CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 04/11/05

A meeting of the Ludington Planning Commission was held on April 11, 2005. The meeting was held at the Ludington Municipal Building, 400 S. Harrison St., Ludington, MI and was called to order at 6:00 p.m. by Tom Coleman, Chairperson.

ROLL CALL: The roll call showed the following results:
Present: Tom Coleman, Kaye Holman, Gary Castonia, Val Gorzynski and Mike Nekola

Absent: Robert Garret, excused and Clay Olmstead, excused.

Joyce Usiak and Joe Moloney arrived at 6:05 p.m.

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

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

PUBLIC COMMENTS:
None
Close Public Comment

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of March 7, 2005, with corrections (attached), seconded by Commissioner Castonia. Motion carried unanimously.

PUBLIC HEARINGS:

1. To consider a request from Timothy Aberegg for a special land use for an expansion of a non-conforming structure at the following described property: ORIGINAL PLAT LOT 16 BLOCK 84, TOGETHER WITH THE ADJACENT VACATED N 10 FT OF LAURA ST AS RECORDED IN LIBER 388 PAGE 591, also known as 710 George St.

Tim Aberegg, 710 George St., told the Commission that he bought Ludington Welding in 2001, and since that time has tried to resurrect it into a full time business. He has been weeding out old equipment and replacing it with new equipment. There has been no room since 2001 therefore he was requesting an addition. The existing office would be torn down and the existing building would be squared off.

Close public hearing.

The recording secretary reported that twenty-two notices were sent with three responses in favor.

Commissioner Nekola reported that the committee met by telephone. They would recommend that the special land use be approved as submitted.

Commissioner Nekola made a motion to approve the special land use for the expansion of a non-conforming structure at 710 George St., seconded by Commissioner Gorzynski. Motion carried unanimously.

UNFINISHED BUSINESS:
Comprehensive Plan:
Chairman Coleman asked the sub-committees to report on their elected chair and any progress they have made.

a. Neighborhood Association Pilot project for Improvement: Commissioners Nekola, Moloney (Chair) and Usiak
   Commissioner Moloney reported that the committee had met and were discussing affordable housing in the central area of town. The committee is exploring the possibility of rental registration. The landlords would be required to register their properties with the City and have rules to abide by. Commissioner Usiak stated that registration might also be a prerequisite for grants. Commissioner Nekola said that the committee had been looking at other communities that have this kind of program.

b. Access Management on East Ludington Ave./East Ludington Ave. Preservation Overlay: Commissioners Holman, Gorzynski (Chair) and Coleman
Chairman Coleman said that the committee had not met. Commissioner Holman told the Commissioners that she had talked to Bob Marquart, Memorial Medical Center, regarding a new entrance to the hospital off Ludington Ave. She told Mr. Marquart of the existing problem with Staffon St. Commissioner Nekola commented that the existing red light was supposed to be used by other agencies around the hospital. Now it is difficult for them to access the light. Commissioner Holman stated that when the committee was organized, she would set a meeting with Mr. Marquart and others in the area. There is also an access study committee through the county that will be meeting to study the U.S. 10 access problems.

c. Parks and Recreation Plan: Commissioners Garrett (Chair), Coleman, Castonia and Olmstead
Chairman Coleman reported that the committee met and is looking at an administrative structure to work with the city on parks. They were looking for a mechanism to create more interest in the parks.

Cartier Park:
City Manager, John Shay, reported that between eight and nine thousand dollars had been raised towards the $27,500 match for the Cartier Park fishing pier. This total includes donations from Great Lakes Energy, Lions Club, Tournament Committee and Kiwanis Club. Community Development Director, Mary Beutell, has applied for another grant. The state has extended the time to match the money until June.

Timberworks, LLC:
Chairman Coleman stated that a new sketch plan would need to be submitted to the Planning Commission.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

COMMENTS AND COMMUNICATIONS:
Chairman Coleman read a letter submitted by John E. Steinbach, Spring Lake, Michigan, requesting consideration of short term rental usage of upper apartments in the downtown area.

ADJOURNMENT:
The meeting was adjourned at 6:30 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

_____
Tom Coleman, Chairperson