CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES – 07/01/02

The regular meeting of the Ludington Planning Commission was held on July 1, 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, Clay Olmstead, Joe Moloney, and Kaye Holman,

Absent: Randy Haight, Joyce Usiak, Mike Nekola, and Dave Weston

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

AGENDA APPROVAL:
A motion was made by Commissioner Holman to approve the agenda, as written, seconded by Commissioner Moloney. Motion carried unanimously.

PUBLIC COMMENTS & COMMUNICATIONS:
Scott Sitler, 202 N. Gaylord, said that he would like to thank John Healy and the Planning Commission for taking action on the House of Flavors trucking issue. He said that he observed that in the past week there had not been any trucks there before 7:00 a.m.

MINUTES:
Commissioner Olmstead made a motion to approve the minutes of June 11, 2002 seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
None

UNFINISHED BUSINESS:
To consider a special land use request from Laurie A. Bowden for a home occupation in order to conduct business as a Certified Massage Therapist at the following described property: RESSEGUIE'S SECOND ADDITION N 1/2 OF LOTS 8, 9 & 10 BLOCK 12, also known as 602 E. Resseguie St.

Commissioner Garrett made a motion to un-table the issue, seconded by Commissioner Holman. Motion carried unanimously.

Chairman Coleman explained to the Commissioners that Commissioner Nekola, special land use committee chair, had been called away on an emergency and Commissioner Usiak of that committee was not in attendance. He then went through the Home Occupation stipulations. He said that the request under discussion was questioning the sequence of ownership. He said that the Bowden's would be leasing this house while working on another. Once the other house is complete, they would be moving back into it. Commissioner Nekola talked to Council, Attorney

Anderson, and was told that the home occupancy would go with the land. He stated that when a renter requested a home occupation, the owner should have a voice in what happens with the property. Commissioner Garrett commented that he disagreed with Council. He said that you could look back over the years and have 200 special uses. It was hard to believe that the special use would go with the property. Commissioner Olmstead said that if a person operates a home occupation and sells the home, the new owner, although they may want the same type of business, should come back to the Planning Commission with a new request. Chairman Coleman agreed. Commissioner Garrett asked if the Bowdens had withdrawn their request, since they had not come to the meeting. He said that he had specific questions for them. Mr. Healy stated that he had not heard from them. Commissioner Olmstead said that he thought they should tighten up the text of the ordinance.

Commissioner Holman made a motion to table the issue again, seconded by Commissioner Moloney.

Comprehensive Plan:

Commissioner Garrett told the Commission that Mr. Peterson was ill and was on a six-month leave of absence. He has contacted Michigan State and is trying to get the documents to Mr. Peterson. He said that it was time to get on with this.

Chairman Coleman asked the Commissioners to read the Goals on the comprehensive plan. He said some of the goals had been done. Look these over and feed information back to Commissioner Garrett.

Commissioner Olmstead stated that he would like to see some of these plans implemented into a regular agenda item. They should try to get some of these things accomplished.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
Harbor Front Office Building:
Commissioner Holman report that a site plan review was held on June 20 for the new Harbor Front Office Building. She said that it would be a two story, nine thousand square foot building and the site plan was approved unanimously.

COMMENTS AND COMMUNICATIONS:
Chairman Coleman read a letter of opposition for the 602 Resseguie home occupation request.

ADJOURNMENT:
Motion was made by Chairman Coleman to adjourn the meeting at 7:30 p.m., seconded by Commissioner Holman. Motion carried unanimously.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson