`

CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 12/11/06

A meeting of the Ludington Planning Commission was held on December 11, 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 Clay Olmstead, Vice-Chairperson.

ROLL CALL: The roll call showed the following results:
Present, Joyce Usiak, Alan Neushwander, Kaye Holman, Clay Olmstead, Joe Moloney, Bill Loforte and Robert Garrett

Absent: Jerry Ponko, excused and Tom Coleman, excused

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

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

PUBLIC COMMENTS:
No public comments

Close Public Comments

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of the November 6, 2006, seconded by Commissioner Moloney. Motion carried unanimously.

PUBLIC HEARINGS:
No public hearings

Close public hearing.

UNFINISHED BUSINESS:
Text Changes Daycare:
Commissioner Holman explained the proposed text changes to define day car facilities. She said that Councilor Castonia was concerned about some of the language that the text committee had put together. She explained that they had the State language was word for word like theirs. The current language is not as definitive as the proposed. She pointed out that they had also worked with William and Works to define the language better. She said that Councilor Castonia did not think that day care facilities should be special land uses.

Commissioner Moloney asked what the text would look like in form. Commissioner Holman told him it would be exactly as it was. Commissioner Olmstead stated that they were proposing new sections and defining each section. Commissioner Neushwander asked why a group day care would be a special land use. Commissioner Olmstead said that a group day care would be bringing a lot of children into a neighborhood. Commissioner Holman stated that she was comfortable with it being a special land use. Commissioner Usiak commented that if a daycare was operating with 6 to 12 children, it should be brought to someone's attention. She said that she would be comfortable with it as a special land use. Commissioner Loforte said that he would have a problem with a neighbor having a day care with more than six children. He said that it should be a special land use. Commissioner Holman stated that when a day care facility accepted state aide, the state would have someone inspecting them.

Commissioner Moloney made a motion to send to City Council with a recommendation for approval, proposed text changes to the Ludington Zoning Ordinance #23-00, Day Care Facilities, seconded by Commissioner Holman. Motion carried unanimously.

Comprehensive Plan:
Commissioner Holman reported that Mayor Henderson made a suggestion that the Planning Commission take a look at the Comprehensive Plan in regards to the standards set in the Waterfront Maritime 1 and 2 districts. He thinks that maybe the density should be lowered. Commissioner Holman said that there will be nothing done at this time.

Text Changes: M1 and M2:
Commissioner Holman reported that the proposed text changes had been referred back to them by City Council. She said that there had not been any changes to this district since 1972. The committee took out some things that they thought would not be a good idea to have in the City. There was a lot of house cleaning. She also presented a spreadsheet that would make it easier to understand the changes.

Commissioner Holman made a motion to send to City Council with a recommendation for approval, proposed text changes to the Ludington Zoning Ordinance #23-00, Article 400.9, M-1, Article 400.10, M-2 and Article 900.2, General Provisions, seconded by Commissioner Usiak. Motion carried unanimously.

The January 2007 meeting was set for Tuesday, January 9, 2007 at 7:00 p.m.

NEW BUSINESS:
Article 500.17, Membrane Covered Structures:
Commissioner Holman read the proposed changes to Article 500.17, Membrane Covered Structures. She then read the definition of such structures from the Michigan Building Code. Carol Foote explained to the Commission that there had been complaints of this type structure being erected around town. There was an enforcement issue with these structures. The Commissioners discussed possible problems with the text such as screen houses, tents and construction tents. Commissioner Olmstead stated that there still should be tweaks in the proposed language.

Commissioner Moloney made a motion to refer the proposed text back to committee, seconded by Commissioner Garrett. Motion carried unanimously.

SITE PLAN REVIEW REPORT:
None

COMMENTS AND COMMUNICATIONS:
Commissioner Loforte handed out newspaper articles regarding rental registration plans. He pointed out a phone number on one of the articles in case anyone needed additional information. Commissioner Moloney stated that he had researched rental registrations and presented it to the committee. The building inspector asked for six months to see how the enforcement stood and the committee agreed. Commissioner Moloney said that he would research the amount of money other municipalities have received in state grants.

ADJOURNMENT:
Commissioner Moloney made a motion to adjourn the meeting at 7:55 p.m., seconded by Commissioner Holman. Motion carried unanimously.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

_____
Clay Olmstead, Vice-Chairperson