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CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 08/07/06

A meeting of the Ludington Planning Commission was held on August 7, 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, Jerry Ponko, Alan Neushwander, Clay Olmstead, and Kaye Holman

Absent: Robert Garrett, excused, Joe Moloney, excused and Bill Loforte, excused

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
Doreen Schreiber, owner of Bones and Butts, 106 N. James St., asked the Commissioners to look at the Ordinance concerning signs in the Central Business District. She explained that she had to remove her sandwich board sign from the corner of Ludington Ave. and James St. to comply with the Ordinance. Since the business is down the block, there is no foot traffic to the business. Since the sign was removed, there has been a 50% drop in business. She suggested that the Commissioner consider issuing a seasonal permit for small businesses in this situation. She said that the Ordinance was very clear that the sign had to be placed fronting the business.

Close Public Comments

APPROVAL OF MINUTES:
Commissioner Ponko made a motion to approve the minutes of July 10, 2006, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
Open public hearing:

To consider a request from Daniel D. and Jacqueline R. Lalibert for a special land use in order to establish a home occupation at the following described property: VILLAGE OF PERE MARQUETTE S 1/2 OF LOT 11 BLOCK 5, also known as 801 E. Melendy St.

Jacqueline Lalibert, 801 E. Melendy, told the Commissioners that she would like to purchase and established engraving business that was currently housed at Closson's Jewelry. The work would be done out of the basement. The clients are already established and the business would be phone call based. There would be no increase in traffic. Noise would not be an issue. There may be a saw used to cut tubing, but being in the basement would reduce the noise. Clients will call for orders, and then they will be picked up or delivered. Commissioner Olmstead asked if these plaques would be wood. Would there be chemical smells? Mrs. Lalibert said that some would be wood, some resin based, but there would be no chemical smells.

Public hearing closed.

The recording secretary sent out forty-three notices. There were six inquiries, but no comment.

Joyce Usiak reported that the special land use committee met and recommended approval of the special land use.

Commissioner Usiak made a motion to grant the special land use for a home occupation in order to conduct an engraving business at the following described property: VILLAGE OF PERE MARQUETTE S 1/2 OF LOT 11 BLOCK 5, also known as 801 E. Melendy St., seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:

Comprehensive Plan:
No report

Text Changes: M1 and M2:
No Report

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
Tom Coleman reported that a preliminary sketch site plan meeting was held for Bob Neal's proposed grocery store/wine shop. A site plan review has been scheduled for Monday, August 14.

COMMENTS AND COMMUNICATIONS:
A training session will be held on August 14, 2006 for City Council and Planning Commissioners. Williams and Works will provided information on special land uses and permitted principal uses.

The September meeting is scheduled for Wednesday, September 6 at 7:00 p.m.

ADJOURNMENT:
Commissioner Olmstead made a motion to adjourn, seconded by Commissioner Holman. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman