CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 07/03/07

A meeting of the Ludington Planning Commission was held on Tuesday, July 3, 2007. 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, Chairperson.

ROLL CALL: The roll call showed the following results:
Present: Robert Garrett, Kaye Holman, Clay Olmstead, Bill Loforte, Chris Gamble, Mike Nekola, Chris Pontz and Gary Schnitker

Absent: Joe Moloney

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

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

PUBLIC COMMENTS:
No public comments.

APPROVAL OF MINUTES:
Commissioner Nekola made a motion to approve the minutes, as written, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
Open Public Hearing

To consider a request from Mason County District Library and the City of Ludington to rezone the following described property from Parking (P) to Government Service District (G1) in order to expand the Ludington Library: ORIGINAL PLAT N 1/2 OF LOT 1 BLOCK 24, also known as 210 E. Court St. and ORIGINAL PLAT LOT 10 & E 1/2 OF LOT 9, S 1/2 OF LOT 1 & S 1/2 OF E 33 FT OF LOT 2 AND ADJACENT VACATED ALLEY BLOCK 24, also known as 217 E. Ludington Ave.

Bob Dixon, Director of the Mason County Library, explained that there were libraries in Ludington and Scottville and that they would like to expand the Ludington branch. Approximately five years ago, they bought 210 E. Court St. with the idea of expansion. The parcel is now zoned Parking District and they would like to have it zoned Government Service District. The existing library building is owned by the City of Ludington and the expansion will be owned by the City. The existing library is very crowded and the need for expansion is there. Commissioner Schnitker asked if the expansion would be all to the back of the existing building. Mr. Dixon said that it would be to the back with the roof matching the 1976 expansion. They will maintain the historic portion of the building and make service areas on two levels. The lower level will be a meeting room and the upper level will be a kid's room. Commissioner Holman asked if the angle parking by the house will remain there. Mr. Dixon said that there would be no change in parking. Commissioner Pontz asked about the relocation of the current tenants at 210 E. Court. Mr. Dixon said that they are going to give them plenty of time to relocate.

Ivan Anthony, 4131 Meisenheimer Rd., told the Commission that he had served on the board for ten years and he is amazed with the children's use. He said that the program is unbelievable. He stated that Scottville also had a great program. It is a good thing for the County. They are on the move. Commissioner Schnitker asked if there was any response from the neighbors. Mr. Anthony said that he had not heard anything negative.

Marilyn Bannon, 305 N. Staffon, serves as the Library Board chairperson. She is a retired teacher and her interest is for children. She stated that the library is a jewel for the community. She urged the Commission to help them find the best zoning. She said that an addition would help improve services and would be a win, win situation.

Dick Powell, 308 E. Foster, said that he was representing the Community Church, 109 N. Harrison St. He feels that this would be a win, win situation. He stated that the City has the west half of the parking and lets the church use it on Sundays. He had two requests. One, that if anything would affect the parking, please keep him and the church informed. Two, consider repaving the west side of the parking lot instead of re-patching patches.

Close public hearing.

Chairman Olmstead reported that the zoning sub committee did meet and reviewed the zoning request. The area is now zoned Parking and Government Service District, so this would not be considered spot zoning.

Chairman Olmstead made a motion to recommend to City Council the rezoning of ORIGINAL PLAT N 1/2 OF LOT 1 BLOCK 24, also known as 210 E. Court St. and ORIGINAL PLAT LOT 10 & E 1/2 OF LOT 9, S 1/2 OF LOT 1 & S 1/2 OF E 33 FT OF LOT 2 AND ADJACENT VACATED ALLEY BLOCK 24, also known as 217 E. Ludington Ave. from Parking (P) to Government Service District (G-1), seconded by Commissioner Gamble. Motion carried unanimously.

UNFINISHED BUSINESS:

Rules of Procedure:
Commissioner Holman made a motion to accept the Rules of Procedure, as amended, seconded by Commissioner Nekola. Motion carried unanimously.

Comprehensive Plan:
Commissioner Garrett reported that he met with the parks committee and there were some changes made to the proposal. The amended proposal will be presented to City Council on July 9, 2007.

Rental Registration:
No Report

Membrane Covered Structures:
Commissioner Holman said that text for membrane structures would be sent back to City Council. She explained that the initial question was with the definition. The word "metal" had been taken out.

Commissioner Holman made a motion to recommend to City Council the approval of changes to Ludington Zoning Ordinance, #23-00, Article 500.17, Membrane Covered Structures, seconded by Commissioner Nekola.

Commissioner Gamble asked what the City Council's objection was. Commissioner Holman said that "metal frames" had been included in the definition, but had since been taken out. Commissioner Gamble asked if this text would allow the half round structures such as a Quonset hut. Commissioner Holman stated that if it had fabric, it would be disallowed. Commissioner Schnitker asked about tarps over junk cars. Carol Foote said that if there was a car that did not have current plates, the Ludington Police Department would tag it to be moved. If someone has a vehicle that was current with a cover on it, that would not fall under the category "membrane structure".

Motion carried unanimously.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Chairman Olmstead said that with the Fourth of July upon us, he had been reflecting on freedom. He said that he would like to give his personal thanks to the armed forces and their families for the sacrifices they make. He also thanked all of our rescue workers, police department, fire department and emergency responders for giving so generously of their life and time to make our lives safer and richer.

ADJOURNMENT:
The meeting adjourned at 7:35 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Clay Olmstead, Chairperson