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CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 09/06/06

A meeting of the Ludington Planning Commission was held on September 6, 2006. 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, Tom Coleman, Joyce Usiak, Alan Neushwander, Kaye Holman, Bill Loforte and Robert Garrett

Absent: Joe Moloney, excused, Jerry Ponko, excused, and Clay Olmstead absent

Also Present: Recording Secretary, Carol Ann Foote

AGENDA APPROVAL:
Commissioner Holman made a motion to approve the agenda, as written, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC COMMENTS:
No public comments

Close Public Comments

APPROVAL OF MINUTES:
Commissioner Usiak made a motion to approve the minutes of August 7, 2006, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
Open public hearing:

To consider a request from David Germain for a special land use in order to establish a bed and breakfast facility in the R3A district at the following described property: ADDITION NO. 3 LOT 5 BLOCK 126, also known as 808 E. Ludington Ave.

David Germain, 808 E. Ludington Ave., presented his proposal for a one suite bed and breakfast establishment. He stated that was all the room and parking facilities they had. The area had a small bedroom, bath and reading area. All exits and equipment was in place.

Commissioner Loforte asked if the neighbors had been contacted. Mr. Germain said that the neighbor to the east have no problem with it. They are pleased at the improvements to the property. The neighbors to the west live in Grand Traverse and they also have no problem with it. The neighbors behind them like the improvements to the property and landscaping.

Close public hearing

Commissioner Usiak reported that the committee met and recommends approval of the bed and breakfast.

Commissioner Usiak made a motion to approve a one suite bed and breakfast facility seconded by Commissioner Holman at the following described property: ADDITION NO. 3 LOT 5 BLOCK 126, also known as 808 E. Ludington Ave. Motion carried unanimously.

Commissioner Holman commented that the house looked very beautiful.

UNFINISHED BUSINESS:
Pere Pointe Development:

Sign: Dan Diephuis, Pere Pointe Development, stated that he hoped that the Commissioners had seen progress being made at the site. The response has been good from local and other areas. He stated that the sign was 10 ft. wide and, at one point, stood 6ft. from grade. The sign will have shakes on the columns, beige shingles and burgundy roofing materials. Slate might be used on the sign. There will be recessed lighting in the roof structure that will shine down, not cast light on the street.