CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 01/05/04

A meeting of the Ludington Planning Commission was held on January 5, 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, Gary Castonia, Joe Moloney, Joyce Usiak, Clay Olmstead, Kaye Holman, Val Gorzynski, and Mike Nekola

Absent:

Also Present: City Manager, John Shay and Recording Secretary, Carol Ann Foote

Chairman Coleman welcomed new member Val Gorzynski. He also announced that Chairman Holman was appointed City Council liaison to the Planning Commission.

AGENDA APPROVAL:
Chairman Coleman amended the agenda to add Towns Brothers Construction to new business.
Commissioner Moloney made a motion to accept the agenda, with amendments, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
To consider text changes to Ludington Zoning Ordinance #23-00, Section 400.1A, R1C Planned Residential District.

Chairman Coleman explained that section 400.1A:4, Special Land Uses, of Article 400.1A, R1C, needed clarification. The proposed change would be to add *subject to the ability to increase density in sections 1000.4:2 and 1000.4:3* to sub (2) of Section 400.1A:4.

Open public hearing

Close public hearing

Commissioner Holman made a motion to recommend to City Council the following change to Ludington Zoning Ordinance 23-00, Section 400.1A:4, sub section (2): Two-family and multifamily, when approved as part of a Planned Unit Development, however, the density of residential units shall not exceed the number of units that would be allowed as single-family residences in such development, *subject to the ability to increase density in sections 1000.4:2 and 10004:3.* Motion seconded by commissioner Moloney. Motion carried unanimously.

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN:
Commissioner Garrett reported that the City Council endorsed the proposed Comprehensive Plan and it had been forwarded to the surrounding townships and utilities.

COUNTY ZONING ORDINANCE:
Commissioner Garrett told the Commissioners that there would be a County zoning meeting on January 14, 2004.

CARTIER PARK:
Commissioner Olmstead stated that there would not be anything new to report on Cartier Park until after the snow. He said the first thing that would probably happen would be the Engineer would review the site and give them plans on were to lay walkways. Chairman Coleman said that the plans were being worked on right now.

PERE POINTE DEVELOPMENT:
No report

NEW BUSINESS:
Towns Brothers Construction Co:

Bob Towns, Towns Brothers Construction Co., addressed the Commission. He stated that a large share of his business was unloading magnesite from ships. The company had rented docks at Dow Chemical to unload the ships, but Dow has informed them that they could not use the docks anymore. They are now looking at moving to the area near the car ferry. The magnesite is unloaded into trucks where it is hauled to a storage facility. They unload between six and eight ships a year. Most of the work can be done during daytime hours, but because some ships are so large, it may take around the clock to unload a couple. The ships are between 3,000 and 15,000 tons.

Chairman Coleman asked what magnesite was. Mr. Towns told him that it was a material used in making bricks. He said that they stored about six different types and it is very dusty. Chairman Coleman asked him what he planned to do about dust control. Mr. Towns said that the currently used a hopper system. If they were to move, they would use a bucket system to control the dust. Chairman Coleman asked about the trucking route. Mr. Towns said that they were looking at Dowland to Washington to First St., back to Sixth St., Washington, etc. This way the truck would be empty on the hill down Sixth St. and would cut down on noise. Commissioner Nekola asked if it was possible to use state highways. Maybe use the highway at night instead of residential areas. Mr. Towns said that it was possible, but longer. Commissioner Nekola asked if anything sits on the ground after unloading. Mr. Towns said that it could not get on the ground because of contamination. Commissioner Olmstead wanted to know if they would be doing anything to the site/dock. Mr. Towns said they thought they would have to do some dredging and expand the dock because the dock is so small. Commissioner Olmstead asked if anything would be left on the site. Mr. Towns said that they would leave the hopper, which is 30' high and 16' square, and a crane. Commissioner Gorzynski asked if they would be changing any of the ground materials on the site. Mr. Towns said they would use what was there. Commissioner Usiak wanted to know how many truckloads it would take to unload 3,000 tons. Mr. Towns said that they could get approximately 25-30 tons a truckload, so it would take approximately 100 truckloads. Chairman Coleman asked when the ships normally arrived. Mr. Towns said that there was usually 3 or 4 in the spring and 3 or 4 in the fall. Commissioner Gorzynski asked if Dow might let them use the dock again in the future. Mr. Towns said that all they said was that they could not use it anymore.

Chairman Coleman asked the Commissioners to look over the paperwork they were given, the letters from Towns, Reith Riley, the downtown & waterfront committee minutes and the planning commission minutes. He said that he would like them to review the Waterfront Shipping district and the special land uses. He stated that they would be talking about the existing special land use and the expansion or extension of it. He asked that a public hearing be set for the February meeting.

Commissioner Nekola asked if Terry Laman gave the ok to change the special land use or, if not, shouldn't he have to apply? Attorney Anderson said that the company with the lease should be party to the request. He said that Terry Laman would sign the slu application with Mr. Towns.

Election of Officers:

Chairman Coleman told the Commissioners that because of Kay Holman's election to Council, she could not serve as an officer.

Commissioner Olmstead made a motion to nominate Tom Coleman as Chairman, seconded by Commissioner Usiak. Commissioner Holman asked the nominations be closed, with no objections. Motion carried unanimously.

Commissioner Garrett made a motion to nominate Clay Olmstead as Vice-Chairman, seconded by Commissioner Holman. Commissioner Holman asked that nominations be closed, with no objections. Motion carried unanimously.

Set Day, Date, Time and Place of meetings:

Commissioner Holman made a motion, seconded by Commissioner Usiak, that meetings be held on the first Monday of each month with the exceptions of Tuesday, September 7 and Tuesday, July 6. Meetings will be held at the City Municipal Building at 7:00 p.m. Motion carried unanimously.

Chairman Coleman made the following committee appointments:
Text: Holman, chair, Moloney, Coleman
Zoning: Olmstead, chair, Garrett, Gorzynski
SLU: Nekola, chair, Usiak, Castonia

SITE PLAN REVIEW REPORT:
None

COMMENTS AND COMMUNICATIONS:
Commissioner Garrett told the Commissioner about an article he read regarding Bridgeport, MI. He would like to research the issue of putting a time limit on public comment. Attorney Anderson stated that they would have to keep time limits even handed, such as a developer with a presentation. He said that the rules for public comment have been made to foster comment, not to discourage. Chairman Coleman said that they would take a look at the issue.

ADJOURNMENT:
Meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson