CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 12/4/2007

A meeting of the Ludington Planning Commission was held on Tuesday, December 4, 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, Gary Schnitker, Clay Olmstead, Chris Gamble, Chris Pontz, Joe Moloney and Bill Loforte

Absent: Mike Nekola

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
No public comments.

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

PUBLIC HEARINGS:
None

UNFINISHED BUSINESS:

Comprehensive Plan:
Chairman Olmstead told the Commissioners that the proposed goals were a compilation from different conversations he had. Commissioner Moloney stated that he wanted to see more dune grass planted as a small action goal. He said that as far as City legislation, they were working on childcare. He said that he would like to see more single family affordable housing. He stated that under the non-motorized program, he would like more community walkability. Commissioner Garrett said that he read about green communities. They take small vacant lots and alleys and plant flowers. They spruce up the areas. Commissioner Pontz said that the DDA is involved in that kind of project. He stated that alley clean up is a City responsibility. Commissioner Garrett said that he was trying to recruit people for the Parks Advisory Board. Commissioner Moloney said that he was interested in it. Commissioner Garrett said he would like them to take a look at corner parking spots. Cars are getting smaller and the way the parking is laid out, you can not see around the parked cars. Chairman Olmstead said that they could refer this kind of issue to the police department. He said that these were proposed goals that they would work on all year. Nothing is etched in stone. Commissioner Garrett said that he would like to see a historical district designation. Commissioner Schnitker said that he also had a passion for that. He took a poll with the local bed and breakfast owners, and they were all open to the concept. He said there was two ways to go about it, federal or local. He said he would volunteer to work on that goal. Commissioner Gamble stated that he heard that White Pine Village was moving to Cartier Park. Commissioner Holman said that Ron Wood was in charge of White Pine Village. She said that there were very restrictive covenants for Cartier Park. She suggested he talk to Greg Dykstra, Chairman of the Parks and Recreation Committee. Commissioner Gamble said they need to look at public restroom facilities. The one on Rath Ave. has been closed. Commissioner Holman said that they restroom would be torn down. The James St. facility will be open through Christmas. Commissioner Gamble said that they should look at expanding the tourist season into the winter. He wanted to know if there were any restrictions on snowmobiles. Commissioner Holman said that she did not think they were allowed. Commissioner Moloney asked if the access plan was for the east or west. Commissioner Holman said that Tom Coleman and city and county officials have put a joint access plan together in 2006. It needs to be incorporated into the zoning ordinance. Chairman Olmstead said that they would need to look at it and see if any other changes would need to be made to the ordinance. Commissioner Garrett stated that the Commission should keep track of the special land uses granted in specific zoning areas. Commissioner Holman said that the issue on intrusive lighting was covered in site plan reviews. Chairman Olmstead stated that if he decided to put in a spot light and the light shined in a condo window, it would be an issue. Commissioner Holman asked if you would have to come to the city in order to install a spot light. Carol Foote said that the building department does not regulate lighting issues outside of site plan review. Commissioner Garrett asked about the issue of clarity of plan developments. Chairman Olmstead stated that they may want to take a look at combining some zoning districts.

Chairman Olmstead said that he would be willing to volunteer for park development. He would like to see a fountain put in at Stearns Park. The fountain would possibly be the kind that children run and play in.

Commissioners Schnitker, Garrett and Gamble said they would work on the East Ludington Avenue architectural heritage program.

Commissioners Moloney, Holman, Garrett and Olmstead said they would volunteer for park development.

Commissioners Holman, Moloney and Pontz volunteered for small action projects.

Daycare:
Commissioner Holman reported that there has been a letter sent to Larry Nix, but they have not heard anything from him yet.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Commissioner Moloney addressed the community saying that anyone knowing John Cooney should encourage him to get involved in the issue of dog access in the City of Ludington.

Commissioner Pontz announced that the James St. Christmas tree would be decorated in the next couple of days.

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

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Clay Olmstead, Chairperson