CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 02/05/01

The regular meeting of the Ludington Planning Commission was held on February 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 Ron Sarto, acting Chairperson.

ROLL CALL: The roll call showed the following results:

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

Absent: Commissioner Tom Coleman (excused) and Jack Scott (excused)

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.

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. We have been through all this other stuff and everything was denied. Now they are trying to change the wording to fit what they want to do.

Les Russell, 807 E Ludington Ave, was in opposition to any changes that would change the use of the House of Flavors property.

Barb Sitler, 202 N Gaylord, was opposed. We have been through a lot of issues. Now they want to change the wording to suit what they want done on that property.

John Riedel, 202 N Robert, was opposed to changing the wording. It could leave you open for other properties. We are a little concerned with the new members on the planning commission. They have not been through what we have, with the House of Flavors, for the past three or four years. We just have to say no.

Jeff Hackert, 421 N Gaylord, thanked the planning commission for looking at the proposed text change. There are other business affected, in the same position we are in. He said that he appreciated the time and effort.

Public Comments were closed.

MINUTES: Commissioner Peterson made a motion to approve the minutes of the January 2, 2001 meeting, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:

HOME OCCUPATION:

To consider a request from Theresa Amburgey for a special land use for a home occupation to operate a beauty salon at the following described property: ADDITION NO. 2 N 23 FT OF LOTS 4 & 5 EXCEPT R/W OVER E PORTION THEREOF. BLOCK 96, also known as 1001 S MADISON ST.

Tom Peplinski, representing Ms. Amburgey, told the Commission that she had just moved to town and was now living at 1001 S Madison. She is a single mom with two children, and would like to open a one-chair hair salon in her home. He stated that she would only use the front 230 square feet, which is under the 20% requirement.

Amy Maglothin, 1003 S Madison, told the Commission that she lived next door. The lady across the street had a salon in her house, and had to put in a parking lot. Ms. Maglothin works third shift and does not want car doors slamming while she is trying to sleep. She is opposed to the SLU, and feels it is not necessary.

Building Inspector Healy stated that off street parking was not a requirement anymore.

Mr. Peplinski stated that Ms. Amburgey's proposed hours would be Tue. 9-7, Wed. 9-4, Thurs. 9-7, Fri. 9-4 and Sat. 9-1. Commissioner Sarto wanted to know why until 7:00 p.m. Mr. Peplinski said that Ms. Amburgey would be open for people that worked until 5:00.

Commissioner Sarto reported that the SLU committee had met and they felt that this would be an acceptable use and recommended approval.

3/5/01 Amended to strike the condition regarding parking only one or two cars at a time.

Commissioner Holman made a motion to grant the special land use with the condition that there would be only one or two cars parking at a time, seconded by Commissioner Peterson.

Commissioner Olmstead made a motion to amend the original motion to require that operating hours would be Monday through Saturday 9:00 a.m. to 7:00 p.m. with no business on Sunday, seconded by Commissioner Holman. Motion carried unanimously.

To consider a request from John Steinbach for a special land use to create residential units on the second floor in the CBD (Central Business District) at the following described property: ORIGINAL PLAT E 20 FT OF LOT 8 & W 24 FT OF LOT 9 BLOCK 27, also known as 212 W Ludington Ave.

John Steinbach, 18364 174th, Spring Lake, MI, explained that he would like to put in four, medium to upper scale, apartments on the second floor. They would be monthly rentals with a common area in the center.

Commissioner Ereon wanted to know if there would be an exit in the rear of the building. Mr. Steinbach said not at this time. Commissioner Olmstead asked if there would be room in the back for an exit. Mr. Steinbach said there would be room, but it would be very costly. Commissioner Holman said that she did not feel comfortable with no back stairway. What if there was a fire.

Commissioner Sarto reported that the SLU committee did meet. They would encourage the proposal.

Commissioner Ereon made a motion to approve the request to build four residential units on the second floor with the condition that the Ludington Fire Department approves the exit, seconded by Commissioner Peterson.

Commissioner Usiak wanted to know if it would be up to the Fire Department to approve or disapprove. Commissioner Sarto said that if they disapproved, it would come back to the Planning Commission.

Motion carried unanimously.

3-5-01 Add to the minutes: The Planning Commission received a letter from the Ludington Fire Department, dated February 8, 2001, approving the exit with the stipulation that the deck access would remain open.

UNFINISHED BUSINESS: Waterfront Report: Commissioner Sarto reported that there had been much discussion and info back from the landowners. They are still working on it, with not much progress. Commissioner Holman said that the Waterfront Committee was planning a meeting with City Officials on February 19 in order to get some direction.

Commissioner Peterson stated that this keeps dragging on. The property owners have made it clear what they want.

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. Commissioner Holman gave a report of a tour that she was given of the property. She suggested that they table the issue until the Committee could meet. They should meet before the next meeting.

NEW BUSINESS: None

SITE PLAN REVIEW REPORT: None

PUBLIC COMMENTS: None

ADJOURNMENT:

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

Respectfully submitted,
Carol A Foote, Recording Secretary

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Ron Sarto, Acting Chairperson