CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 11/07/05

A meeting of the Ludington Planning Commission was held on November 7, 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, Jerry Ponko, Joe Moloney, Clay Olmstead, and Joyce Usiak

Absent: Mike Nekola, excused

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

AGENDA APPROVAL:
Commissioner Coleman added M1 and M2 text changes to new business. Commissioner Holman made a motion to approve the agenda, with amendments, seconded by Commissioner Olmstead. Motion carried unanimously.

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes of the October 3, 2005 meeting, as written, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Michael Copenhaver for a special land use for a single accessory building to exceed 900 square feet and a combination of buildings to exceed 1,200 square feet in floor area according to SECTION 900.3:26 of the Ludington Zoning Ordinance #23-00 at the following described property: VILLAGE OF PERE MARQUETTE LOTS 4 & 17, BLOCK 6, also known as 826 E. Melendy.

Mike Copenhaver, 775 N. Meyers Rd., said that he would have an attached 18 x 24 garage with a 5ft. entranceway. This garage is a one-car garage. The 36 x 26 garage would be to the east. Mr. Copenhaver explained that he had a large pole barn at his present location on Myers Rd. that was full. He has a large fishing boat that he needs to store and he would like a second stall for his truck. He said that he needed extra space for his tools, mowers, etc.

Close public hearing.

Commissioner Usiak reported that the special land use committee had met and agreed that all of the requirements had been met plus the setbacks. The committee recommended approval of the special land use.

Commissioner Coleman commented that according to Section 900.3:26, personal matters such as family size, ownership of vehicles, etc., would not affect the decision.

Mr. Copenhaver told the Commissioners that the garage would not be in view of the neighbors. It would be the same color as the other building with the same siding. Both garages would match and be very attractive. It would be an asset to the neighborhood.

Commissioner Coleman said that the original application showed the wrong side yard setback. Carol Foote reported that the contractor, Dan Hunter, officially changed the side set back to seven and one-half feet.

Commissioner Usiak made a motion to grant a special land use for an accessory building over 900 square feet and a total of accessory buildings to exceed 1,200 square feet in order to construct a 936 square feet garage and an attached 432 square feet garage, seconded by Commissioner Castonia. Motion carried unanimously.

UNFINISHED BUSINESS:

Comprehensive Plan:
Commissioner Garrett told the Commissioners that a draft of a parks administration plan had been given to each member. He asked that everyone look it over and contact him with comments or changes. They would like to send it to the City Council soon. Chairman Coleman stated that it had been sent to Williams and Works and they did have some comments.

Commissioner Moloney reported that his committee had met with the Building and Licensing Committee, City officials, City of Manistee officials and others, on October 3, 2005 for discussions on a Residential Rental program. Manistee talked about the program that they had in place and there were several notable positives. Commissioners Nekola, Usiak and Moloney will be working on a prototype ordinance. Commissioner Moloney gave the members a copy of suggested text for the ordinance and asked them to look at it and make comments and/or suggestions.

Chairman Coleman said that there would be a meeting on the Coast Guard on Thursday. Things were progressing, but a year from now would seem ambitious at this point.

Timberworks, LLC:
City Manager, John Shay, stated that Ben Korendyke is looking at the December meeting to submit his final plan for the Bryant Road property.

Pere Pointe Development:
Chairman Coleman said that the existing building on Washington Ave. was being demolished. Nothing has been decided on the marina at this time.

NEW BUSINESS:
Chairman Coleman explained to the Commissioners that the M1 and M2 districts needed to be looked at. It was a concern that some of the principle permitted uses in these districts should not be allowed in the City of Ludington. He stated that there was no intent to change the zoning districts. The foundry and Dow will stay in M2 and the Dowland St. industries will stay M1. Chairman Coleman stated that the text changes would be on the agenda in December. He asked that a public hearing be set for December.

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

On September 12, 2005, a plan was approved for an additional 75 x 80 addition for Conrad Drive LLC.

On October 11, 2005 an additional two units were approved for One Ludington Place.

COMMENTS AND COMMUNICATIONS:

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

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman