



WALKER
CONSULTANTS

PARKING IMPROVEMENTS TASK FORCE
Meeting Minutes
February 17, 2026, 3:00 p.m.
Saugatuck City Hall

Participants

Name	Company	Email Address
John Dorsett	Walker Consultants	jdorsett@walkerconsultants.com
Julie Kroll	Fleis & Vandenbrink	jkroll@fveng.com
John Moxey	Fleis & Vandenbrink	jmoxey@fveng.com
Gregory Muncey	Saugatuck City Council	gregory@saugatuckcity.com
Auston Marineau	Saugatuck Planning Commission	auston.j.marineau@gmail.com
Cathy Brockington	Saugatuck Resident	cabrocking68@gmail.com
Wendy Colsen	Saugatuck Resident	saugatuckparkingstudy@gmail.com
Alec Payleitner	Saugatuck Restaurant Owner	alec@saugataco.com
Michael Gustaitis	Saugatuck Retail Business Owner	winesellersofsaugatuck@gmail.com
Gary Kott	Saugatuck/Douglas Area Convention and Visitors Bureau	indakott@aol.com
Becky Carten-Crandell	Interurban Transit Authority	beckycc@saugatuckinterurban.org
Ryan Cummins	City of Saugatuck	rcummins@saugatuckcity.com

1. Call to Order

- Meeting called to order by Chair Gregory Muncey.

2. Roll Call

3. Agenda Changes

- No changes or additions to the agenda.

4. Public Comment on Agenda Items

- No public comments received in person or online.

5. Approval of Minutes

- A motion was made to approve the minutes of the Parking Improvements Task Force Meeting held on December 9, 2025.
- The motion was carried by a voice vote.



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6. Topics for Discussion

6A. Project Manager Change & Reintroduction

Walker Consultants introduced John Dorsett as the new project manager, replacing Eric Haggett. John previously participated in the initial interview and now returns as senior vice president, overseeing the project. Task Force members expressed appreciation for Walker’s familiarity with the downtown.

6B. Parking Inventory Field Work & Initial Mapping

Julie Kroll, a senior associate with Walker Consultants’ subconsultant Fleis & Vandenbrink, presented updated parking inventory maps. All fieldwork is complete, and updates reflect city staff input, Task Force feedback, and January email submissions. Key changes include removing fractional spaces, distinguishing public vs. private lots, and updating parking designations. Remaining tasks include clarifying rules on “the hill,” reviewing congestion on Mary Street, and exploring opportunities on Mill Street. Updated maps and a summary will be sent before the next meeting.

6C. Online Survey – Current Results

The online survey has received over 500 responses, primarily from residents. Major findings: strong opposition to paid parking, agreement that peak-season parking is challenging, and willingness among most respondents to walk 1–2 blocks. The survey closes February 25. The Task Force discussed running a second survey in the summer but noted concerns about duplicate participation. Final-week outreach will target renters and visitors. Full comments and results will be shared after closing.

6D. Confirmation of Field Data Collection Dates

Spring data collection is now scheduled for May 2 (with a backup on May 9) to capture higher “tulip time” activity. Tasks include block-by-block counts, lot monitoring, identifying use patterns, and generating a heat map. Summer counts will include one weekday and one weekend, paired with turnover studies on key blocks such as Butler Street.

6E. Remaining Meeting Dates

Upcoming meetings: April 7, May 12, June 30, July 28, and August 18 (planned final meeting). Most members prefer maintaining the 3 PM meeting time.

6F. Land Use, Vacancy & Future Development Planning

Walker Consultants reviewed development information received from the city. Discussion emphasized incorporating major upcoming projects in Douglas and Saugatuck Township — such as the 200-unit Auto Camp and new housing developments — due to their potential impact on downtown parking demand.

6G. Other Items – Remote & Employee Parking

The Task Force discussed long-term remote parking options, potentially along Blue Star Highway, including amenities like timed shuttles and food trucks. Employee parking challenges persist due to behavioral patterns, late-night safety concerns, and enforcement limitations. Paid parking was discussed conceptually, with considerations including equity between residents and non-residents, permit options,



enforcement costs, and the role of pricing as a management tool rather than a revenue generator. Outdoor dining was noted as a future agenda item, with approximately 10–13 spaces currently allocated.

6H. Next Steps

Walker Consultants will finalize survey results for the April 7 meeting, continue refining mapping, prepare the baseline conditions analysis, and begin modeling future parking demand.

7. Public Comments

Speaker: Sandra Randolph, former Saugatuck business owner for 35 years, and resident of Saugatuck Township. Key points raised:

- Include Business Owners in the Process. Encouraged the Task Force to more actively engage business owners, noting the value of their experience and her long service on previous parking committees.
- Visitor Experience. Emphasized the need to maintain a positive visitor experience through convenient access and user-friendly parking and expressed concern that frustration or confusion could discourage return visits.
- Concerns About Paid Parking. Noted that pay-to-park systems in other communities often cause visitor frustration and may offer limited benefits. Cited Holland as an example of a successful non-paid system supported by backlot parking, which Saugatuck lacks.
- Support for Remote Parking + Shuttle System. Highlighted the past success of remote parking with shuttle service and expressed support for a long-term solution involving a remote lot, regular shuttle operations, and visitor-friendly features.
- Large Incoming Developments. Expressed concern that new developments, including the proposed 200-unit Auto Camp, Water Street projects, and additional vacation rentals, may substantially increase parking demand.
- Downtown Capacity. Observed that last summer's visitor volumes appeared to exceed downtown capacity, placing a strain on local businesses and public spaces.
- Outdoor Dining Spaces. Noted that outdoor dining areas are typically unused during daytime hours and may displace parking needed for daytime shoppers. Suggested evaluating whether current allocations appropriately balance dining and parking needs.
- Street Use and Space Allocation. Encouraged a closer review of parking behavior and circulation on certain streets, referencing previously shared photos of Mill Street and the Mildred Peters Preserve area.

8. Adjournment

A motion was made to adjourn the meeting, and this motion carried by a voice vote. Greg Muncey adjourned the meeting.