CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 03/05/01

The regular meeting of the Ludington Planning Commission was held on March 5, 2001. 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 Tom Coleman, Chairperson.

ROLL CALL: The roll call showed the following results:

Present: Commissioners: Tom Coleman, Ron Sarto, Paul Peterson, Jerry Ponko, Kaye Holman, Clay Olmstead and Joyce Usiak.

Absent: Commissioner Jack Scott and Jack Ereon

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

AGENDA APPROVAL: Commissioner Ereon made a motion to approve the agenda, seconded by Commissioner Holman. Motion carried unanimously.

Commissioner Sarto made a motion to approve the agenda, seconded by Commissioner Olmstead. Motion carried unanimously. (4/10/01)

PUBLIC COMMENTS & COMMUNICATIONS:
Scott Sitler, 202 N Gaylord, was in opposition to the proposed text change to the Limited Commercial district by the House of Flavors. He feels that it is time to stop the House of Flavors to stop encroaching on the neighborhood.

Barb Sitler, 202 N Gaylord, was also in opposition to any changes to the text. She said that any change would just open the door for more expansion. She stated that the Central Business District was not meant for manufacturing.

John Riedel, 202 N. Robert, told the Commission that he was now retired and at home during the day. He heard trucks all day long. He could feel the vibrations. It was a hazard to have all the trucks there. Something has to be done.

Sue Russell, 807 Ludington Ave, was opposed to any change in text. She stated that since she has been in Ludington, you give the HOF an inch, they take a foot. Enough is enough.

Public Comments were closed.

MINUTES: Commissioner Holman made a motion to amend the February 5, 2001 minutes to remove the condition that only one or two cars could park on the street at a time, that was placed on the special land use granted to Theresa Amburgey, seconded by Commissioner Sarto. Motion carried unanimously.

Commissioner Sarto made a motion to add to the minutes of February 5, 2001, the Ludington Fire Department sent a letter of approval with the stipulation of open deck access, for the exit at 212 W Ludington Ave., seconded by Commissioner Holman. Motion carried unanimously.

Commissioner Olmstead made a motion to approve the minutes of February 5, 2001 with amendments, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:

NONE

UNFINISHED BUSINESS: House of Flavors: Request to add text to the Limited Commercial District that would allow breakrooms and general office use in the Limited Commercial District. Chairman Coleman explained that the House of Flavors did not have a formal request for a text change, therefore there did not have to be a public hearing. The text committee did meet and will give their opinion. Commissioner Holman reported that the text committee looked long and hard at the issue. They feel like they do not want to put general offices in limited commercial because that would just open it up. They would recommend not changing the text.

Commissioner Holman made a motion to send a letter to the House of Flavors stating that they do not recommend changing the text in the limited commercial district seconded by Paul Peterson.

Commissioner Olmstead stated that he agreed with Commissioner Holman. Limited Commercial was a buffer. Putting in general offices would be a mistake. Commissioner Peterson asked if the City litigation was continuing. Building Inspector Healy said that it had been resolved.

Motion carried unanimously.

Waterfront Report: Chairman Coleman told the Commission that the Adhoc Committee had met with the Mayor and talked about what direction to go and how to do it. They have received letters from interest groups. One mistake that has been made is they looked at the waterfront as a whole. Now they are going to seek more professional advice. They have interviewed two professional planners and one has been selected. They will approach the waterfront one section at a time, starting with WCB. (Westshore Bank, City Hall, Harborview) They hope to bring this to the April meeting with a public hearing in May. Then they will go to the next section which will be the larger properties along Pere Marquette Lake. They will leave the Car Ferry property like it is. They will probably need the most help in the industrial areas along Dowland. It is likely that there will be another workshop or two.

Then they will go to the next section, W. Loomis/S. Rath to Dowland. The will also review Waterfront Shipping. (4/10/01)

NEW BUSINESS: Chairman Coleman read a letter of resignation from Commissioner Jack Scott. Commissioner Peterson made a motion to accept Commissioner Scott's resignation, with regret, seconded by Commissioner Olmstead. Motion carried unanimously.

Chairman Coleman announced the appointment of Commissioner Ponko to the Waterfront Adhoc Committee.

SITE PLAN REVIEW REPORT: Building Inspector Healy reported that there was a site plan review held on February 26, 2001 for Charles Lange, 225 S. James Street. His proposal was for a temporary parking lot, which was approved.

PUBLIC COMMENTS: None

ADJOURNMENT:

A motion was made by Commissioner Sarto to adjourn the meeting, seconded by Commissioner Holman. Motion carried unanimously and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Carol A Foote, Recording Secretary

_____
Tom Coleman, Chairperson