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

The regular meeting of the Ludington Planning Commission was held on May 1, 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, Jerry Ponko, Kaye Holman, Robert Garrett, Jack Ereon, Clay Olmstead, Paul Peterson and Joyce Usiak.

Absent: Commissioner Ron Sarto

Also Present: Building Inspector John Healy, Recording Secretary Carol Ann Foote, and City Attorney Roger Anderson.

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

PUBLIC COMMENTS & COMMUNICATIONS:
None

MINUTES:
Commissioner Ereon made a motion to approve the minutes of April 10, 2001, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
To consider text changes to the Ludington Zoning Ordinance 23-00 in order to add Article 400.18, WCB (Waterfront Central Business). The intent of this District has a duel purpose. The first is to permit an expansion of the Central Business District while encouraging pedestrian traffic to engage the natural assets of the waterfront during a shopping experience. The second is to allow higher residential densities that foster preservation and enhancement of the neighboring business district and to encourage pedestrian traffic to and from the waterfront. These regulations are also designed to promote physical developments that encourage land use developments, which are aesthetically, visually, and functionally compatible with an accessible waterfront.

Chairman Coleman opened the public hearing by reading the intent of the Waterfront Central Business district. He then asked for public comment.

Jim Miller, City Manager, City of Ludington, congratulated the Planning Commission. He said that he felt like they had done a great job. He stated that the Commission had been through a lot of tough meetings and that they had done a great job of listening to the people. The Commission has come up with something that he feels is very useful to the City of Ludington.

Chairman Coleman closed the public hearing and opened the table for discussion.

Chairman Coleman said that he has discussed this draft with Larry Nix the Planner and they had been very active in putting it together. The Ad Hoc Committee would like to discuss it to make sure everything is compatible with the Zoning Ordinance and this would be done in the next couple of weeks.

Commissioner Peterson asked if this draft had any changes in it from the last draft that they received. Chairman Coleman told him that the major change had been to Section 400.18:5 (i) where it explained the over 45-ft. in building height. Other than that, there were only minor text changes.

Chairman Coleman stated that they would like to put this in final form before sending it to the City Council. He said they also needed a rezoning for the three blocks- bank block, harbor front block and the old City hall block. They would like to do both public hearings at the June meeting.

City Attorney Anderson wanted to know if the increase in density would be by special land use or site plan review. Chairman Coleman said that it would be by administrative review so that anyone entering into that density figure would know for sure what they had, going into it.

Commissioner Olmstead wanted clarification on the section that referred to outdoor decks. Chairman Coleman told him to refer to Section 400.18:3, sub 3.

Building Inspector Healy wanted to know if there was going to be a minimum dwelling unit size for those thirty allowed or if that would be regulated through the building code. Chairman Coleman stated that they wanted to move away from the square footage and it would be regulated through the building code.

A motion was made by Commissioner Ponko to table the issue for technical changes until the June meeting, seconded by Commissioner Olmstead. Motion carried unanimously.

A motion was made by Commissioner Peterson to set a public hearing for the June meeting for the rezoning of the bank block, harbor front block and the old city hall block, seconded by Commissioner Usiak. Motion carried unanimously.

UNFINISHED BUSINESS:
Waterfront Report: Chairman Coleman told the Commission that the first draft of the Waterfront Commerce District should be ready for review in June. They would hope to set a public hearing for the July meeting. Further, the Committee would be doing a mass study of the Pere Marquette Lake frontage.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

PUBLIC COMMENTS:
None

ADJOURNMENT:
A motion was made by Commissioner Olmstead to adjourn the meeting at 7:22 p.m., seconded by Commissioner Usiak. Motion carried unanimously.

Respectfully submitted,
Carol A Foote, Recording Secretary

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Tom Coleman, Chairperson