CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 06/06/05

A meeting of the Ludington Planning Commission was held on June 6, 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, Mike Nekola, Joyce Usiak, Joe Moloney, Robert Garrett, Jerry Ponko and Tom Coleman

Absent: Clay Olmstead, excused

Also Present: Recording Secretary, Carol Ann Foote

AGENDA APPROVAL:
Chairman Coleman added Pere Pointe Development to unfinished business. Commissioner 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 the May 2, 2005, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Fivco, LLC for a special land use to allow transient rentals in the Central Business District at the following described property: Original Plat, Lots 1 and 2, Block 48, also known as 401 W. Ludington Ave.

Commissioner Nekola reported that the committee met and the proposal did meet the six standards. Commissioner Nekola made a motion to approve the special land use to allow transient rentals in the Central Business District, seconded by Commissioner Castonia. Motion carried unanimously.

To consider a request from Sally E. Reed, ADDITION NO. 3 W 10 FT OF N 1/2 OF LOT 10 & N 1/2 OF LOTS 11 & 12 BLOCK 128, also known as 201 S. Washington Ave., for a text change to the Ludington Zoning Ordinance #23-00 to allow bed and breakfast facilities in the R2A, General Single Family Residential District.

Sally Reed, 201 S. Washington Ave., told the commissioners that she had a lovely Victorian home that had six bedrooms and she would like to rent five of them. She pointed out various rentals and businesses in the area. She stated that she had all the necessary exits and stairways.

The recording secretary sent sixty-seven notices and had two responses in favor and one opposed.

Tom Hawley, 110 S. Washington Ave., asked what would happen if the request was granted and the home was then sold. Chairman Coleman told him that if the zoning changed, it would stay that way. Mr. Hawley asked if the parking would be only in the driveway.

Martha Hamilton, 707 E Danaher and 715 E. Filer, stated that she had known Ms. Reed for twenty years and was confident that she would follow all the rules. She said that she had no objections to the proposal.

Chairman Coleman asked Ms. Reed to address the parking issue. Ms. Reed said that there was a drive off Washington Ave. that would accommodate two cars and one off Loomis St. that would also hold two cars. During the summer months, she would have one on the street.

Chairman Coleman said that he would like to table this issue until July. Commissioner Nekola made a motion to table the text change request until the July meeting, seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:

Comprehensive Plan:
Commissioner Moloney reported that his committee would meet with the Building and License on June 7, 2005 to discuss a possible rental registration ordinance. He explained that landlords in the city would have minimum standards of housing.

The city would inspect the rental units on a rotating basis. Manistee implemented the program three years ago. Since our city does not have a rental ordinance in place, it has made obtaining grant monies more difficult. Commissioner Nekola said that getting an ordinance in place would open up getting more money. He stated that this had been bubbling since 1991.

Commissioner Garrett reported that the parks committee had two meetings. They are looking at everyone's ideas, and will pass them on to Larry Nix. It will then be further resolved and coordinated with the City Council.

Chairman Coleman said that the Ludington access committee did not meet. The county has set up a committee to look at existing and potential access problems on US-10/31 which includes the E. Ludington Ave. area.

Commissioner Castonia reported that the Downtown Ludington Board met about events coming up for the summer. There was also a meeting regarding the brownfield assessment. He stated that the downtown single building makeover was almost done.

Cartier Park:
Chairman Coleman told the commission that there was more grant money for path connectors. Commissioner Holman said that the paths would be ten feet wide and run from Rath Ave. and to Lakeshore Drive, including the existing path in Cartier Park.

Timberworks, LLC:
No report

Pere Pointe Development:
Chairman Coleman said that the sketch plan had been approved, but there was nothing else to report at this time.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:

a. Harbor Terrace:
   Commissioner Holman reported a site plan review was held on May 9, 2005 for Harbor Terrace, 502 S. James St. The plan is for a thirty-five-unit condominium project with retail on the lower level. The plan was approved with conditions.
b. Mason County Jail:
   Commissioner Holman reported a site plan review was held on May 18 and May 24, 2005 for an addition to the jail. It will consist of a jail kitchen and county offices. A partial basement will be used for storage. The site plan was approved with conditions.

COMMENTS AND COMMUNICATIONS:
Chairman Coleman thanked Val Gorzynski for the time he served on the Planning Commission. He also welcomed Jerry Ponko to the commission.

Commissioner Holman announced that a brownfield assessment meeting would be held that night at West Shore Community College and Tuesday night at City Hall. She also said that there would be a meeting on Wednesday regarding the Mason County Ambulance service.

Chairman Coleman said that the County had been meeting on the County Comprehensive Plan.

ADJOURNMENT:
The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman