CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 12/06/05

A meeting of the Ludington Planning Commission was held on December 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: Gary Castonia, Robert Garrett, Tom Coleman, Clay Olmstead, and Joyce Usiak

Absent: Mike Nekola, excused, Kaye Holman, excused, Joe Moloney, excused, Jerry Ponko, excused

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

AGENDA APPROVAL:

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Castonia made a motion to approve the minutes of the November 7, 2005 meeting, as written, seconded by Commissioner Olmstead. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request from Bryant Woods, LLC to approve a revised preliminary sketch plan for a Planned Unit Development in the R1C, Planned Residential District at the following described property: UNPLATTED SE 1/4 OF NE 1/4 SEC 10, T18N, R18W, exc the N 360 FT of the W 360 ft, also known as 6598 W Bryant Rd.

Open public hearing.

Ben Korendyke, 1440 Wooded Lake Drive, presented a revised sketch plan. He explained that the single-family residences were replaced with arts and crafts style duplexes. The road areas had been adjusted to allow more green space all the way through. The duplexes were turned east and west allowing more privacy for the neighbors to the north. By eliminating the inside sidewalk around the loop area, the cost savings will allow eight foot paved walking paths. It also allows the existing trees to be saved. The first phase will be on the east side of the property working west on phase two and three. They would like to break ground as soon as the plan is approved with construction starting in February. Mr. Korendyke said that he had been contacted by two assisted living centers. Down the road, they may adjust some multi-family units for independent care units.

Martha Melke, 6467 Virnetta Dr., asked what kind of boundary fence would be constructed. Mr. Korendyke said that it would probably be a four-foot chain link fence placed on the property line.

Close public hearing.

Chairman Coleman asked at what stage the path and park would be completed. Mr. Korendyke said that he would like to have it roughed in by spring and paved by the end of Phase 1.

Commissioner Usiak made a motion to approve the revised plan and to forward to City Council with the recommendation of approval, seconded by Commissioner Castonia. Motion carried unanimously.

To consider proposed text changes to the Ludington Zoning Ordinance, #23-00, Article 400.9, M-1 Wholesale and Light Industry District and Article 400.10, M-2 Heavy Industry District.

Open Public hearing.
Close Public hearing.

Chairman Coleman explained that the text committee felt that there were principle permitted uses in these two districts that would not be appropriate in the City of Ludington and they should recommend the proposed changes.

Commissioner Usiak made a motion to approve the proposed text changes and to forward to City Council with the recommendation for approval, seconded by Commissioner Castonia.

UNFINISHED BUSINESS:

Comprehensive Plan:
Commissioner Garrett reported that the parks administration plan recommendations were complete and he would like to send it to City Council. Chairman Coleman said that he had not received any comments or suggestion on the plan and it should be forwarded to Council. It was the consensus of the Commission to forward the plan to City Council.

Commissioner Usiak reported that the Neighborhood Committee had met. They would be meeting with Roger Anderson on December 21 to get suggestions on wording for a rental registration ordinance.

Chairman Coleman stated that he had prepared an end of the year report for the City Manager on the status of action items from the comprehensive plan. Chairman Coleman read the report. (Attached)

Pere Pointe Development:
Chairman Coleman stated that the existing building had been demolished.

NEW BUSINESS:
The January 2006 meeting was set for Wednesday, January 4.

SITE PLAN REVIEW REPORT:

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