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CITY OF LUDINGTON
PLANNING COMMISSION
MINUTES 07/10/06

A meeting of the Ludington Planning Commission was held on July 10, 2006. The meeting was held at the Ludington Municipal Building, 400 S. Harrison St., Ludington, MI and was called to order at 6:30 p.m. by Tom Coleman, Chairperson.

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

Absent: Kaye Holman, excused

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

AGENDA APPROVAL:
Chairman Coleman announced that Caldonia Development and Engineering's (Schooner Pointe) request had been removed from the agenda this month. Commissioner Neushwander made a motion to approve the agenda, as amended, seconded by Commissioner Ponko. Motion carried unanimously.

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Neushwander made a motion to approve the minutes of the June 5, 2006 meeting, seconded by Commissioner Usiak. Motion carried unanimously.

PUBLIC HEARINGS:
Open public hearing:

(1) To consider text changes to Ludington Zoning Ordinance 23-00, Sections 900.2:4, 1000b.4, 1200.3:9, 1200.4:3, and the addition of Article 1200.6 in order to amend notice requirements for public hearings as required under the Michigan Zoning Enabling Act, PA 110 of 2006.

City attorney, Roger Anderson, explained that the State zoning act was previously divided into three acts, cities, county and townships. A law was passed to standardize the requirements. Attorney Anderson said that two sample ordinances were reviewed and combined into the ordinance presented to the Commission. He said that the biggest concern with the new act was the notice requirements. Every occupant and property owner within three hundred feet of the subject property would need to be notified. The City does not have a database of renters.

Close Public hearing:

Chairman Coleman announced that the text committee did not meet on this issue, but let Attorney Anderson handle the appropriate ordinance changes. Commissioner Neushwander made a motion to forward to City Council for approval, text changes to Ludington Zoning Ordinance 23-00 to conform to the Michigan Zoning Enabling Act, PA 110 of 2006, seconded by Commissioner Moloney. Motion carried unanimously.

(2) To consider a request from Maja Wilson and Patrick McFarlane for a special land use for an expansion of a non-conforming structure in order to construct an addition at the following described property: C.E. RESSEGUIE'S SECOND ADDITION LOT 1 BLOCK 4, also known as 601 E. Ludington Ave.

Open Public hearing:

Kevin Moytka, Architectural Classics, represented the property owners at 601 E. Ludington Ave. Mr. Moytka presented a Power Point presentation pointing out the existing set backs and the proposed garage addition. The addition would be a two story structure that would include a master bedroom suite. He stated that there was nothing that would impact the present setbacks.

Close public hearing.

Chairman Coleman told the Commissioners that the existing structure did not meet setback requirements on the east and south side. The proposed plan did not make the structure more nonconforming.

The motion to deny Ms. Anderson's request for an expansion of a non-conforming structure carried unanimously.

(5) To consider a request from Lynda Blankinship for a special land use for an expansion of a non-conforming structure in order to construct a 16 x 8 enclosed porch at the following described property: ADDITION NO. 4 LOT 5 BLOCK 144, also known as 413 N. Gaylord Ave.

Linda Blakinship, 413 N. Gaylord, explained that they were proposing an extension to the existing front porch. The last sixteen feet to the south and west would be enclosed. The expansion would be as close as 11 feet 3 inches from the south property line. The structure is nonconforming due to the front property line.

Close Public Hearing

Commissioner Usiak reported that the Special Land Use Committee met and would recommend approval of the special land use.

The recording secretary reported 48 notices were sent with one response in favor.

Commissioner Usiak made a motion to approve the special land use request for an expansion of a nonconforming structure at 413 N. Gaylord Ave., seconded by Commissioner Moloney. Motion carried unanimously.

UNFINISHED BUSINESS:

Comprehensive Plan:
Commissioner Moloney stated that the task that he was assigned to has been partially completed and he was ready to start another one. Chairman Coleman said that they would take a look at the goals in another month or so.

Bryant Woods, LLC: (Signage)
Ben Korendyke, Bryant Woods, LLC, told the Commissioners that a temporary sign had already been placed. The permanent sign will be small to accent the rock walls.

Commissioner Ponko made a motion to approve the sign, as presented, seconded by Commissioner Loforte.
Motion carried unanimously.

Text Changes: M1 and M2:
No Report

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

COMMENTS AND COMMUNICATIONS:
Chairman Coleman noted the City owned property that houses the water tower on Gaylord Ave., should be marked government services, not residential, on the zoning map.

ADJOURNMENT:
The meeting was adjourned at 7:2 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairman