CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 07/10/01

The regular meeting of the Ludington Planning Commission was held on July 10, 2001. The meeting was held at the Ludington Municipal Building, 400 S. Harrison 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, Joyce Usiak and Ron Sarto.

Absent: None

Also Present: Building Inspector John Healy and Recording Secretary Carol Ann Foote

AGENDA APPROVAL:

Commissioner Sarto made a motion seconded by Commissioner Ereon to approve the agenda as written. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS:
NONE

MINUTES:
Commissioner Holman made a motion to approve the minutes of June 5, 2001, as written, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Gordon Freeland to expand a non-conforming structure in order to expand the width of the front porch at the following described property:
ADDITION NO. 4 S 15 FT OF LOT 20 & N 40 FT OF LOT 21, EXC THE S 2 FT OF THE W 86.5 FT THEREOF, ALL IN BLOCK 7, also known as 322 N. Lewis

Gordon Freeland, 322 N. Lewis, explained to the Commission that he simply wanted to expand his porch straight across the front. The depth would be the same.

Ron Gorzynski, 323 N. Lewis, stated that he would like to see Mr. Freeland get his front porch. These porches were the "backbone" of Ludington.

Public hearing was closed.

Recording Secretary, Carol A. Foote, reported that 45 notices were sent out with one response that was given to the Chair. Chairman Colman then read the response from Kevin Moytka, which was in favor of the project.

Commission Sarto reported that the Special Land Use Committee had met. Although the porch would exceed the requirements, it was consistent with the rest of the neighborhood. The Committee recommended support.

Commissioner Olmstead made a motion to grant Mr. Freeland a Special Land Use to expand a non-conforming structure in order to expand the width of the front porch at 322 N. Lewis, seconded by Jerry Ponko. Motion carried unanimously.

To consider text changes to the Ludington Zoning Ordinance #23-00 in order to add Article 400.17 WM (Waterfront Maritime).

Chairman Coleman stated that they would not be voting on this issue at this time in order to get further input and give reconsiderations.

Bob Manglitz, 6671 Audobon, Holland MI, asked if Maritime Shipping would be discussed at this time. Chairman Coleman told him it would not with one exception, at the end of South Rath there were houses that were now zoned Maritime Shipping. Mr. Manglitz stated that in reading the Waterfront Maritime, retail would be a special land use. Most of the properties in that area would be retail or restaurants. There were very limited permitted uses. Another concern, going by buildings starting at the Grand Hotel, most of those properties are 140 X 60. You take a typical 60 X 140 lot; this comes to 8,400 sq. ft. If you are allowing 20 units per acre, you could not even get a four-plex on these lots. The only size building you could get on one, with 10 ft. side setbacks, would be 120 ft., with one exception, the 2 acre parcel. I am really opposed to the 120ft. Two problems I can see, take the Star Watchcase property, you can only put twenty units on it, and the appraisal is 33% less. This is the only parcel that would be affected. It would make it look like an Army barracks. Also, the signage. I think the signage should be more that 10 ft. above the ground. If illuminated signs cannot be within 100 ft. of residential, this would eliminate every illuminated sign on that street. I would like to go record that I think that the 2 acres would be the only one affected by the 120 ft.

Jim Claire, 720 S Washington, stated that he was not quite sure what property was effected by the Maritime district. Chairman Coleman explained that W Loomis Street, W of Steamers, the south half of Robert St. To Filer St, the west half of the blocks, to Dowland Street, the small houses at the end of Rath Ave and the two acre parcel on the south side of the new Marina. Mr. Claire said that he was concerned that as they move away from the WCB, there were more restrictions being placed. We are heading more in the direction we just came from. He said that he stood opposed to several things. 120 ft. was too short, the separation was too great, and the density was too low. The WCB that just took effect should remain consistent as they move forward. It is a lot better than it was.

Bob Manglitz asked Chairman Coleman what he considered the Waterfront. Chairman Coleman said in his opinion, the natural waterfront. Mr. Maglitz said that he felt the 40 ft. gaps were too great. There would be no windows and very unattractive. John Healy explained that the closer the buildings got to each other, the greater the fire resistant rating got. Mr. Manglitz said that he didn't understand why they had to have the length. He doesn't' think the density will help the City at all. The City is to stand to lose a lot of money. I understand they have to have firewalls. I don't argue with a required gap. I don't believe with those restrictions you will see 20 units. These are tough restrictions.
Public hearing closed.

Commissioner Sarto asked Inspector Healy what the current density was. Inspector Healy said that the current density was based on the number of bedrooms. It was approximately 15.

Chairman Coleman told the Commission that the draft would be remanded back to the Adhoc Committee. He stated that on July 24th, the Planner, Larry Nix would meet with the Committee, Bob Manglitz, Steve Abrahamson, and Jim Claire.

UNFINISHED BUSINESS:
NONE

NEW BUSINESS:
Height in CBD:
Commissioner Holman reported the Text Committee had not met. They planned to meet before the August meeting.

Comprehensive and Waterfront Master Plans:
Chairman Coleman told the Commission that the Comprehensive Plan had been last updated in 1987. He asked if the Commission would like to work on updating the Plan.

Commissioner Ereon stated that he felt that the rezoning should be complete first. Commissioner Peterson said that he could not see updating the Waterfront Master Plan. The only sections of the Comprehensive Plan that were out of date were the census. He did not have a problem with tweaking it. Commissioner Usiak agreed that the Plan should be updated. Commissioner Ponko stated that the Plan was useless as it was. It had to be tweaked. Census info should not cost a fortune. Chairman Coleman said that they would make the City aware so money could be put in the budget. Commissioner Garrett wanted to know if current census stats were even out there.

Commissioner Peterson said that the Waterfront Master Plan was not that old. They should keep it as it stands at this point. Commissioner Ponko said that they should update bits and pieces annually. The older things got, the less useful they were. Commissioner Sarto thought they should take a more regional approach. Chairman Coleman stated that it was time to develop better relations with our neighbors.

SITE PLAN REVIEW REPORT:
Stanley Luspin, 703 First Street:
Commissioner Holman reported that the Site Plan Review was for a proposed storage building in the M1 district. Mr. Luspin would build a 40 x 60 pole barn to be used for storage of personal equipment. The Site Plan was approved.

PUBLIC COMMENTS:
NONE

ADJOURNMENT:

A motion was made by Commissioner Holman to adjourn the meeting at 8:05 p.m., seconded by Commissioner Sarto. Motion carried unanimously.

Respectfully submitted,
Carol A Foote, Recording Secretary

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Tom Coleman, Chairperson