CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 07/06/04

A meeting of the Ludington Planning Commission was held on July 6, 2004. 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: Tom Coleman, Robert Garrett, Joe Moloney, Kaye Holman, Mike Nekola, and Clay Olmstead

Absent: Val Gorzynski, absent, Joyce Usiak, excused and Gary Castonia, excused

Also Present: John Healy, Building Inspector, City Manager, John Shay and Recording Secretary, Carol Ann Foote.

AGENDA APPROVAL:
Chairman Coleman removed Pere Pointe Development from the agenda. Commissioner Nekola made a motion to approve the agenda, with changes, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC COMMENTS:
None
Close Public Comment

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes of June 7, 2004 seconded by Commissioner Moloney. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Fivco, LLC for a special land use for residential use above the first floor in the CBD (Central Business District) at the following described property:
ORIGINAL PLAT, LOTS 1,2,7, 9, 11 & 12, BLOCK 48, also known as 401 W. Ludington Ave.

Chairman Coleman explained that when the original plans for Lakewind Centre, Phase II, was submitted, the fact that a special land use was needed for residential use above the first floor was overlooked.

Kevin Moytka, Architectural Classics, presented the site plan for Phase II of the Fivco project. He explained that there would be commercial facilities on the main floor with a parking garage below. There would be residential units above the first and second floors. He pointed out a cooling tower that was located in the parking lot and areas that would be left green space. He told the commissioners that the plan included seven residential units with the possibility for eight.

No Public Comments

Close public hearing.

Commissioner Nekola reported that the other members of the Special Land Use committee were unable to be contacted, but from previous conversations, they had no objections to the proposal.

Commissioner Nekola made a motion to approve the special land use for residential use above the first floor of Phase II of the Lakewind Centre East project, seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN:
Chairman Coleman reported that activity was progressing on the west end of Ludington Ave. He should have more information in August.

Commissioner Nekola asked City Manager, John Shay about the neighborhood grant that was just obtained by the City. John Shay reported that a grant of $150,000 was just awarded to the City for residential units over commercial. There will be a maximum of $25,000 per unit. He said that they were looking at the downtown area for this grant, Ludington Ave. and James St. The Ludington Economic Development Corp has applied for a brownfield assessment grant that is for residential or commercial.

CARTIER PARK:
Chairman Coleman stated that things were happening at the park. John Shay reported that there was minor restoration work to be done, such as a railing on the bridge. Other than minor work, it is open. Commissioner Moloney commented that once people discover it, they would love it. Mr. Shay said that once the detail work is done, there might be a small ribbon cutting ceremony with news media on hand. Chairman Coleman asked if the parking spots would be complete this year. Mr. Shay said that the budget had been exceeded for this year, but they were looking at it for next year.

TIMBERWORKS, LLC:
No report

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
Commissioner Holman reported that a site plan review was held on June 29, 2004 for a temporary parking lot at 319 W. Ludington Ave. The parking lot would be for House of Flavors summer employees. It would be located in the field located east of the U-Haul trailers. The field would be striped with a marker similar to that used on football fields. The site plan was approved with stipulations.

COMMENTS AND COMMUNICATIONS:
Commissioner Moloney stated that he like the Fiveco proposal. It was good to see residential going in. He thinks that it is a great idea.

Chairman Coleman suggested that residential above the first floor in the Central Business District be removed from special land use and be a permitted use or an accessory use. Commissioner Holman said that they would encourage more residential use downtown if they changed the text. Chairman Coleman asked that the text committee look at this issue.

Commissioner Garrett wanted to know if the HOF parking lot would be policed by the Ludington Police Department. Commissioner Nekola explained that this would be a private parking lot and the HOF would have to keep it up. Commissioner Holman stated that Police Chief Barnett was at the site plan review.

Commissioner Holman announced that there would be plantings in front of Stearns Park next week.

Commissioner Nekola asked about signage on Ludington Ave. to point out parking lots behind the storefronts. Commissioner Moloney said that he talked to Shawn McDonald about signs, but it is not in the budget for this year. They are looking at signs for next year's budget. Chairman Coleman stated that there were new parking signs, but they were hung too high to be seen clearly.

Commissioner Nekola suggested that the HOF parking lot be put on the August agenda so that they could review the situation for the sixty-day extension. Chairman Coleman said that they would discuss it during Comments and Communications.

ADJOURNMENT:
A motion was made by Commissioner Olmstead, seconded by Commissioner Holman to adjourn the meeting at 7:25 p.m. Motion carried unanimously.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson