CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 08/01/05

A meeting of the Ludington Planning Commission was held on August 1, 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, Joe Moloney, Robert Garrett, Jerry Ponko, Clay Olmstead and Tom Coleman, and Joyce Usiak

Absent:

Also Present: Recording Secretary, Carol Ann Foote

AGENDA APPROVAL:
Chairman Coleman added to unfinished business, remand from City Council regarding bed and breakfasts in R2A districts and Jamesport Landing to site plan reviews.
Commissioner Castonia made a motion to approve the agenda, with additions, seconded by Commissioner Olmstead. Motion carried unanimously.

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes of July 5, 2005, as written, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Laura Graczyk for a special land use to replace a non-conforming structure that was destroyed more than seventy-five percent at the following described property: ORIGINAL PLAT S 35 FT OF LOTS 7 & 8, EXCEPT E 3 FT OF LOT 8 BLOCK 49, also known as 109 S. Gaylord Ave.

Chairman Coleman told the commissioners that this request was to rebuild a garage that was destroyed by arson.

Warren Bartles, 109 S. Gaylord, explained that Mrs. Graczyk was his mother, and his goal was to replace what was destroyed. He said that he would like to change the setbacks that were submitted in his drawings to shift the garage north 2 ½ feet. This would line the garage up with the existing structure and still improve the setback to the north.

Close public hearing.

The recording secretary sent out twenty-seven notices with one response in favor.

Commissioner Nekola reported that the committee met and had questions regarding moving the garage back within the setbacks. Chairman Coleman read Section 600.3 (1) e and 600.3 (2) and (3) explaining that a non-conforming structure destroyed to the extent of 75% could be reconstructed as a special land use.

Commissioner Nekola made a motion to approve the special land use to replace a non-conforming structure that was destroyed more than seventy-five percent with the condition that the north setback be five feet, seconded by Commissioner Moloney. Motion carried unanimously.

To consider text changes to Ludington Zoning Ordinance #23-00, Section 600.4:1 (5), Nonconforming Use of Structures or of Structures and Land in Combination, in order to correct clerical errors and to consider text changes to Ludington Zoning Ordinance #23-00, Section 900.3:15, Expansion of a Nonconforming use, in order to correct clerical errors.

Chairman Coleman explained that the changes being made were to correct the percentage in the two sections to match Section 600.3 that was previously changed. He would also suggest adding the word Structure to the title of Section 900.3:15.

Close public hearing.

Commissioner Nekola made a motion to recommend to City Council to approve proposed text changes to Section 600.4:1(5) and Section 900.3:15 in order to change the percentage to 75% and add the word Structure to the tile of Section 900.3:15, seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:
To consider a request from Walter R. Karboske for a special land use for a single accessory building to exceed 900 square feet and a combination of accessory buildings to exceed 1,200 square feet at the following described property: Addition No. 2 Lots 4 & 5, Block 121, also known as 602 Sixth St.

Commissioner Nekola explained that Mr. Karboske would be back at the September meeting with a revised proposal so he would like to keep the issue tabled.

Comprehensive Plan:
Chairman Coleman reported that the City and County had a joint meeting regarding the Ludington Ave. access. The committee would be looking at Staffon St. to Jackson as part of the process.

Cartier Park:
No report

Timberworks, LLC:
Commissioner Holman reported that the final sale papers on the property had been signed. Mr. Korendyke would be ready to break ground in the next few weeks. She also said that Mr. Korendyke had been invited to speak about the brownfield by the Michigan Planning officials.

Pere Pointe Development:
No report

NEW BUSINESS:
Chairman Coleman explained that the City Commission has asked the Planning Commission to look at the issue of bed and breakfast facilities in the R2A district. He suggested that an ad hoc committee be formed. He appointed Kaye, Clay, Mike and himself to the committee.

SITE PLAN REVIEW REPORT:
A Site Plan review was held on June 28, 2005 to review a proposed building in the Industrial Park. The plan was for a 40,000 sq. ft. building. 20,000 sq. ft. would be used for Change Parts and the other half would be for lease. The plan was approved with conditions.

A Site Plan review was held on June 28, 2005 to review a proposed warehouse addition in the Industrial Park. The proposal was for a 15,000 sq. ft. addition to the Eagle Express building at 1105 Conrad Industrial Dr. The plan was unanimously approved with conditions.

A Site Plan review was held on July 25, 2005 to review a proposed condominium at 405 S. Rath Ave. The project will be a four-story building with fourteen units and a two-story garage with one unit. The site plan was unanimously approved with conditions:

COMMENTS AND COMMUNICATIONS:
Chairman Coleman announced that the September meeting would be on Tuesday, September 6.

Commissioner Castonia reported that Friday Night Live was a success and there are others planned.

ADJOURNMENT:
The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman