CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 10/03/05

A meeting of the Ludington Planning Commission was held on October 3, 2005. 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: Kaye Holman, Gary Castonia, Robert Garrett, and Tom Coleman, and Joyce Usiak

Absent: Jerry Ponko, excused, Mike Nekola, excused, Joe Moloney, excused and Clay Olmstead, excused

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

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

PUBLIC COMMENTS:
None

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

PUBLIC HEARINGS:
None

UNFINISHED BUSINESS:
None

Comprehensive Plan:
Commissioner Garrett reported that he has received information on parks from a consultant. He would like to meet with the full committee before bringing it to the Commission. Chairman Coleman commented that the City Council goal to create a Park Advisory Board fits in nicely with the Commissions goal.

Cartier Park:
Chairman Coleman said that the walk from Cartier Park to Lakeshore Dr. was still on track. John Shay said that it was being put into the budget next year.

Timberworks, LLC:
Commissioner Holman reported that Mr. Korendyke hopes to have his final plan at the November meeting.

Pere Pointe Development:
Chairman Colman told the Commission that there was a DEQ public hearing for Pere Pointe Marina on September 22, 2005.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
Commissioner Castonia reported on the following site plans:

On September 28, 2005, a plan was approved for Memorial Medical Center for a 2,500 sf addition to house a C.T. Scanner.

On September 28, 2005 a plan was approved for Joe Whittaker for a used car lot at 609 S. Washington Ave. with the following conditions:

a. Lighting and signage be in accordance with the zoning ordinance.
b. No displays to be in public right of way.
c. Drivable equipment only

COMMENTS AND COMMUNICATIONS:
Chairman Coleman asked Commissioner Holman to read the 2006 goals set by City Council. He said that the Planning Commission would be working on the Comprehensive Plan items. The Commission will assist the Council with the Parks Advisory Board. He said that there would be a meeting regarding a rental ordinance. The Commission is also working on standards for owner occupied rentals and inns. The "At the Beach" goal is continuing to be monitored. It is the intention of the Commission to pursue the tree removal and replacement program. He stated that nothing had been formally done for the improvement of un-motorized network, although the walking paths are part of that. He said that the Commission, county and township would be meeting regarding the Access Management Plan. There was a site plan held with Memorial Medical Center, where it was suggested that the City meet with Memorial Medical to talk about access problems. He stated that the Coast Guard Property Sub-Area Plan was still ongoing. In addition, Jerry Ponko is heading up the Ludington Ave. Historic Preservation plan.

Commissioner Holman made a motion to accept the goals as presented, seconded by Commissioner Castonia. Motion carried unanimously.

Chairman Coleman presented the 2006 budget request. They would ask for $4,000 for professional services and $500.00 for education. The Commissioners agreed to the proposed budget request.

Chairman Coleman told the Commissioners that the Cemetery, Parks and Recreation and Waterfront Committees had met for initial discussions regarding the relocation of the Sixth Street skate park to the "At the Beach" area north of the mini golf course. Attorney Anderson suggested that this might have to be presented to the Planning Commission. He stated that there were issues that needed to be discussed, such as final layout, location and controls. There is a bit of a problem with the park being open from "dusk to dawn" as mentioned in the Cemetery, Parks and Recreation minutes. Chairman Coleman also pointed out that they would like to see the guardrails removed in order to create a people friendly safe area. Chairman Coleman made the suggestion to approve the idea in concept only.

Commissioner Holman made a motion to approve the concept of a skate park "At the Beach", seconded by Commissioner Usiak. Motion carried unanimously.

Commissioner Usiak announced that the City of Ludington was the recipient of a level 2 award from the Michigan Association of Planning for communities that have taken significant steps toward making it easy for people to be active. The City was nominated by Holly Always for the Cartier Park paths.

Commissioner Garrett suggested that the Commission keep in mind the number of students that Ludington Area Schools have lost this year. He said that over years, this number could equate into quite a substantial number of families.

ADJOURNMENT:
The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

_____
Tom Coleman, Chairman