CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 09/07/04

A meeting of the Ludington Planning Commission was held on September 7, 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, Kaye Holman, Joyce Usiak, Joe Moloney, Gary Castonia and Val Gorzynski

Absent: Mike Nekola, excused and Clay Olmstead

Also Present: Building Inspector, John Healy, Recording Secretary, Carol Ann Foote and City Attorney, Roger Anderson.

AGENDA APPROVAL:
Chairman Coleman added the following to the agenda:

New Business:

a. Monument signs
b. Residential in commercial districts
c. Zoning Board of Appeals request

Comments and Communications:

a. 2005 City Council Goals

Commissioner ~~Gorzynski~~ Castonia made a motion to approve the agenda, with additions, seconded by Commissioner Holman.
Motion carried unanimously.

PUBLIC COMMENTS:
None
Close Public Comment

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of August 2, 2004, seconded by Commissioner Castonia. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from James L. Marrison for a special land use for a home occupation for seasonal venison processing at the following described property: ADDITION NO. 3 LOT 9 BLOCK 136, also known as 604 E. Melendy St.

James L. Marrison, 604 E. Melendy St., told the Commission that he had been a resident of Ludington for twenty-seven years. He submitted copies of exactly what he was asking for and would answer any questions that the Commissioners had.

Close Public Hearing

The recording secretary reported that there were sixty notices sent out with one response in opposition.

Commissioner Usiak reported that the Special Land Use Committee had met and would recommend approving the request with the following conditions. Traffic would be kept down to an average over three months of twelve cars per week and the number of consumers in that time period would not be over ninety.

Commissioner Castonia said that he had spoken to Doug Beadle, Ludington Waste Water Plant, and he said that as long as the water was filtered before disposal, he did not have a problem with it. He also spoke with the Health Department who has nothing to do with deer processing. He then called the State of Michigan regional office and spoke to Susan Grace, Supervisor. She told him that you did not need a license unless you smoked the meat, made jerky or added pork.

Mr. Marrison said that he followed the USDA rules. He screens his water through a sump pump. He does make sausage for his customers but does not sell it. The customer brings him the pork to add to it. Commissioner Castonia said that according to Ms. Grace, you need a license if you add pork. Mr. Marrison said that he was not aware of that and he would look into it. Chairman Coleman stated that they were looking at the occupation of processing the venison, not the license. Commissioner Garret asked Mr. Marrison if he ever rejected animals. Mr. Marrison told him that he does reject animals. Commissioner Castonia wanted to know what he did with the carcass. Mr. Marrison said that the carcass and head was boxed up and set on pallets inside. The customer takes back everything including the carcass.

Commissioner Usiak made a motion to grant the special land use for a home occupation in order to process venison with the following conditions, supported by Commissioner Castonia.

a. Traffic would be kept to an average of twelve cars a week over a three month period
b. There would be no more than ninety consumers over a three month period

Motion carried unanimously.

UNFINISHED BUSINESS:

To consider a request from Catherine Peterson for a special land use for a home occupation in order to operate a silk screen printing business at the following described property: MANUFACTURERS' ADDITION LOTS 15 & 16 BLOCK 27, also known as 1003 N. Harrison St.

Commissioner Usiak made a motion to un-table the issue, seconded by Commissioner Holman

Commissioner Usiak reported that Ms. Peterson had submitted a new drawing that showed the work area was limited to 16% of the garage. The sign that was in the yard was to be taken down and a letter from Gary Frey, the property owner, stating that he was aware of the business and had no objection was submitted. Commissioner Usiak read the letter from Mr. Frey.

Commissioner Usiak made a motion to grant the special land use for a home occupation in order to operate a silk screen-printing business with the following conditions, seconded by Commissioner Castonia.

a. There would be no walk in sales
b. Limited pick up and delivery at the door
c. Make as many pick up and deliveries as possible

Motion carried unanimously.

COMPREHENSIVE PLAN:

To be discussed during Comments and Communications.

CARTIER PARK:

Commissioner Coleman said that there was continued interest in the park. Things were ongoing. Commissioner Moloney reported that according to Mary Buetell, Community Development Director, the City has received initial confirmation of a grant that would be received. There would be a fishing pier put in next year with that grant money.

TIMBERWORKS, LLC:

Ben Korendyke, Lakeshore Timberworks, LLC, 1440 Wooded Lake Drive, told the Commission that he was about twenty-three months into the project. He said that many of the brown field fine points had been solved. He thinks they should be able to start in a couple of months. City Attorney, Roger Anderson, said that there had been a recent committee meeting on the issue. City Manger, John Shay, was reviewing the last draft of the purchase agreement. The City Council should receive the initial introduction to the ordinance on September 13 and the sales agreement on the 27th. There will also be formal discussions with the County.

NEW BUSINESS:

MONUMENT SIGNS

Commissioner Holman stated that monument signs are not addressed in the ordinance. The Committee looked at the issue and recommends language for the ordinance. Commissioner Holman read the recommended changes to the committee. Chairman Coleman asked that everyone look at the recommendations. A public hearing will be set for the October 4, 2005 meeting.

RESIDENTIAL USE IN THE CBD

The text committee was asked to review the residential use in the Commercial Business District. The committee also reviewed similar zones such as WCB, C1, C2, W, MC, WM1 and WM2. Commissioner Moloney read the recommendations of the committee. In C1, MC, W, WM1, WM2, and WCB, no changes were recommended. In other related issues, the committee recommended consideration of the following issues:

1. Add a definition of townhouse.
2. Allow townhouses as a special land use in most commercial zones.

3. Allow duplexes as a special land use in most commercial zones.
4. Allow residential uses on the first floor in Article 900.3:14(1).
5. Add language for parking.

Chairman Coleman asked the Commissioners to review these recommendations. It will be put back on the October agenda under Unfinished Business.

ZONING BOARD OF APPEALS REQUEST:

Commissioner Holman reported that the Zoning Board of Appeals made a request for the Planning Commission to review the subject of setbacks on corner lots. Chairman Coleman stated that the committee started out looking at the entire zoning ordinance with the following recommendations:

a. Section 200.2:6(3) Lot, Corner: No changes
b. Section 200.2:9(3) Setback Required: No changes
c. Article 400.14, Placement Chart: No changes
d. Article 500.9, Exceptions: Not Applicable to request
e. Article 500.10, Front Rear and Side Yard exceptions/Section 500.10:1, Structures or Projections Permitted: Recommend adding the definition of Porch to the Ordinance and revisions to Section 10:1(1).
f. Section 500.10:3(1) side Yard Exceptions for Residential Property:

The review/recommendation was forwarded to the Zoning Board of Appeals.

Chairman Coleman asked that a public hearing be set on proposed changes in October.

SITE PLAN REVIEW REPORT:

None

COMMENTS AND COMMUNICATIONS:

Chairman Coleman told the Commissioners that the City Council held a goal-setting workshop on August 31, 2004. One of their goals was to work on some of the items in the Comprehensive Plan and the action items, such as the West end of Ludington Ave. and the Coast Guard Station. Some of these are short-term goals and some are long-term goals. Chairman Coleman read from the action items in the Comprehensive Plan. He asked the Commissioners how they should proceed with these goals and working with the City and staff. Commissioner Holman said that the original plan was to turn some over to the downtown board. Now things are waiting on the budget. She also stated that she would be working on sub committees.

Commissioner Moloney reported that his interest was in neighborhood revitalization. He met with Mary Buetell, Community Development Director, who has applied for and received a $500,000 City Neighborhood Preservation Grant. This grant is for homeowners and for rental rehab. It allows homeowners access to money in order to beautify their homes. Letters were sent out announcing the grant money available and there have been five responses for rental rehabs and twenty homeowners' responses. He explained that when the homeowners sell the property, the grant money would be repaid to MSHDA. The rental rehab loan is forgiven after five years. Part of the $500,000 grant will be used for the City's infrastructure.

Commissioner Garrett told the Commissioners that the City Recreational Plan had to be updated every five years and is up to date at this point. He will report more specifics next month.

Pere Marquette Township sent out a copy of their Ordinance 109 for comments by the Planning Commission. The proposed ordinance would add multi-family dwellings as a Conditional Use in the existing Heavy Commercial (C-2) District. Chairman Coleman said that at this point he has not had an opportunity to discuss the issue with Pere Marquette officials, but plans to do so.

ADJOURNMENT:

Chairman Coleman adjourned the meeting at 8:15 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson