# LUDINGTON CITY PLANNING COMMISSION
# MINUTES – 12/05/00

The regular meeting of the Ludington Planning Commission was held on December 5, 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, Ron Sarto, Paul Peterson, Frank Marrison, Marge Carlson, John Henderson, Jack Ereon, and Jack Scott.

Absent: Commissioner Kaye Holman, excused

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

AGENDA APPROVAL: Commissioner Ereon made a motion to approve the agenda with the additions of Waterfront Committee Report under Old Business and House of Flavors text change request for limited commercial under New Business, seconded by Commissioner Sarto. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS: Tom Thornhill, Attorney, 600 Terrace Plaza, Muskegon, MI, addressed the Commission. He stated that he was representing a number of the Lake front property owners. He said that he had a number of concerns regarding the proposed waterfront changes. He would like to communicate to the committee or the commission. They have major concerns about the proposed view corridors, height restrictions, and building size. The view corridors chop the parcels up like checkerboards making it very difficult to develop. He said that he was representing the owners of Harbor View, the ferry, Claire Properties, the boat club, Thompson Cabinet, and the Abrahamson property. We would like to enter into a more formal dialog; see if there is some middle ground to arrive at. Another thing that I am concerned about, if these view corridors are put into effect, the existing structures will become non-conforming. The Harbor View development would be, totally, a non-conforming use. That is a major problem. We hope you will slow this process down some so we can have more input into it.

MINUTES: Commissioner Ereon made a motion seconded by Commissioner Carlson to approve the minutes of November 7, 2000. Motion carried unanimously.

PUBLIC HEARINGS: To consider a request from Ronald Hess for a special land use to construct a 13 X 16 ft. addition to the existing home and a 24 X 24 detached garage at the following described property: MANUFACTURERS' ADDITION LOTS 15, 16 & 17 BLOCK 21, also known as 927 N Washington Ave.

Ronald Hess, 606 E Longfellow, explained to the Commission that five years ago he turned the house into an office and he would like to turn it back in to his primary residence. He would be adding a living room addition and a detached garage. There would be a privacy fence put all the way around it.

No Public Comment.

The recording secretary reported that there were eight notices sent out with no response.

Commissioner Sarto reported that the Special Land Use Committee had met. He asked Mr. Hess if all the required set backs had been met. Mr. Hess said yes. Commissioner Sarto told the Commission that all the requirements had been met. The only reason Mr. Hess had to apply for a Special Land Use was because of a condition that had been placed on the original special land use in 1994. The Committee would recommend the approval of the special land use.

Commissioner Sarto made a motion to grant a special land use to Mr. Ronald Hess in order to construct a 13 X 16 ft. addition to the existing home and a 24 X 24 detached garage at 927 N Washington Ave., seconded by Commissioner Peterson. Motion carried unanimously.

UNFINISHED BUSINESS: Waterfront Committee Report: Commissioner Coleman stated that he was sorry that the Committee had not gotten back with them sooner. For Mr. Thornhill's information, they would be publishing the eighth draft. They wanted to go over it with the full Commission, then make it available as soon as possible. Also the zoning map would be available. He explained that the Committee had continued to make improvement. He said that there would be another Workshop on Tuesday, December 12, and they would be more than happy to have more interaction after everyone had a chance to study the draft. Commissioner Coleman then went through the proposed text changes and explained them to the Commission.

Commissioner Sarto stated that there had been a lot of changes made to the proposal from the Workshops that were held. There had been a lot of time and effort put into it, and he feels that they have a pretty good proposal.

Commissioner Coleman said that they would have their workshop on Tuesday. He would suggest making adjustments after the workshop, go before the full board in January, and have a public hearing on the proposed changes in February.

NEW BUSINESS: Chairman Henderson told the Commission that there had been a request from the House of Flavors to add text to the Limited Commercial District. The text would allow breakrooms and general office use in the Limited Commercial District. Chairman Henderson turned the request over to the Text Committee.

SITE PLAN REVIEW REPORT: Building Inspector, John Healy, told the Commission that there was a site plan review held for Ludington West LLC, on November 9, 2000 for a new condominium project at 602 S. Rath Ave. The site plan was approved with conditions.

PUBLIC COMMENTS: Commissioner Coleman said that if anyone had any ideas for potential appointees to the Commission, he would like to invite them to the Waterfront Workshop. He would like consideration of an organizational meeting in January and possible training sessions.

Chairman Henderson stated that he personally supported the proposed waterfront walkway.

Chairman Scott stated that he had always advocated access to the waterfront so that the public, in general, could have a view. Ludington has more access to the water than any other city of its size. He

said that they needed to move cautiously. People had a lot of money invested in their property, and they needed to be heard. The committed had worked hard. He would like to commend the Ad Hoc Committee.

Chairman Henderson reported that Dr. King's request for rezoning had been denied by City Council.

The Commissioners thanked Marge Carlson, Frank Marrison and John Henderson for a job well done during their terms on the Planning Commission.

ADJOURNMENT:

A motion was made by Chairman Henderson seconded by Commissioner Sarto to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Carol A Foote, Recording Secretary

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John Henderson, Chairman