CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 09/11/07

A meeting of the Ludington Planning Commission was held on Tuesday, September 11, 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 Mike Nekola, Vice-Chairperson.

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

Absent: Clay Olmstead (Excused), Chris Gamble

Also Present: Recording Secretary Carol Ann Foote

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

PUBLIC COMMENTS:
No public comments.

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

PUBLIC HEARINGS:
No public hearings.

UNFINISHED BUSINESS:

Comprehensive Plan:
Commissioner Moloney reported on the neighborhood improvement/rental registration goal. He said that he has been collecting data from other communities and has talked to a MSHDA representative. He will continue build information until the time they present it to City Council. Commissioner Nekola stated that part of this effort was to access MSHDA money.

Commissioner Holman reported that there would be a City goal setting meeting on September 25, 2007 that is open to the public. She said that Mayor Henderson asked the Committee to look at the requirements for condominiums on the waterfront. Commissioner Holman said that the Committee did meet and discussed this issue. They were in agreement that they were comfortable with the Ordinance the way it is. Commissioner Moloney said that when they looked at the Comprehensive Plan, everything was right in line with addressing density downtown. Commissioner Nekola suggested that they bring the Committee's decision to a vote.

Commissioner Holman made a motion to inform the Mayor and City Council that the Text Committee has addressed the question of possible changes to the Comprehensive Plan regarding condominiums and density along the waterfront and has decided not to make any changes, seconded by Commissioner Garrett. The Planning Commission agreed with the Committee's decision and the motion carried unanimously.

Membrane Structures:
Commissioner Holman reported that the Committee met to make changes to the Ordinance regarding Membrane Covered Structures. The changes would include definitions for awnings and canopies. Commissioner Holman read the proposed changes. She stated that the definitions were taken from the Michigan Building Code.

Commissioner Nekola set a public hearing for the October 2, 2007 meeting.

Daycare Facilities:
Commissioner Holman did not have a report on Daycare Facilities.

NEW BUSINESS:
None

SITE PLAN REVIEW REPORT:
Commissioner Holman reported that a Site Plan Review was held on August 15, 2007 for the review of plans for an increase in density at One Ludington Place, 201 S. William St. The plan was approved for four additional units with the following conditions:

1. A minimum of ten feet between the clubhouse and buildings one and four.
2. All curb, streets and sidewalks on City property, damaged or destroyed, is replaced at One Ludington Place's expense.
3. The sixty-eight units would be in the existing approved footprint of the four main structures.
4. There will be public access to the "in-field" area and all safety issues be addressed.

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
None

ADJOURNMENT:
Commissioner Garrett made a motion to adjourn the meeting at 7:20p.m., seconded by Commissioner Holman. Motion carried unanimously.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Mike Nekola Vice-Chairperson