CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 06/05/01

The regular meeting of the Ludington Planning Commission was held on June 5, 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 and Ron Sarto.

Absent: Commissioner Joyce Usiak (Excused)

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

AGENDA APPROVAL:
Chairman Coleman made a change in the order of the public hearings and added height in the CBD and discussion of the Comprehensive and Water Front Master Plan to new business. Commissioner Peterson made a motion to approve the agenda with changes and additions, seconded by Commissioner Ponko. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS:
Bob Manglitz, Unit 16, Harbor Front Plaza, wanted to know where he could go to see the sections that were referred to in the new text. Chairman Coleman told him to refer to the Zoning Ordinance. He also wanted to see on the map the properties being rezoned. Chairman Coleman explained that it was the Old City Hall block, the West Shore Bank block and the Harbor Front Condominiums.

MINUTES:
Commissioner Ereon made a motion to approve the minutes of May 1, 2002, as written, seconded by Commissioner Sarto. Motion carried unanimously.

PUBLIC HEARINGS:
To consider text changes necessary to make the remainder of the Ludington Zoning Ordinance 23-00 consistent with the proposed text of the WCB (Waterfront Central Business).

Bob Manglitz asked about the height of Harbor Front Plaza. He was wondering if they were conforming. Chairman Coleman told him that this should cover it.

Public Hearing closed.

Commissioner Ereon said that he would like to address Attorney Anderson's letter of May 14, 2001 to the Planning Commission. He would like to pass everything as is. If there is a change later on, then change it. He wants it passed tonight. Chairman Coleman said the intent was to do that. Most of the technical changes would apply to the other districts.

Commissioner Ponko had a concern about the nonconforming issue. Commissioner Sarto stated that Harbor Front was granted a special land use that would still be in effect anyway.

Commissioner Sarto made a motion to refer the text for WCB (Waterfront Central Business) to City Council, seconded by Commissioner Peterson. Motion carried unanimously.

To consider rezoning the following from W (Waterfront) to WCB (Waterfront Central Business):

1. UNPLATTED BEG AT INTERSECTION OF S LINE OF LOOMIS ST WITH W LINE OF ROBERT ST, TH S'LY ON AND ALONG W LINE OF ROBERT ST 300 FT TON LINE OF FILER ST, TH W'LY ON & ALONG NLINE OF FILER ST 300 FT TO THE E LINE OFWILLIAM ST, TH N'LY ON & ALONG E LINE OF WILLIAM ST 300 FT TO S LINE OF LOOMIS ST TH E'LY ON AND ALONG S LINE OF LOOMIS ST 300 FEET TO POINT OF BEG. 2.066 ACRES. (VACATED BLOCK 54 ORIGINAL PLAT)
2. BLOCK 55 OF THE ORIGINAL PLAT, CITY OF LUDINGTON
3. PART OF BLK 56 OF CORRECTED PLAT OF CITY OF LUDINGTON, MI AS RECORDED IN BOOK 1 OF PLATS, PAGE 17, MASON COUNTY RECORDS AND ALSO THOSE PORTIONS OF VACATED FILER ST, ROBERT ST AND FOSTER ST ADJOINING SD BLK 56 BEING DESC AS BEG ON NW COR SD BLK 56, TH N 0D 50M 42S E 35 FT TH S 89D 07M 25S E 299.15 FT TH S 0D 50M 49S W 370.73 FT TH N 89D 04M 37S W 369.14 FT TH N OD 50M 42S E 335.42 FT TH S 89D 07M 25S E 70 FT TO POB. 3.08 AC +/-. EXCEPT PART OF BLK 56 AND ALSO PART OF VACATED FILER ST ADJ SD BLK 56 BEG AT NW COR SD BLK 56 TH N 0D 50M 42S E 35 FT TH S 89D 07M 25S E 299.15 FT TH S 0D 50M 49S W 105.01 FT TH N 89D 08M 26S W 220.14 FT TH N 00D 50M 42S E 67.92 FT TH N 89D 07M 25S W 79.00 FT TH N 0D 50M 42S E 2.16 FT TO POB. CONT .6 AC +/-.

Commissioner Sarto stated that there was a lot of work and input into the WCB district. They worked hard with the planner.

\Commissioner Ereon asked why the next block, the marina, and the next block that had been rezoned for condominiums would not be considered WCB. Chairman Coleman explained that the marina would stay, because it was public service. The other block would be included in Waterfront Maritime.

Attorney Anderson stated that Ludington West could not complete their project as currently zoned. The Waterfront Maritime would enable more intense development.

Commissioner Ponko made a motion to recommend to City Council the rezoning of the three parcels, seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:

Waterfront Maritime:

Chairman Coleman explained the proposed area for Waterfront Maritime District. He said that the Ad Hoc committee would meet with the Planner on Tuesday. He planned to have a public hearing set for the July meeting. Some of the major changes were density of 20 units per acre and height from 45 to 35.

Commissioner Garrett wanted a clarification of the intent. He questioned the wording of Community and City. Chairman Coleman said that the objectives of the City are the same as the public. Commissioner Garret said that the way it was worded, perhaps things could happen that was not an enhancement to the Community. He thinks that they should come to some conclusion of the definitions.

Chairman Coleman stated that their role was to send to City Council He said that he would take it to the Ad Hoc Committee for discussion.

Chairman Coleman encouraged the Commission to take a look at the draft and comment before the July meeting.

NEW BUSINESS:

Chairman Coleman explained the height in the Central Business District. He felt that it was something that needed to be looked at. He recommended turning it over to the Text Committee for review.

Chairman Coleman stated that the Waterfront Master Plan was dated 1997 and the Comprehensive Master Plan was dated 1987. He was wondering if it was time to redo these and update them. There would have to be money budgeted by City Council.

Chairman Peterson wanted to know how often these were used. Chairman Coleman stated that it should be a living document. Commissioner Ereon said that the cost on these documents were approximately $80,000. Chairman Coleman said that he was not drive by a dollar amount, but he did not want to ask for the money if they did not think it was necessary. Commissioner Peterson said that they needed to wait and take a look at it. Commissioner Ereon said that he would rather have the rezoning take place first. Chairman Coleman said that he was looking at maybe a year down the line. He wants everyone's input to see what needs to be done. Please take a look at both of the documents before July.

SITE PLAN REVIEW REPORT:
None

PUBLIC COMMENTS:
A letter was given to each Commissioner from the House of Flavors.

ADJOURNMENT:
A motion was made by Commissioner Sarto to adjourn the meeting at 7:50 p.m., seconded by Commissioner Holman. Motion carried unanimously.

Respectfully submitted,
Carol A Foote, Recording Secretary

_____
Tom Coleman, Chairperson