CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 05/01/07

A meeting of the Ludington Planning Commission was held on Tuesday, May 1, 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, Joe Moloney, Kaye Holman, Clay Olmstead, Bill Loforte, Chris Gamble, Mike Nekola and Chris Pontz.

Absent: Alan Neushwander (excused)

Also Present: Recording Secretary Carol Ann Foote and City Attorney Roger Anderson.

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 Moloney 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 Creek Bed, LLC for a special land use for transient rentals of condominiums in accordance with the City of Ludington Zoning Ordinance #23-00, Section 500.19, at the following described property: ORIGINAL PLAT LOTS 6 & 7 BLOCK 27, also known as 222 W. Ludington Ave.

Bob Neal, 6011 S. Birchwood Dr., told the Commissioners that his request was pretty self-explanatory. There are three condominium units above the Best Choice Market that he would like to have available as transient rentals. There would also be the Chamber of Commerce tourist center and the Artist Market.

Anthony Barnard, Candlelight Bed and Breakfast, said that he was representing the Ludington Bed and Breakfast Association. He stated that they were trying to restore the historical and cultural aspects of downtown. Renting these condos on a daily basis is not good. He said that he owned condos in another state and they have a 30 day minimum rental. He said this project was not in the best interest of Ludington. Commissioner Garrett asked how this project relates to the historical aspect of Ludington. Mr. Barnard stated that the Ludington B & Bs were 100 year old houses and they promote the history of Ludington, as opposed to having one night rentals.

Fran Habermehl, 711 W. Filer, stated that she owned several properties and a condominium at 304 S. Ferry St. She said, as much as she likes Bob Neal and Kaye Neal, she is against this request. If the condominium was built for year round use, perfect. She said that it would be good for business. She said that right now the economy stinks and the City is not helping when there are no customers. She said that she was paying higher taxes. If the City is helping one, they should help all. She stated that she loves Ludington and is proud of the downtown. She is not in favor of this proposal.

Close Public Hearing

Chairman Olmstead said that in the last few years they had been encouraging people to locate in the downtown area. Residential is not allowed on the first floor in the Central Business District. Most of the other condo projects in town have already asked for transient rentals. The Planning Commission enacted Transient Rentals in 2005. The project has to satisfy all of the standards before approval.

Commissioner Nekola reported that the committee met and recommended the approval of the special land use.

Commissioner Nekola made a motion to approve the special land use to Creekbed, LLC, in accordance with Section 500.9, Transient Rentals of a Dwelling, at 222 W. Ludington Ave., Lots 6 and 7, Block 127 as it meets standards 1-6 of Section 900.2:6.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Commissioner Gamble asked what the status was on the text for Membrane Covered Structures. Commissioner Holman said that the proposed text change went to City Council and was referred back to committee.

Commissioner Holman suggested that Commissioners go to other Commission meetings such as Hamlin Township, Pere Marquette Township and Mason County. She would like to get a list of the different meetings and have Commissioners sign up for them. She said that they could invite other Commissioners to their meetings. Commissioner Nekola said that a few years ago, there was an Ex-officio member that attended the County meetings and reported back to the Commission. He stated that the County may be open to that again.

ADJOURNMENT:
Moved by Commissioner Moloney, seconded by Commissioner Pontz, to adjourn the meeting at 7:45 p.m. Motion carried.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Clay Olmstead, Chairperson