CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 06/05/06

A meeting of the Ludington Planning Commission was held on June 5, 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: Robert Garrett, Tom Coleman, Joyce Usiak, Kaye Holman, Joe Moloney, Jerry Ponko, Alan Neushwander, and Bill Loforte

Absent: Clay Olmstead

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

AGENDA APPROVAL:
The work session for a proposed planned development, Schooner Pointe, was added to new business.

Commissioner Moloney made a motion to approve the agenda, with additions, seconded by Commissioner Holman. Motion approved unanimously.

PUBLIC COMMENTS:
City Manager, John Shay, introduced the City's new building inspector, Jack Byers, to the Commission. He said that Jack would be involved in building, site plan review, code enforcement and rental inspections, if the City adopts a new rental ordinance. Mr. Byers addressed the Commissioners and stated that he was very happy to be here.

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of the May 1 meeting, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
Open public hearing:

To consider a request from Mike and Tanya Gasaway for a special land use for the expansion of a non-conforming structure in order to construct an addition at the following described property: DANAHER & MELENDY'S ADDITION LOT 6, EXCEPT W 40 FT BLOCK 1, also known as 701 N. James St.

Mike Gasaway, 701 N. James St., stated that they would like to construct a 450 square foot addition. The existing house is 1,100 square feet with two bedrooms. They would like to add a small bedroom and office space. The addition would run on the same line as the existing structure. The property is non-conforming due to the front yard setback. The lot size is conforming.

Close public hearing:

The recording secretary reported fifty-two notices were sent with one response in opposition. Chairman Coleman read the letter from Fred Hackert, who was opposed to the addition.

Commissioner Usiak reported that the committee had met and recommended approval of the special land use. She thanked the Gasaways for submitting such detailed paperwork.

Commissioner Usiak made a motion to approve the special land use for the expansion of a non-conforming structure at 701 N. James, seconded by Commissioner Holman. Motion carried unanimously.

Open public hearing:

To consider a request from Sally Reed for a special land use in order to establish a bed and breakfast facility in the R2A (General Single Family Residential) district at the following described property: ADDITION NO. 3 W 10 FT OF N 1/2 OF LOT 10 & N 1/2 OF LOTS 11 & 12 BLOCK 128, also known as 201 S. Washington Ave.

Chairman Coleman explained that the Ordinance had been revised and new language was introduced to allow for bed and breakfast facilities in certain residential districts. Ms. Reed's request is the first one under the new ordinance.

Sally Reed, 201 S. Washington Ave., submitted additional information that was needed under the bed and breakfast standards. She explained that there were two exits off of the second floor, two full baths, approved smoke detectors and fire extinguishers. She also pointed out her two driveways, one on the southeast side, was 17 X 33 and the other on the south was 7 x 80. These would be enough for five additional cars to park. She also has a four stall garage for her personal vehicles.

Close public hearing.

The recording secretary reported sixty-seven notices were sent with one response in favor.

Commissioner Usiak reported that the committee had met and had a question regarding signage. Ms. Reed said that Barber Signs had designed a sign that was 312 square inches. Commissioner Garrett asked if the smoke detectors were electric or battery operated. Ms. Reed said that they were battery operated.

Commissioner Usiak made a motion to approve the special land use to establish a bed and breakfast at 201 S. Washington Ave., seconded by Commissioner Holman. Motion carried unanimously.

UNFINISHED BUSINESS:

Comprehensive Plan:
No Report

Bryant Woods, LLC: (Signage)
Chairman Coleman stated that the model unit may be ready for the Parade of Homes in June.

Text Changes: M1 and M2:
No Report

Rental Registration:
Commissioner Moloney made a motion to forward the proposed Rental Registration Ordinance to City Council for consideration, seconded by Commissioner Usiak. Motion carried unanimously.

NEW BUSINESS:

Schooner Pointe:

Chairman Coleman told the Commissioners that a Planning Commission Work Session was required for the proposed Planned Development. He explained that the initial development meeting with City administrators had been held in May.

Todd Radashaw, Caledonia Development and Engineering, described the proposed project to be located at the South end of James St. There will be 120 condominium units and eighty-three private marina slips. The tallest building will be either four and five stories. A public boardwalk and a fish cleaning station will be constructed on the south end of the property. There will be landscaping. Improvements on Laura St. will be made. He stated that there were environmental issues on the site. They will have spoiled material dredged on site and then capped. The proposed docks will be floating docks. A ten to twelve foot textured screen/retaining wall will be installed on the west side next to Reith-Riley's aggregate stock piles. There will be rain gardens to hold water with plants that will look nice. A small boat house, tennis court, pool and a hot tub will be constructed. They are trying to find options, such as joint participation in parking, to reduce to required number of parking spaces. The larger units will have their own parking space and the smaller ones will find a space.

Commissioner Ponko asked about the correspondence from Lake Michigan Carferry concerning the smoke, noise and traffic. Mr. Radashaw said they know that Ludington harbor is a working harbor. The future tenants

will know about these conditions in advance. The Lake Michigan Carferry will view the condominium documents when

they are drafted. He stated that the proposed wall would alleviate some of the concerns. He said that he had also been in contact with David Fields at Brill Manufacturing. They have some ideas to soften the Brill building.

Chairman Coleman stated that the Planning Commission did not have jurisdiction over the docks. He wanted to know if any agencies had been contacted. Mr. Radashaw said that they have contacted the DEQ and dredging will start very soon. The brownfield will be complete on June 13. Commissioner Moloney told Mr. Radashaw to anticipate public reaction to the docks.

Chairman Coleman said that the Planning Commission did not need to take action at this time. A public hearing will be set for the July meeting.

SITE PLAN REVIEW REPORT:
Commissioner Loforte reported a site plan review was held on May 4, 2006 for a proposed medical office for Drs. Ken Hill and Keri Leikert. The building will be relocated from 1000 Lawndale to 907 E. Tinkham Ave. The plan was approved with the following conditions:

1. Label City Services on plan, as discussed.
2. Cost of moving lines and trees during the building move will be at owner's expense.
3. Take a look at the number of parking spaces.
4. Provide handicap accessibility on sidewalk.

Commissioner Loforte reported a site plan review was held on May 22, 2006 for an addition to Kaines Manufacturing, 211 E. Dowland St. The structure will be a 4,000 square feet steel building placed on an existing slab east of the warehouse. The plan was approved with the following conditions:

1. The property owner to work with the City to provide an outlet for storm water.
2. The property owner to work with the City to replace the sidewalk on Delia St.

COMMENTS AND COMMUNICATIONS:
The July meeting will be held on Monday, July 10, 2006 at 6:30 p.m.

ADJOURNMENT:
The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman