LUDINGTON CITY PLANNING COMMISSION
MINUTES
August 1, 2000

The regular meeting of the Ludington Planning Commission was held on August 1, 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, Ron Sarto, Jack Ereon, Frank Marrison and Jack Scott.

Absent: Kaye Holman and Paul Peterson

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

AGENDA APPROVAL: Commissioner Ereon made a motion seconded by Commissioner Marrison to approve the agenda as written. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS:
John Larson, 902 Woodlawn, read a letter that stated his feelings regarding the fence ordinance. In the letter, he stated that once again, he felt belittled by the local City government. It went on to state that the fence issue did not effect anyone but him and his family. Mr. Larson spoke about the House of Flavors issue and said that within one month the Commission has come up with a solution to resolve the issue. He challenged the Commission and Attorney Anderson to use discretion and common sense and grant him the right to put up his fence by way of a special land use permit. He stated that the only thing that he questioned was there is no variance allowed. This letter was not submitted for public record.

Barb Sitler, 202 N Gaylord, stated that she would like to publicly thank Attorney Anderson, Mr. Healy, the Commission as well as the House of Flavors for working to solve the problem.

Bruce Sonnenberg, 610 W Ludington Ave, felt like there were several comments made by the HOF that were published in the paper that he did not feel were proper. He then read the comments that were stated in the newspaper articles. He stated that these comments were totally out of line. It is the wrong message to send. He said that his request should not be approved.

Ron Nutter, 201 N Lewis. stated that he would not like to see a rezoning. He said he always appreciated what Jeff did, but would like to avoid rezoning. He said that he did not care if the house was used as a break room or if they stored pallets, as long it was not an eyesore.

Janice Denby, 204 N William, was in opposition to the rezoning. She stated that she has heard the house would be torn down and a pole building was to be erected.

Jeff Wikes, 202 N Lewis, agreed with Mrs. Denby. He feels that it is not the right place to expand.

John Larson, 902 Woodlawn, wanted to explain to the Commission and the public why he lost his temper in the July meeting. He said that he tried to talk and was told he was out of order. He wanted that clarified so he did not look like a lunatic out there yelling at everybody.

Jeff Hackert, House of Flavors, said that they would like to rescind their request. Through public comment and neighbor concern they felt that if they did rezone the property and then move out of town, someone could come in and put up a Great Lakes Casting. He said that he had talked to Committee members about what could be done to use the property in a professional manner. He wanted to thank the Committee members who had worked hard on this, for their professionalism.

Chairman Henderson asked Mr. Hackert if they were also rescinding their special land use request, and he said yes.

MINUTES: Commissioner Coleman made a motion to approve the minutes of the July 11, 2000, as written, seconded by Commissioner Sarto. Motion carried unanimously.

PUBLIC HEARINGS: NONE

UNFINISHED BUSINESS:

**HOUSE OF FLAVORS:**
Commissioner Sarto reported to the Commission that the Committee had been working with Jeff Hackert looking at the possibility of expanding a non-conforming use with tight restrictions. They would extend the use to use the house as a break room and office. They will come back with a proposal to get something that will be a good fit for the neighbors.

**WATERFRONT REPORT:**
Commissioner Coleman reported that the Waterfront Adhoc Committee met. They have worked on a first draft that they are not ready to share yet. It is a work in progress. They will try to meet with the Planner on the 15th of August. They are hoping to have a first draft in October.

**FENCE ORDINANCE:**
Chairman Henderson illustrated the proposed fence ordinance for corner lots to the Commission. There were drawings illustrating different fence scenarios. He explained that there would be no appeals for anything greater than 4 ft. in the 25 ft. set back area. There would be a special land use for anything closer than the 25-ft. setbacks. Chairman Henderson opened the issue for discussion to the Commission members.

Commissioner Sarto made a motion to bring the proposed text to public hearing at the September 5, 2000 meeting, seconded by Commissioner Coleman. Motion carried unanimously.

NEW BUSINESS:
The Planning Commission is invited to attend a Zoning Board of Appeals Workshop on August 15, 2000 at 6:00 p.m. The guest speaker will be Paul LeBlanc, Langworthy, Stader, LeBlanc & Assoc.

SITE PLAN REVIEW:
Commissioner Coleman reported to the Commission that a Site Plan Review was held on August 1, 2000 for the expansion of the Ludington Daily News. The Site Plan was approved with conditions.

August 1, 2000

COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:
Commissioner Sarto made a motion to adjourn the meeting at 7:55 p.m. seconded by Commissioner Ereon. Motion carried unanimously.

Respectfully submitted,
Carol A Foote, Recording Secretary

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John Henderson, Chairman