CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 08/07/01

The regular meeting of the Ludington Planning Commission was held on August 07, 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 Annette Dougherty.

AGENDA APPROVAL:

Commissioner Sarto made a motion seconded by Commissioner Holman to approve the agenda. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS:
NONE

MINUTES:
Commissioner Ereon made a motion to approve the minutes of July 7, 2001, as written, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
NONE

UNFINISHED BUSINESS:

Text changes to Ludington Zoning Ordinance #23-00:

Chairman Coleman explained that the only changes that had been made to the Discussion Draft was Article 800.7 Signs (3) should read; not less than 50 feet. Also a change on density Section 400.17:5 number (3) If Planning Commission approval was given and the text changes are sent on to City Council, a public hearing would be set in September for rezoning. Chairman Coleman explained the areas that the ad hoc committee would recommend for rezoning.

Commissioner Olmstead stated that the 35' height restriction in this area is not enough and would like to propose it to be 45'. The development in that area, such as the bank and condominiums, is higher than that. He stated that if we are going to give 20 units per acre as was discussed before, 35 feet is not adequate. His belief is that each development will request a Special Land Use and believes we should provide the ability to have a reasonable height.

Commissioner Peterson agreed that 35' is unrealistic and rather than go through the exercise of changing this every time it would be smart to start out with something that is realistic.

Commissioner Sarto stated that one of the thought processes was to keep tier level as the developing goes. The consensus was that it is more fitting to be lower on West Loomis St and a little higher on Rath and Special Land Uses can be allotted for in other areas.

Commissioner Ponko thinks an SLU is a hoop that one should not have to jump through.

Commissioner Coleman explained that we have tried to build in some flexibility, but also indicate to developers that we have a concern for our neighbors in that area

Commissioner Peterson stated that the 120' building length is a little restrictive and could cause problems down the line. Commissioner Coleman stated that it came from the platted property.

Commissioner Sarto said that the intent was not to create a continuous building along the whole block to the North side of Loomis St. right across from the existing marina.

Commissioner Garrett asked what is the limiting factor with 20 units per acre. He stated that bringing people back down town is what saves the town.

Commissioner Usiak said that it was her understanding that you couldn't get more than 20 units per acre without going much higher.

Commissioner Coleman explained that they are looking at moving in the direction of increased density but not to the extent of which we get for downtown business compared to waterfront.

After much discussion Commissioner Coleman suggested to leave the height flexible and to increase the density to more than 20 and less than 30. Chairman Coleman asked each Commissioner to give their opinion on height in the area with the following results: Commissioner Peterson -45', Commissioner Olmstead- 45', Commissioner Ereon-45',Commissioner Ponko -45', Commissioner Sarto -45' Rath , 35' Loomis, Commissioner Holman 45" Rath, 35" Loomis with no SLU on Loomis, Commissioner Usiak- 45' and 35', Commissioner Garrett -45, Commissioner Coleman - 45' and 35' Loomis.
Commissioner Coleman told the Commission that these suggestions would be taken back to the Ad Hoc Committee. They would meet with the planner and put it on the agenda, maybe slip it into our special meeting.

Height in Central Business District:

Commissioner Holman stated that height is 150' and they are recommending that height be lowered to 75', primarily for purposes of fire safety. A motion was made by Commissioner Ereon to set a public hearing in September to reduce the building height in the Central Business District from 150' to 75', seconded by Commissioner Ponko. Motion carried unanimously.

Waterfront Master Plan/Comprehensive Plan:

Commission Coleman stated he would like to assign duty to the Ad Hoc Committee with regards to the Waterfront Master Plan Comprehensive Plan . To determine update needs. Also identify other areas of change with context to the text.

NEW BUISNESS:

Special Meeting, August 14:

Commissioner Coleman told the Commissioners that the Special Meeting that was set for August 14 was for a request by Progressive Associates to rezone the property on Lawndale Street in back of the hospital from R3-A to G-1

SITE PLAN REVIEW:

Emanuel Lutheran Church:

Commissioner Holman gave a site plan review report on 507 E Danaher, Emanuel Lutheran Church, for a proposed parking lot. The site plan was approved.

COMMENTS AND COMMUNICATIONS:

Commissioner Coleman reported that the meeting of the County Planner would be Thursday, August 9, at 7 P.M. at Amber Township Hall. They are just starting to look at rezoning for the entire county.

ADJOURNMENT:

A motion was made by Commissioner Coleman to adjourn the meeting at 8:45 p.m., seconded by Commissioner Olmstead. Motion carried unanimously.

Respectfully submitted,
Annette M Dougherty, Recording Secretary

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Tom Coleman, Chairperson