CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 12/02/02

The regular meeting of the Ludington Planning Commission was held on December 2, 2002. 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, Robert Garrett, Joyce Usiak, Mike Nekola, Dave Weston, Joe Moloney, Kaye Holman and Clay Olmstead

Absent:

Also Present: Building Inspector, John Healy and Recording Secretary Carol A. Foote

AGENDA APPROVAL:

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

PUBLIC COMMENTS & COMMUNICATIONS:

Danielle Sadler, 4033 N. Lakeshore Dr. asked the Commission if they would be discussing the drive-thru issue. Chairman Coleman told her that they would be discussing the downtown area, not drive-thrus specifically.

MINUTES:

Commissioner Olmstead made a motion to approve the minutes of November 4, 2002, as written, seconded by Commissioner Usiak. Chairman Coleman asked that the Recording Secretary to record the results of notices sent out. Motion was approved unanimously.

PUBLIC HEARINGS:

To consider technical changes to Section 500.6, Fences, Walls, and Hedges on Residential Property, of the Ludington Zoning Ordinance #23-00.

Commissioner Holman reported that the text committee met and recommends a technical change to Section 500.6 (6) of the Ludington Zoning Ordinance. This change would read *Fences for Lots with Alley Corner. The standard for the corner lot 20 ft. vision triangles also applies at alley and street intersections.*

Chairman Coleman closed the public hearing.

Commissioner Holman made a motion to recommend to City Council to approve a technical change to Section 500.6, Fences, Walls and Hedges on Residential Property, number 6 to read: *The standard for the corner lot 20 ft. vision triangles also applies at alley and*, seconded by

Commissioner Usiak. Motion carried unanimously.

UNFINISHED BUSINESS:

Open Air Display:

Commissioner Holman talked about open-air displays of merchandise and amplification of music. Chairman Coleman stated that the major changes have been what type of merchandise and who is doing the display. ~~He said that Roger Anderson has that covered.~~

Commissioner Nekola wanted to know who would be doing the enforcement. Would it be the police department? If the building department is closed on Saturday and Sunday who would do it? He wanted to know if a decibel meter would be purchased. Commissioner Weston said that the police department already had a decibel meter. Commissioner Nekola also commented that the concerts that were held in the park would be way off the decibel level. Chairman Coleman told him that this is not meant for park concerts but for retailers with open-air displays. Park concerts are still by special permit.

Commissioner Olmstead asked about Section 400.15:3 that prohibits equipment utilizing projectiles. Would this include firearms? Commissioner Coleman said yes. this would also include things like bow and arrows, slingshots, etc.

Commissioner Holman made a motion to recommend to City Council a zoning amendment to allow open air retail merchandise display, tables and chairs in the CBD, WCB, WM1, WM2, C-1, C-2 and MC districts. Also to recommend an ordinance in the City Code to allow use of sidewalks in certain areas of the City for retail merchandise display and tables and chairs. The motion was seconded by Commissioner Weston. Motion carried unanimously.

Comprehensive Plan

Commissioner Garrett reported that they have requested a proposal from Larry Nix to finish the comprehensive plan. The Council should approve enough money in the budget with what is left over from this year to have it completed.

Review of permitted uses in the business, commercial and retail zones:

Chairman Coleman explained that they were looking at the downtown area in general. He has talked to Commissioner Nekola and others to see what areas they needed to take a look at and what needed to be changed.

Commissioner Nekola stated that there were different committees doing different things. They should wait to see what is being done. Commissioner Weston said that the Council has their own Committee working on the downtown, but he does not know what they are doing. Commissioner Nekola suggested that the Planning Commission meet with this committee so they are not all going in different directions. Chairman Coleman said that they would request communication from the various committees. Commissioner Holman suggested having the Mayor or Councilman Peterson come to a Planning Commission meeting. Commissioner Weston said that he would get them here.

NEW BUSINESS:

None

SITE PLAN REVIEW REPORT:

City of Ludington DPW:
Commissioner Usiak reported that a site plan review was held on November 20, 2002 to review the proposed site of the new Department of Public Works building. The site plan was unanimously approved. (Site plan on file)

Commission Weston told the Commission that some city employees were against the proposed site. They do not think that the Council has looked at it enough. Chairman Coleman stated that it was the Commissions function to look at the site for zoning requirements. Commission Usiak said that the site did meet all qualifications of the zoning ordinance.

Dr. Theresa Bartos-Halladay:
Commissioner Usiak reported that a site plan review was held on November 20, 2002 for a proposed 68 X 36 (2,448 sq. ft.) single story medical office. The site plan was unanimously approved, with conditions. (Site plan on file)

Memorial Medical Center:
Commissioner Holman reported that a site plan review was held on November 5, 2002 to review a proposed 50,000 sq. ft. medical office building. The site plan was unanimously approved, with conditions. (Site plan on file)

COMMENTS AND COMMUNICATIONS:
Chairman Coleman set the January, 2003 re-organizational meeting for January 6 with no opposition.

Chairman Nekola commented on Attorney Anderson's letter of November 12, 2002 regarding the Obsolete Property Rehabilitation Act. He said that the Web site was very interesting. He told the Commission that the brown field not only applied to industrial property but also commercial and residential. He said that he wanted to talk to the other committees at the first of the year.

Commissioner Moloney spoke to the Commission about downtown parking concerns. He contacted the Mayor and Councilor Dykstra to make sure that he was not "stepping on toes". He then contacted Mark Pherson, the downtown committee appointee. The area identified as the crucial area was behind Sportsman's. It was difficult getting in and out and there were problems with routing from the businesses to the street. They were looking at creating corridors through some of the existing buildings. Mr. Pherson recommended an evaluation of the area and to see what kind of grants were available. Commissioner Moloney contacted other cities and was given the name of Avon Marche group from Benton Harbor. There will be a meeting on December 20, 2002 at the Old Hamlin Inn with Mr. Chris Cook who will be in Ludington for a gratis visit.

Commissioner Nekola asked if there had been an inventory made of what they had and what they needed. He commented that he never seemed to have a problem. Commissioner Moloney said that they would be looking at it.

Chairman Coleman told the Commission that they had been asked to look at the sign issue. He had been in Coopersville and noticed what a nice job they had done on their signs.

Chairman Coleman commented on the large garage issue. In light of the judge's decision, the Planning Commission would take a look at garages.

ADJOURNMENT:
Commissioner Holman made a motion, seconded by Commissioner Moloney that the meeting be adjourned at 8:00 p.m. Motion carried unanimously.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson