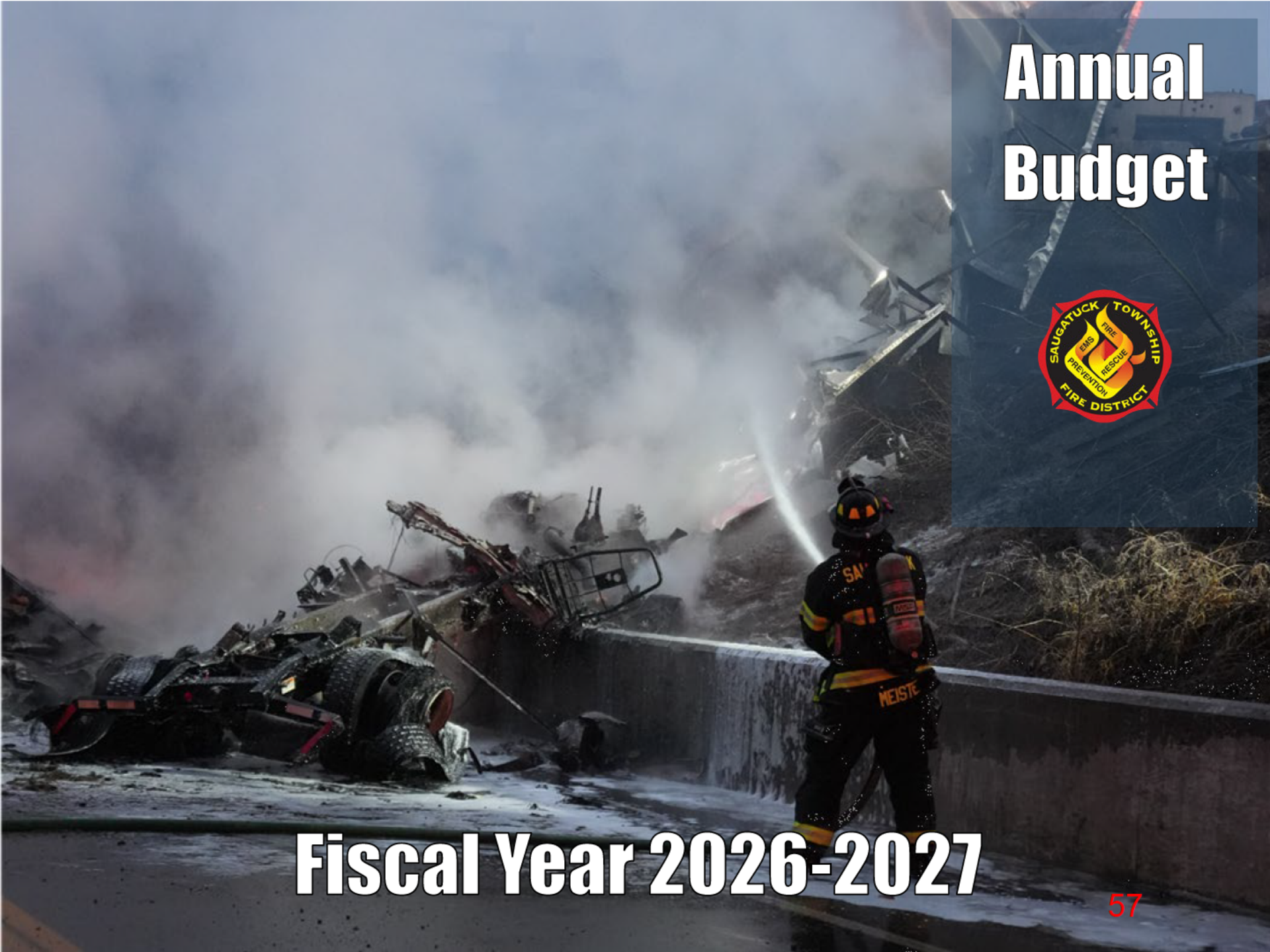
**PROJECT NO:**
2025.13

**DRAWN BY:**
DWB


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**SHEET TITLE:**
Exterior Elevations

**SHEET NO:**
A-5


Annual
Budget
SAUGATUCK TOWNSHIP
FIRE DISTRICT
FIRE
EMS
RESCUE
PREVENTION
Fiscal Year 2026-2027

# Mission

The Mission of the
Saugatuck Township Fire District
is to minimize community risks and
improve the quality of life
for all persons within
Saugatuck Township Fire District.

Fire is Everyone's Fight™

# From the Board and Chief Janik

The Saugatuck Township Fire District Board would like to share the following budget for the Fiscal Year 2026/2027 with the City of Saugatuck, Saugatuck Township, and the City of the Village of Douglas. The 2026/2027 budgeted millage will remain unchanged to fund the initial project design and construction costs of the expansion of the Fire District Emergency Services Facilities at 415 Wiley Rd, Douglas. The millage is levied against the real property taxable value within the Fire District.

The previous year's budget identified five prioritized specific courses of action identified during Strategic Planning Sessions by the Saugatuck Township Fire District Administrative Board.

The Fire District is pleased to share that all five prioritized specific courses of action are in progress or have been completed.

The Fire District continues to focus on one of its essential core values - Community Risk Reduction. This process identifies and prioritizes our community risks, which is followed by an integrated strategic and cost-effective investment of resources (emergency response and prevention) to reduce their occurrence and impact. Included in the packet is a detailed copy of the Fiscal Year 2026/2027 budget.

The Fire Board is hosting a public presentation and briefing on the budget at Saugatuck Township Fire District, 3342 Blue Star Highway, Saugatuck, MI 49453 on May 18, 2026, at 3:30 PM.

The Council members of Saugatuck and Douglas as well as the Township trustees are strongly encouraged to attend. The joint meeting is designed for the local units of government as well as the public to become familiar with the work of the Fire District to continually improve efficiency and service. The Fire Board and Fire District personnel will be available to answer questions. We look forward to seeing you on May 18th, at 3:30 PM.

The Fire District Board is requesting that the City of Saugatuck, Saugatuck Township, and the City of the Village of Douglas review and endorse this budget.



*From left: Phelps, North, Pullen, Verplank, Fox, Aldrich and Beckman*

**Saugatuck Township Fire District Board:**

| | |
|---|---|
| Jane Verplank | - Chairperson, City of Saugatuck Representative |
| Eric Beckman | - Vice Chair, Saugatuck Township Representative |
| Dan Fox | - Secretary, City of Saugatuck Representative |
| Scott Phelps | - Vice Secretary, At Large Member |
| Tarue Pullen | - City of the Village of Douglas Representative |
| Cathy North | - City of the Village of Douglas Representative |
| Stacey Aldrich | - Saugatuck Township Representative |

# 415 Wiley Road

**Expansion of the Fire District Emergency Services Facilities**

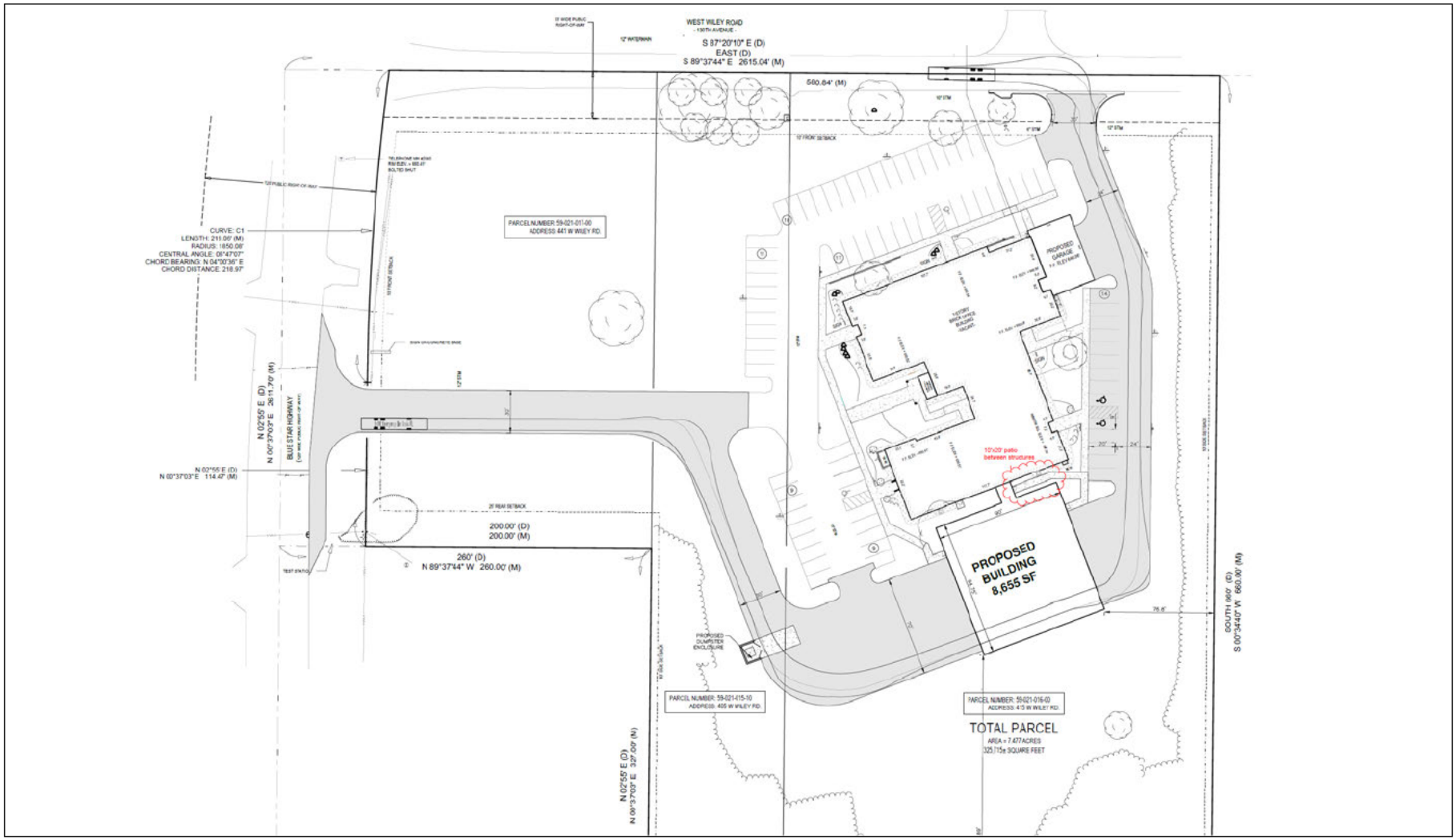
**Update:**

- The Purchase Agreement for 415 Wiley Rd. has been reviewed by the Fire District legal counsel and is currently under review by Douglas.
- Preparation of the master deed, condominium establishment and survey are in progress.
- Fire District has selected Brivar Construction for design and construction of the 415 Wiley Rd. project and remodel of the second floor at the existing station at 3342 Blue Star Highway.
- Brivar has drawn new floor plans for existing units 1 and 2 at 415 Wiley and second floor at 3342 Blue Star Highway.
- Design of the apparatus garage at 415 Wiley Rd. is in progress.
- Brivar will be submitting the site plan to Douglas for review at their next Planning Commission meeting held on July 9, 2026.

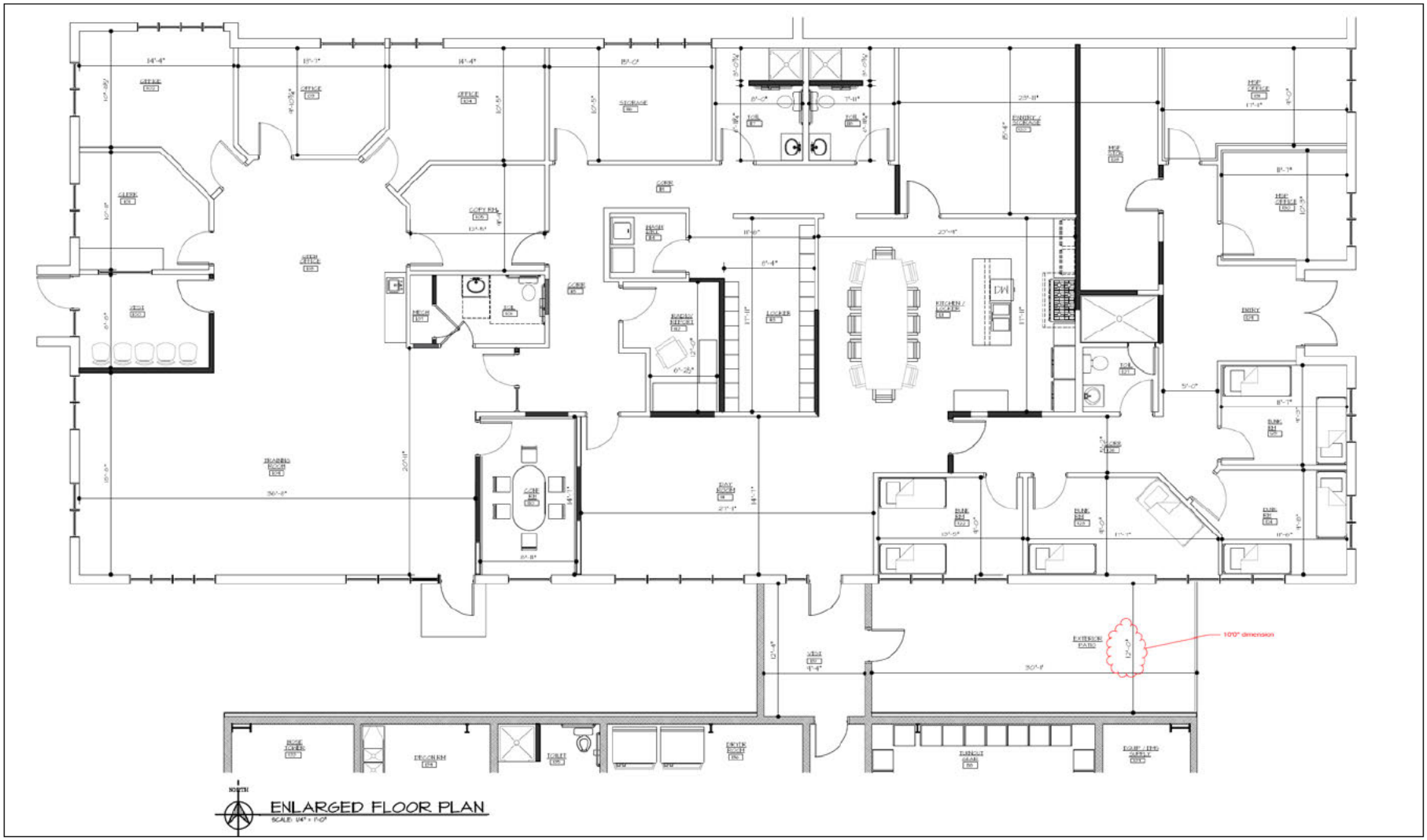





# 415 Wiley Road Total Parcel



# 415 Wiley Road Floor Plan



# Revenues and Expenses

| | 2024-25 Activity | 2025-26 Budget | 2026-27 Budget |
|---|---|---|---|
| Municipal Revenue Total | 2,344,720.73 | 2,940,000.00 | 3,168,000.00 |
| Other Revenue Total | 217,549.01 | 154,764.00 | 40,000.00 |
| Total Wages, Salaries and Employee Benefits/Taxes | 1,481,668.41 | 1,775,500.00 | 1,836,000.00 |
| Total Professional Fees | 41,822.40 | 80,000.00 | 80,000.00 |
| Total Utilities, Phones, Building and Station Maintenance | 71,262.55 | 76,500.00 | 89,500.00 |
| Total Vehicle and Boat Maintenance | 95,934.36 | 95,000.00 | 95,000.00 |
| Total Bond Payment | 0.00 | 0.00 | 600,000.00 |
| Total Long-Term Capital | 296,701.59 | 682,000.00 | 162,500.00 |

# Call Volume Trend 2006-2025

Call Volume Trends:

- 4% decrease in Fire Calls
- 126% Increase in Total Calls
- 71% increase in Emergency Medical Service Calls
- 519% increase in Other Calls

| Year | Fire Calls | EMS Calls | Other Calls | Total Calls | Total Calls % |
|---|---|---|---|---|---|
| 2025 | 30 | 699 | 464 | 1193 | 3.9% |
| 2024 | 35 | 668 | 443 | 1146 | 14.4% |
| 2023 | 25 | 566 | 390 | 981 | -4.3% |
| 2022 | 26 | 659 | 338 | 1023 | 5.8% |
| 2021 | 37 | 594 | 333 | 964 | 10.6% |
| 2020 | 33 | 533 | 296 | 862 | -13.3% |
| 2019 | 21 | 514 | 442 | 977 | 7.2% |
| 2018 | 30 | 501 | 376 | 907 | 10.4% |
| 017 | 28 | 469 | 316 | 813 | -7.6% |
| 2016 | 32 | 560 | 283 | 875 | 10.5% |
| 2015 | 31 | 522 | 230 | 783 | 4.9% |
| 2014 | 31 | 565 | 149 | 745 | 7.4% |
| 2013 | 36 | 506 | 148 | 690 | -6.2% |
| 2012 | 54 | 521 | 158 | 733 | 12.4% |
| 2011 | 24 | 485 | 133 | 642 | 4.8% |
| 2010 | 38 | 465 | 108 | 611 | 3.1% |
| 2009 | 30 | 441 | 121 | 592 | 5.7% |
| 2008 | 34 | 402 | 122 | 558 | -0.2% |
| 2007 | 56 | 413 | 90 | 559 | 5.7% |
| 2006 | 44 | 408 | 75 | 527 | 10.3% |

# Trends in Total Calls Since 2005

Call Volume Trend:

- 115% increase in Total Calls since 2005

| Year | Total Calls | Total Calls % |
|---|---|---|
| 2025 | 1193 | 115% |
| 2015 | 783 | 41% |
| 2005 | 556 | - |

# 2013-2026 Millage

2026 call volume is estimated from April 26 totals of 264 calls. Significantly lower than 2025 with 330 calls.

| Year | Millage | Budget Amount | Difference in % | Number of Calls |
|---|---|---|---|---|
| 2026/27 | 2.90 | $ 3,208,000 | 7.4% | 980 |
| 2025/26 | 2.90 | $ 2,986,000 | 13.5% | 1193 |
| 2024/25 | 2.50 | $ 2,631,000 | 22.9% | 1,146 |
| 2023/24 | 2.50 | $ 2,140,000 | 26.7% | 981 |
| 2022/23 | 2.20 | $ 1,689,500 | 7.1% | 1,023 |
| 2021/22 | 2.20 | $ 1,577,500 | 5.6% | 964 |
| 2020/21 | 2.20 | $ 1,494,500 | 3.4% | 862 |
| 2019/20 | 2.20 | $ 1,446,000 | 18.6% | 977 |
| 2018/19 | 2.00 | $ 1,219,000 | 4.7% | 907 |
| 2017/18 | 2.00 | $ 1,164,730 | 23.8% | 813 |
| 2016/17 | 2.00 | $ 940,684 | 4.3% | 875 |
| 2015/16 | 1.70 | $ 901,754 | 19.5% | 783 |
| 2014/15 | 1.50 | $ 754,523 | 15.2% | 745 |
| 2013/14 | 1.30 | $ 655,030 | | 690 |

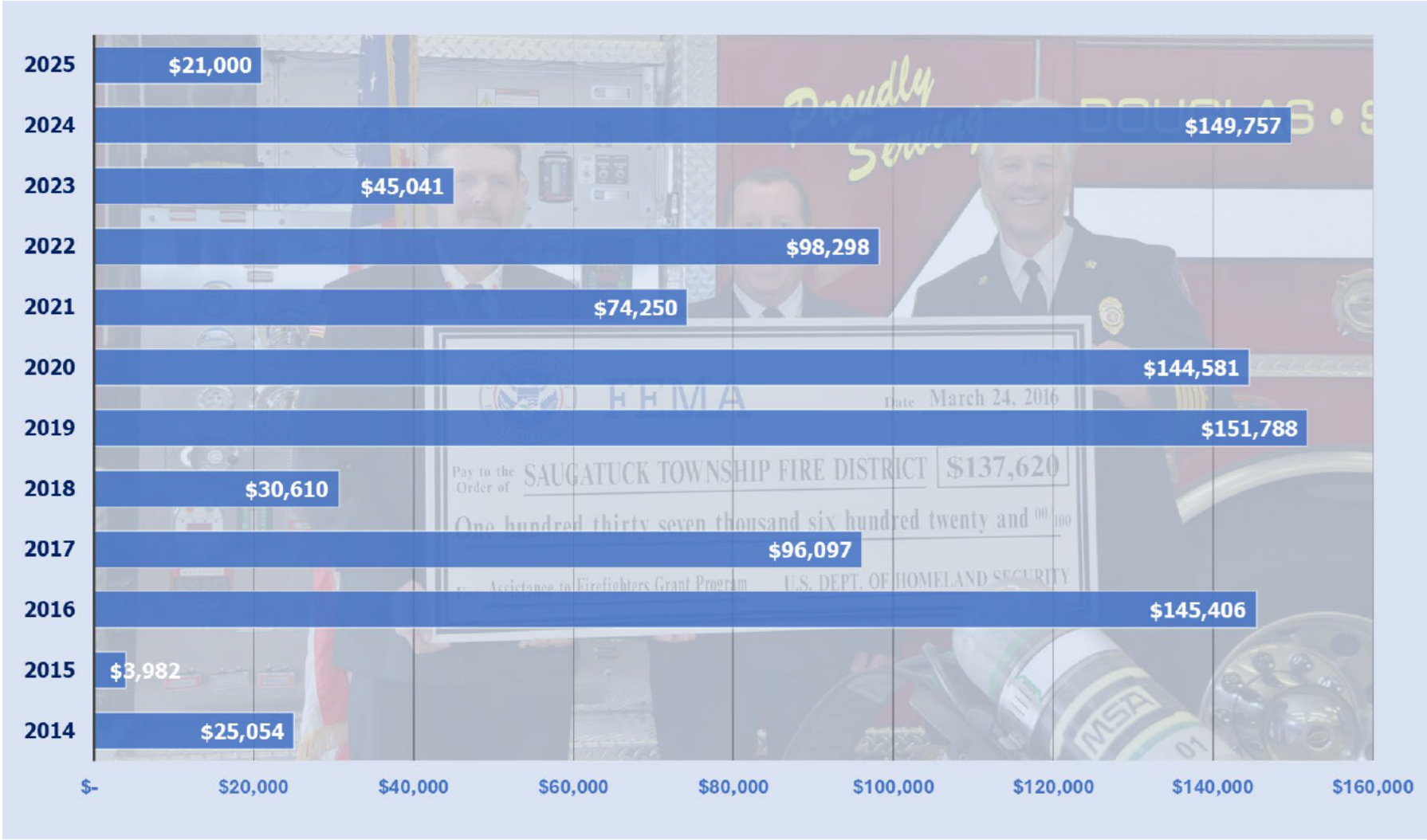
# Additional Revenue 2014-2026

Cost Recovery:
Initiated in 2008, however not enforced before 2014.

- Grants:
  FEMA, State and private businesses and insurance companies.
- Donations:
  Private donations to help offset cost i.e. Live Fire Training Facility and Emergency Medical Equipment and Services

| Year | Cost Recovery Filed | Cost Recovery Collected | Grants Received | Donations Received | Totals Collected by Year |
|---|---|---|---|---|---|
| 2026 | $ 42,818 | $ 41,768 | | | $ 41,768 |
| 2025 | $ 46,127 | $ 24,702 | $ 21,000 | $ - | $ 45,702 |
| 2024 | $ 67,729 | $ 38,159 | $ 41,000 | $ 108,757 | $ 187,916 |
| 2023 | $ 31,940 | $ 21,460 | $ 28,068 | $ 16,972 | $ 66,500 |
| 2022 | $ 44,312 | $ 26,220 | $ 65,388 | $ 32,910 | $ 124,518 |
| 2021 | $ 25,137 | $ 6,155 | $ 74,250 | $ - | $ 80,405 |
| 2020 | $ 14,200 | $ 11,726 | $ 144,581 | $ - | $ 156,307 |
| 2019 | $ 25,632 | $ 19,633 | $ 148,398 | $ 3,390 | $ 171,421 |
| 2018 | $ 16,872 | $ 10,142 | $ 13,600 | $ 17,010 | $ 40,752 |
| 2017 | $ 18,960 | $ 5,413 | $ 78,072 | $ 18,025 | $ 101,510 |
| 2016 | $ 32,034 | $ 21,577 | $ 145,406 | $ - | $ 166,983 |
| 2015 | $ 25,262 | $ 23,028 | $ 3,982 | $ - | $ 27,010 |
| | $ 391,023 | $ 249,983 | $ 763,745 | $ 197,064 | $ 1,210,792 |

# Grants and Donations 2014-2025



# Rental Permits Issued in District

This chart indicates the trends in the quantity of rental Inspections conducted annually in our Tri-Community area.

The Fire District's Department of Fire Prevention have added 3 short-term rental inspectors to assist with the rental program.

| Saugatuck Township Rental Permits | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
| Rental Inspections | 11 | 80 | 72 | 82 | 81 | 88 | 414 |

| Saugatuck City Rental Permits | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
| Rental Inspections | 10 | 101 | 124 | 84 | 132 | 187 | 638 |

| City of Douglas Rental Permits | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
| Rental Inspections | 10 | 44 | 58 | 46 | 55 | 82 | 285 |

# New Addition - 2160 Ambulance

In January 2025, the Fire Board approved the purchase of a 2025 RAM 4X4 5500 cab and chassis with a refurbished remount body to replace the Fire Districts 2015 Fire Expedition.

The replacement represents a cost effective and reliable solution for the Fire Districts Strategic Planning that included procuring a remount ambulance body module on a new RAM chassis. A remount involves transferring the refurbished body onto the new chassis, which reduces the costs of the project while incorporating the reliability and advanced safety features of a new cab, new diesel engine, 4-wheel drive, new electrical and mechanical systems.

The photos to the right show our new emergency medical service response truck, #2160.










FIRE
SAUGATUCK
MARR
HOSIER
SAUGATUCK TOWNSHIP
FIRE DISTRICT
EMS
FIRE
RESCUE
PREVENTION
Thank you for your support!

| GL NUMBER | DESCRIPTION | 2024-25 ACTIVITY | 2025-26 AMENDED BUDGET | 2025-26 ACTIVITY THRU 04/22/26 | 2025-26 PROJECTED ACTIVITY | 2026-27 REQUESTED BUDGET |
|---|---|---|---|---|---|---|
| ESTIMATED REVENUES | | | | | | |
| Dept 000 | | | | | | |
| 206-000-401.000 | SAUGATUCK CITY | 559,346.97 | 714,000.00 | 684,891.57 | 714,000.00 | 762,000.00 |
| 206-000-402.000 | SAUGATUCK TOWNSHIP | 1,191,206.31 | 1,489,000.00 | 1,434,073.74 | 1,489,000.00 | 1,618,000.00 |
| 206-000-403.000 | DOUGLAS CITY | 594,167.45 | 737,000.00 | 693,112.23 | 737,000.00 | 788,000.00 |
| 206-000-450.000 | FIRE SERVICES | 2,780.00 | 1,000.00 | 4,659.83 | 4,700.00 | 1,000.00 |
| 206-000-460.000 | INSPECTION & PLAN REVIEW FEES | 65,735.00 | 25,000.00 | 42,613.75 | 43,000.00 | 25,000.00 |
| 206-000-465.000 | COST RECOVERY | 42,506.81 | 3,000.00 | 58,449.20 | 58,500.00 | 3,000.00 |
| 206-000-528.000 | OTHER FEDERAL GRANTS | | 1,000.00 | | | |
| 206-000-560.000 | GRANTS & DONATIONS | 59,787.48 | 1,000.00 | 9,092.49 | 9,100.00 | 1,000.00 |
| 206-000-665.000 | INTEREST | 46,739.72 | 10,000.00 | 30,036.70 | 30,500.00 | 10,000.00 |
| 206-000-669.000 | INSURANCE PROCEEDS | | | 8,964.15 | 8,964.00 | |
| 206-000-685.000 | SALES OF ASSETS | | 5,000.00 | | | |
| Totals for dept 000 - | | 2,562,269.74 | 2,986,000.00 | 2,965,893.66 | 3,094,764.00 | 3,208,000.00 |
| TOTAL ESTIMATED REVENUES | | 2,562,269.74 | 2,986,000.00 | 2,965,893.66 | 3,094,764.00 | 3,208,000.00 |

APPROPRIATIONS

Dept 336 - FIRE FUND

| | | | | | | |
|---|---|---|---|---|---|---|
| 206-336-702.000 | BOARD SALARY | 5,300.00 | 10,000.00 | 3,250.00 | 7,500.00 | 10,000.00 |
| 206-336-704.000 | CHIEF SALARY | 126,678.37 | 133,000.00 | 96,244.53 | 133,000.00 | 133,000.00 |
| 206-336-705.000 | OFFICER SALARIES | 8,896.07 | 10,000.00 | 6,750.18 | 10,000.00 | 10,000.00 |
| 206-336-708.000 | CAREER FIREFIGHTER | 571,581.49 | 700,000.00 | 573,622.32 | 700,000.00 | 728,000.00 |
| 206-336-709.000 | OPERATIONAL WAGES | 124,177.80 | 116,000.00 | 121,384.33 | 130,000.00 | 130,000.00 |
| 206-336-709.500 | PAID ON CALL STIPEND | 78,881.61 | 100,000.00 | 50,907.31 | 90,000.00 | 90,000.00 |
| 206-336-710.000 | FIRE CALLS | 55,601.17 | 70,000.00 | 41,560.03 | 65,000.00 | 70,000.00 |
| 206-336-711.000 | MEDICAL CALLS | 40,419.70 | 40,000.00 | 28,087.58 | 40,000.00 | 40,000.00 |
| 206-336-712.000 | TRAINING | 23,558.21 | 35,000.00 | 14,741.49 | 25,000.00 | 35,000.00 |
| 206-336-713.000 | SPECIAL EVENTS | 8,050.94 | 15,000.00 | 7,067.33 | 15,000.00 | 15,000.00 |
| 206-336-720.000 | PAYROLL TAXES | 83,628.27 | 125,000.00 | 78,448.94 | 125,000.00 | 125,000.00 |
| 206-336-721.000 | EMPLOYEE INSURANCE BENEFITS | 142,640.85 | 150,000.00 | 165,344.10 | 190,000.00 | 190,000.00 |
| 206-336-722.000 | WORKER COMP INSURANCE | 50,039.85 | 100,000.00 | 68,144.00 | 75,000.00 | 90,000.00 |
| 206-336-723.000 | RETIREMENT | 162,214.08 | 150,000.00 | 154,835.55 | 170,000.00 | 170,000.00 |
| 206-336-727.000 | OPERATING SUPPLIES | 29,592.91 | 26,500.00 | 25,334.54 | 26,500.00 | 28,500.00 |
| 206-336-728.000 | GAS & OIL | 18,066.46 | 20,000.00 | 10,571.86 | 15,000.00 | 20,000.00 |
| 206-336-730.000 | PROFESSIONAL SERVICES | 41,822.40 | 35,000.00 | 77,777.18 | 80,000.00 | 80,000.00 |
| 206-336-742.000 | TESTING, REPAIR & REPLACEMENT | 6,303.51 | 23,000.00 | 10,832.45 | 20,000.00 | 20,000.00 |
| 206-336-745.000 | STATION TOOLS | 264.18 | 4,000.00 | 558.75 | 4,000.00 | 4,000.00 |
| 206-336-746.000 | FIRE FIGHTER TOOLS | 8,414.39 | 20,000.00 | 584.88 | 15,000.00 | 15,000.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 206-336-751.000 | PHONES | 15,388.52 | 20,000.00 | 12,644.33 | 20,000.00 | 20,000.00 |
| 206-336-752.000 | UTILITIES | 17,131.42 | 21,500.00 | 14,861.53 | 21,500.00 | 21,500.00 |
| 206-336-752.415 | UTILITIES DOUGLAS | | | | | 13,000.00 |
| 206-336-760.000 | VEHICLE/ EQUIP REP & MAINTENANCE | 74,429.61 | 75,000.00 | 51,883.26 | 75,000.00 | 75,000.00 |
| 206-336-761.000 | BOAT MAINTENANCE | 21,504.75 | 20,000.00 | 25,212.42 | 20,000.00 | 20,000.00 |
| 206-336-762.000 | RADIO & PAGER R&R | 503.56 | 10,000.00 | 1,246.30 | 5,000.00 | 10,000.00 |
| 206-336-763.000 | BUILDING REPAIR & MAINTENANCE | 38,742.86 | 35,000.00 | 18,775.46 | 35,000.00 | 35,000.00 |
| 206-336-764.000 | BUILDING SECURITY | 2,639.00 | 2,500.00 | | 2,500.00 | 2,500.00 |
| 206-336-764.415 | SECURITY DOUGLAS | | | | | 2,500.00 |
| 206-336-767.000 | DUES & SUBSCRIPTIONS | 5,102.56 | 4,000.00 | 1,801.77 | 4,000.00 | 3,000.00 |
| 206-336-770.000 | OFFICE EXPENSES | 10,643.22 | 10,000.00 | 7,771.17 | 10,000.00 | 10,000.00 |
| 206-336-771.000 | TECHNOLOGY | 34,613.51 | 32,000.00 | 28,287.19 | 32,000.00 | 34,000.00 |
| 206-336-775.000 | BUILDING INSPECTIONS | 1,806.69 | 5,000.00 | 1,947.17 | 5,000.00 | 5,000.00 |
| 206-336-780.000 | UNIFORMS | 5,706.13 | 13,500.00 | 5,112.66 | 13,500.00 | 12,000.00 |
| 206-336-781.000 | TURN OUT GEAR | 48,498.28 | 40,000.00 | 255.00 | 40,000.00 | 40,000.00 |
| 206-336-785.000 | EDUCATION | 9,547.28 | 33,000.00 | 12,486.88 | 33,000.00 | 15,000.00 |
| 206-336-791.000 | MEDICAL SUPPLY | 10,332.11 | 25,000.00 | 21,403.64 | 25,000.00 | 25,000.00 |
| 206-336-792.000 | ADVANCED LIFE SUPPORT | | | | | 28,500.00 |
| 206-336-795.000 | COMMUNITY RISK REDUCTION | 5,943.52 | 15,000.00 | 934.74 | 15,000.00 | 10,000.00 |
| 206-336-796.000 | PHYSICALS | 12,698.00 | 15,000.00 | 12,533.00 | 15,000.00 | 15,000.00 |
| 206-336-815.000 | GENERAL INSURANCE | 34,306.43 | 44,000.00 | 32,829.00 | 44,000.00 | 44,000.00 |
| 206-336-861.000 | TAX CHARGE BACK | 636.22 | 1,000.00 | 41.50 | 1,000.00 | 1,000.00 |
| 206-336-975.000 | BOND PAYMENT | | | | | 600,000.00 |
| 206-336-985.000 | LONG TERM CAPITAL | 296,701.59 | 682,000.00 | 225,769.09 | 682,000.00 | 162,500.00 |
| 206-336-986.000 | CAPITAL FUND TRANSFER | | | | 60,264.00 | |
| Totals for dept 336 - FIRE FUND | | 2,233,007.52 | 2,986,000.00 | 2,011,843.46 | 3,094,764.00 | 3,208,000.00 |
| TOTAL APPROPRIATIONS | | 2,233,007.52 | 2,986,000.00 | 2,011,843.46 | 3,094,764.00 | 3,208,000.00 |
| NET OF REVENUES/APPROPRIATIONS - FUND 206 | | 329,262.22 | | 954,050.20 | | |
| BEGINNING FUND BALANCE | | 1,240,670.54 | 1,569,932.76 | 1,569,932.76 | 1,569,932.76 | 1,569,932.76 |
| ENDING FUND BALANCE | | 1,569,932.76 | 1,569,932.76 | 2,523,982.96 | 1,569,932.76 | 1,569,932.76 |

# City Manager Report

May 25, 2026

**Construction Update**

- With the exception of the watermain valves on Water Street, the downtown work is largely complete.
- Work has begun on Maple Street.
    - Tree removal is nearly complete.
        - As a reminder, significant effort was made to preserve trees along the route. During the design process, Public Works and the engineering team walked the entire corridor to identify the best sidewalk alignment and minimize tree removal as much as possible.
        - One of the older trees that had to be removed was found to have rot in the trunk and would have eventually been an issue.
    - The west lane of Maple Street is being pulverized into gravel.
    - Water main installation has started from the south (moving north) and will continue this week and into next week.
    - Local traffic will still be able to access their homes and businesses along Maple Street.
    - If your constituents have questions, please have them contact the following:
        - Public Works - Michelle Gibson, Project Coordinator - (269) 224-9504
        - Fleis & VandenBrink Engineering
            - Jon Moxey, P.E., Project Manager – (616) 588-1925
            - Peter Tierney, P.E., Project Manager – (616) 914-8621
    - Our first progress meeting was on Tuesday and will continue every two weeks.
    - Michelle will continue to provide updates to those who signed up.

**Public Hearing on Proposed Budget**

- A public hearing on the budget is scheduled for the regular meeting on June 8 at 6:30p.
- Notice is being published in the newspaper. I have also shared the information in my community report along with some quick facts around tax rates and our net position.
- The draft budget presentation can be viewed here: https://youtu.be/__BQbLST6_o?si=2iplO0PMOd8CxeUn&t=582
- Slides and draft budget details: https://www.saugatuckcity.com/

**Parking Improvements Task Force**

- The Task Force continues to meet to review data and consultant findings.
- The most recent meeting included a review of:

    - Future Growth and Parking Impacts
    - Parking Enforcement, Ambassador Program, and Revenue Options
    - Remote Parking, The Interurban, and Shared Parking Agreements
    - Parking Yield Analysis: Converting Butler Street to One-Way Traffic from Lucy Street to Culver Street
- Each of the reports can be viewed here: https://www.saugatuckcity.com/parking-improvements-task-force.html

**New Director of Public Works**

- A reminder that the new Director of Public Works, Mark Ondersma, starts on May 26.
- We will have Mark attend a future City Council meeting to introduce himself and meet all of you.

**Plastic Pellet Spill Cleanup**

- EGLE continues to provide weekly updates to the managers of the tri-community as well as the tribal nations.
- EGLE's latest report advised cleanup continues.

**Krazy for the Kazoo**

- The Kalamazoo River Greenway is bringing you a weekend-long river stewardship celebration! Build and renew your connection to our watershed by joining us for Krazy for the Kazoo, where we will recognize the ongoing restoration efforts, recreational opportunities, and beauty that the watershed provides to our region.
- The weekend will kick off on Friday, May 29, with an interactive reading of a newly published picture book all about the Kalamazoo River Watershed! Kids and families will dive into the story, then take part in a fun, hands-on activity and a craft that brings the river to life. Along the way, participants will learn how water moves through our watershed and discover simple ways we can all help keep it clean and healthy. Each participant will also receive a Kalamazoo River Watershed sticker sheet and workbook to take home and continue the learning and fun!



**Miscellaneous**

- Held meetings with DPW Supervisor and Administrative/Project Coordinator.
- Held one on one with Director of Planning and Zoning.
- Attended quarterly Kalamazoo River Greenway meeting.
- Attended local government millages webinar.
- Held Department Head team meeting.
- Prepared for and attended Parking Improvements Task Force meeting.
- Held one on one with City Treasurer/Finance Officer.
- Prepared for and attended joint utility groups meeting.
- Attended Fire Department budget presentation.
- Held one on one with City Clerk.
- Spoke to middle school students helping Garden Club with plantings.