# LUDINGTON CITY PLANNING COMMISSION
# SPECIAL WATERFRONT WORKSHOP
# NOTES
# OCTOBER 24, 2000

The Ludington Planning Commission Waterfront Sub-Committee held a special waterfront workshop on October 24, 2000. The meeting was held at the Ludington Senior Citizen Center, 308 S. Rowe St., Ludington, MI and was opened at 7:00 p.m. by Commissioner Tom Coleman.

Present from the Planning Commission was Commissioners Tom Coleman, Ron Sarto, Jack Ereon, Jack Scott, Kaye Holman, Marge Carlson and Paul Peterson.

Also present were Mayor Carol Pomorski, City Manager Jim Miller, Councilors Jack Harper, Brent Scott, and Dave Weston, City Attorney Roger Anderson, Building Inspector John Healy, and Recording Secretary, Carol Foote.

Commissioner Coleman opened the workshop by stating that this was not a regular Planning Commission meeting, but notes would be taken for review. He read key points that were made in the report written by the Community Audit Team, Michigan State University in 1995. Exerts from the City of Ludington Master Plan were also read. Commissioner Coleman reported that since the last workshop, the committee had met with property owners in the waterfront area. Concerns about the last draft were voiced. The adhoc committee met and reworked the draft and also had comments from the planner, Paul Leblanc.

Commissioner Coleman then started pointing out the changes that had been made to the draft and opened the floor to questions and comments.

Bob Seelof, Ludington Boat Club, asked if boat club was a private marina. He also wanted to know if the annual fish fry would be a special land use. Both answers were yes. He then asked if the public access to the water was optional. Also, who would be responsible for building and maintaining? Commissioner Coleman told him that they would be optional. He did not think the Planning Commission was responsible for the building and maintenance of the walkways. Maybe the City would get into that.

Jim Claire asked if the view corridor was required or optional. Commissioner Coleman explained that it was an incentive. There could be restrictive covenants. If there was a problem the special land use clause could apply.

Commissioner Sarto pointed out that there was a potential for longer buildings with a special land use.

Councilman Harper asked about the 4-½ foot height of structures and buildings within the view corridors. Commissioner Coleman explained the vision prospective and the option of a special land use.

Steve Abrahamson stated that on his property, there would have to be gaps between buildings. Commissioner Coleman said there would be site plans for special situations.

Larry Reese asked if parking lots would qualify as a view corridor. Attorney Anderson said that parking is allowed in view corridors.

Commissioner Carlson asked if the view corridors would be for private or public use. Commissioner Coleman told her this would not be for public use. Just to look through.

Councilman Dave Weston asked if there could be hedges or trees in the view corridors. Commissioner Coleman told him yes, 4 12/ft.

Patty Klevorn asked about the density increase. Commissioner Coleman explained that it was for several reasons. Density would be highest in the WCB and lowest in WR.

Bill Brown said that he had a problem with the parking downtown. And increase in density would create more parking problems. He doesn't care if they have a 200-ft. building; the parking is the main problem.

Commissioner Carlson said that she was very concerned about property values in the area. If the owner is over restricted on his or her property, property would go down. Commissioner Coleman stated that they had been advised that, with density being less restrictive, that was unlikely.

City Manager Jim Miller said that Ludington was very fortunate. There was a lot of view in the area. He feels that the City has done a lot of good things. He does not see Ludington becoming another Charlevouix or Grand Haven. He also agreed with Marge Carlson regarding property values.

Jim Claire showed the audience a rough drawing of eight acres of his property. He was concerned about set backs and view corridors.

Councilman Scott thinks that the DNR and the Corps of Engineers need to be asked what they think of this.

Mayor Carol Pomorski stated that she feels this may be too restrictive on property owners. She also feels the language is confusing. What if new Planning Commissioners come in? Will they be able to decipher this?

Commissioner ended the workshop by asking everyone to go back and take a hard look at his or her property. He feels it may answer a lot of their questions.

The workshop adjourned at 8:30 p.m.

Respectfully submitted,
Carol A Foote, Recording Secretary