CITY OF LUDINGTON
BOARD OF ZONING APPEALS
Minutes – June 20, 2000

A regular meeting of the Ludington Board of Zoning Appeals was held on, June 20, 2000 at the Ludington Senior Center, 308 S. Rowe St., Ludington, MI, and was called to order by Tom Tyron, Chairperson at 5:30 p.m.

PRESENT: Tom Tyron, Kaye Holman, Brian Purtee, Bob Erickson, Virgina Scott, Bev Gavigan and Ken Vanderbilt

ABSENT: Greg Dykstra and Gerry Ponko

ALSO PRESENT: Building Inspector, John Healy and Recording Secretary Carol A Foote

ROLL CALL: The roll call gave the above results.

MINUTES: A motion was made by Ken Vanderbilt, seconded by Kaye Holman, to approve the minutes of the meeting of May 16, 2000. Motion carried unanimously.

PUBLIC HEARING: Consideration of a request from Randy Bowden/Novalux, Inc. for additional signage in the CBD (Central Business District) at 212 E Ludington Ave.: ORIGINAL PLAT LOTS 1, 2, 3 & 4, BLOCK 36.

The Recording Secretary reported that there were 46 notices sent, with no response.

Randy Bowden, 212 E Ludington Ave., told the Board that the existing signs were plywood signs from the 1970's and 80's. He would like to replace these signs with 6 X 10 signs with 2 feet at the bottom being LED message board. He said that it would be similar to the sign at Crystal Flash. It would advertise his business and have the time and temperature.

Bev Gavigan said that she would like to see what the sign looked like. Inspector Healy said that the Board was there to review the request for signage over the allowed forty eight feet. When Mr. Bowden applied for the building permit, he would have to meet all the requirements for the sign. Brian Purtee explained that the LED signs were not intrusive. Inspector Healy told the Board that the existing signage was already non-conforming with the ordinance. Ken Vanderbilt said that he was only asking for 28 additional feet of signage.

Tom Tyron closed the public hearing.

Tom Tyron read the standards of the variance. The Board members all agreed that the standards had been met.

Bob Erikson made a motion to grant a variance for 28 feet of additional signage over the existing 320 feet for a total of 348 feet, seconded by Ken Vanderbilt. Motion carried unanimously.

Consideration of a request from Ludington Daily News for a front yard setback variance in order to construct a handicap ramp at 202 N. Rath Ave. ORIGINAL PLAT S 50 FT OF LOT 9 & ALL OF LOT 10, BLOCK 19

The Recording Secretary reported that there were twenty-eight notices sent, with no response.

David Jackson, Ludington Daily News, explained to the Board that he would like to put a handicap ramp in front of the Daily News Building, but in order to do this, he would have to have a zero setback variance. He said that right now the handicap access was through the warehouse. He also said that there has been a request to the City Council to give up 2 ft. 6 inches of the City Right of Way. He said that they would be moving the sidewalk like they did for the parking lot across the street.

Kaye Holman asked Mr. Jackson if this would eliminate the truck ramp. Mr. Jackson said that they would be putting in a truck well at a later time. Ken Vanderbilt asked about the present zoning of the property
and the present set back requirements. Inspector Healy told him that it was presently zoned limited commercial and the required set back was 25 feet. He said that the present building was non-conforming with less than a 25-foot set back.

Tom Tyron closed the public hearing.

Tom Tyron read the standards of the variance. The Board members all agreed that the standards had been met.

Virginia Scott made a motion to grant a zero setback variance for the construction of a handicapped ramp seconded by Bob Erikson. Motion carried unanimously.

Tom Tyron closed the public hearing.

Tom Tyron read the standards of the variance. The Board members all agreed that all the standards had been met to grant the variance.

Gerry Ponko made a motion to grant a variance for a rear yard setback variance of 9 ft. for the purpose of constructing a deck seconded by Ken Vanderbilt Motion carried unanimously.

OLD BUSINESS:
None

NEW BUSINESS:
None

ADJOURNMENT: A motion was made by Brian Purtee seconded by Kaye Holman, to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 6:10 p.m.

Respectfully submitted,
Carol Foote, Recording Secretary

Tom Tyron, Chairperson