LUDINGTON CITY PLANNING COMMISSION
MINUTES
November 7, 2000

The regular meeting of the Ludington Planning Commission was held on November 7, 2000. The meeting was held at the Ludington Senior Citizen Center, 308 S. Rowe St., Ludington, MI and was called to order at 7:00 p.m. by Chairman John Henderson.

ROLL CALL: The roll call showed the following results:

Present: Commissioners: Tom Coleman, John Henderson, Marge Carlson, Jack Ereon, Jack Scott, and Paul Peterson.

Absent: Kaye Holman, excused, Ron Sarto, excused, and Frank Marrison

Also Present: Bldg. Insp./Zoning Administrator John Healy, and Recording Secretary Carol Ann Foote.

AGENDA APPROVAL: Commissioner Coleman made a motion seconded by Commissioner Peterson to approve the agenda, as written.

PUBLIC COMMENTS & COMMUNICATIONS: None

MINUTES: Commissioner Ereon made a motion seconded by Commissioner Peterson to approve the minutes of the October 3, 2000 meeting. Motion carried unanimously.

PUBLIC HEARINGS: To consider a request from Northwestern Savings Bank for a special land use to expand a non- conforming structure in order to install a canopy at the drive-through window at the following described property: ORIGINAL PLAT LOTS 9 & 10 BLOCK 20, also known as 101 E Court St.

Jim Hayne, Cornwell Callahan Architects, Traverse City, MI., represented Northwestern Savings Bank. Mr. Hayne explained the plans to install a canopy at the drive-through window and the set back encroachment. He said that they were appealing for a 4.6-ft. variance.

Public Comment: None

Chairman Henderson said the Special Land Use Committee had met and suggested approval.

Commissioner Coleman asked what it would look like on the North side. Mr. Hayne told him that it would have columns on the North side.

Chairman Henderson made a motion to grant the special land use to expand a non-conforming structure, seconded by Commissioner Peterson. Motion carried unanimously.

To consider a request from Joan S Nowakowski for a special land use to create a home occupation in order to operate a part time hair salon at FOREST HILLS ADDITION #1, LOT 52, also known as 906 Monona.

Joan Nowakowski, 906 Monona, told the Commission that they added a garage and half of it would be her shop. She explained that it looked like a home with a garage. She hopes they would approve her request.

Jack Hanover, representative for Mrs. Nowakowski, told the Commission that he had designed the addition and wanted to point out that it met all the rules and regulations of a home occupation. He said that the square footage had been cut down in order to adhere to the conditions.

Kathy Larson, 1001 Monona, said that they had been working hard on their property and thought it was a nice addition.

The recording secretary reported that 21 notices were sent with 4 responses in favor.

Chairman Henderson wanted to know how may clients she would have at a given time. Mrs. Nowakowski replied one. She also stated that her hours of operation would be from 9 a.m. to 3 p.m.

Chairman Henderson reported that the Special Land Use Committee had met and suggested approval with the conditions that the operation hours would be from 9-5, no more than two customers at a time and no on-street parking.

Chairman Henderson made a motion to grant the special land use for a home occupation with the conditions the hours would be 9-5, no more than two customers at a given time, and no on-street parking. Commissioner Coleman said that he felt they should exclude Sundays from their operation hours.

Chairman Henderson amended his motion to grant the special land use for a home occupation with the conditions the hours would be Monday – Saturday, 9-5, no more than two customers at a given time and no on street parking seconded by Commissioner Coleman. Motion carried unanimously.

To consider a request from Anne Sarto Motyka for a special land use to expand a non-conforming structure in order to extend an existing garage at ORIGINAL PLAT LOT 5 BLOCK 50, also known as 609 W Ludington Ave.

Anne Sarto Motyka explained that their garage was on the alley of Ferry Street. The house had been there for 75 years or better. Instead of 5 feet from the alley, she was 3 feet. They did not want to change the look of the garage.

Public comment: None

The recording secretary reported that 31 notices were sent with no response.

Chairman Henderson reported that the Special Land Use Committee had met and recommended approval.

Commissioner Scott made a motion, seconded by Commissioner Peterson to approve the request for a special land use to expand a non-conforming structure. Motion carried unanimously.

To consider a request from Girl Scouts of Crooked Tree for a special land use to construct a 4 ft. chain link fence on a corner lot at the following described property: LAWNDALE PARK ADDITION Lot 1 BLOCK 7 AND LOT 1 BLOCK 8, AND THAT PORTION OF THE FORMER CSX RR ROW LYING BETWEEN SAID BLOCKS, also known as 1014 Olmstead.

Denise Plaxton, Girl Scout Staff, Traverse City, MI, told the Commission that the Ludington Little House was building in the volume of girls. With the traffic pattern in that area, they are concerned for the children.

Public comment:

Marion Riedl, 202 N. Robert, spoke in behalf of the Girl Scouts. She stated that in the 1999 school year there were 1,227 children and leaders that met there. On average that was 136 girls and adults a month. The meetings are early evenings and Saturdays. They are busy traffic times. They are on a corner lot, and the main play area is on West Side. The fence would be a safety factor.

Comment closed.

The recording secretary reported 14 notices sent, with no response.

Commissioner Coleman commented that in 1998 they acted on this and he feels that this is an extension of the Girl Scouts safety effort.

Commissioner Ereon made a motion, seconded by Tom Coleman to grant the special land use to construct a 4-ft. chain link fence on a corner lot. Motion carried unanimously.

To consider a request from John L Larson for a special land use to construct a 6 ft. fence on a corner lot at the following described property: FOREST HILLS ADDITION, LOT 51, also known as 902 Woodlawn.

John L. Larson, 902 Woodlawn, said that he wanted to put up a fence 2 ft. inside the property line. He said that it was not blocking anyone's view. He said it was for privacy and safety for his children.

Kathy Larson, 1001 Monona, 100 percent supports the Larson's fence.

Jeff Larson, 1001 Monona, sees nothing wrong with the fence.

Joan Nowakowski, 906 Monona, said she was very happy with it. She now has her privacy.

The recording secretary reported that there were 25 notices sent with 5 replies. Four in favor, one opposed.

Commissioner Coleman made a motion to grant the special land use to construct a 6-ft. fence on a corner lot, seconded by Jack Ereon. Motion carried 2 no, Henderson, Peterson, 4 yes, Coleman, Ereon, Scott, Carlson.

<u>UNFINISHED BUSINESS</u>:
To consider a request from Dr. Daniel R. King to rezone the following described property from R3A (Multi-Family Residential District) to LC (Limited Commercial):
RESSEGUIE'S ADDITION LOT 1 & E 5 FT OF LOT 2 BLOCK 4 also known as 102 S Washington Ave. and RESSEGUIE'S ADDITION W 55 FT OF LOT 2 BLOCK 4 also known as 608 E Ludington Ave.

Dr. Daniel King said that he had met with the Planning Commission and it was suggested that he withdraw his request. He said that he felt that his request was misunderstood. Dr. King showed the Commission a map of the surrounding property and the current uses of the properties. He explained that he was already non-conforming. With off street parking, he would need a special land use. This would create a larger degree of non-conformity. He would like the Commission to look at this particular corridor. How do they want it developed?

Public comment:

Charles Nowakowski, 906 Monona, stated that he thought he should get it.

Jeff Larson, 1001 Monona, stated that it sounded smart. That was a busy area. It sounded logical. Good idea.

The recording secretary reported that there were 45 notices sent, with no response.

Commissioner Coleman made a motion to send to City Council a denial of the request to rezone the property, seconded by Commissioner Ereon.

Commissioner Coleman said that one consideration was the south side of Ludington Ave. He said that as part of planning, once you rezone, it sets precedence. This is the main entrance to town. nce. Those are the main entrance to town. I think that expanding a non-conforming use would be the best thing to do.

The motion for the denial was reread. Motion carried unanimously.

**WATERFRONT REPORT:**
NEW BUSINESS:

Commissioner Coleman gave a report on the waterfront workshop that was held on October 24. He reported that since the workshop, the Adhoc Committee had met and they were working on the language. They are now up to draft number eight. They also have the first draft of the zoning map. He said that they would probably pull Lake Street out of the view corridors. There will be another workshop either 11/28 or 12/12.

SITE PLAN REVIEW: None

COMMENTS AND COMMUNICATIONS:
Chairman Henderson asked that the Commissioners turn in letters to the recording secretary, if they plan on resigning from the Commission.

ADJOURNMENT: Commissioner Coleman made a motion to adjourn the meeting at 7:50 p.m., seconded by Marge Carlson. Motion carried unanimously.

Respectfully submitted,
Carol A Foote, Recording Secretary

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John Henderson, Chairman