CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 07/01/08

A meeting of the Ludington Planning Commission was held on Tuesday, July 1, 2008. 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 Tom Coleman, Chairperson.

ROLL CALL: The roll call showed the following results:

Present: Robert Garrett, Chris Gamble, Kaye Holman, Clay Olmstead and Tom Coleman

Absent: Mike Nekola, Chris Pontz and Gary Schnitker, excused. Mayor's Youth Advisory members, Kendra Silsby and Dean Feole were not present.

Joe Moloney arrived at 7:10 p.m.

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes of the June 3, 2008 meeting, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
To consider text changes to Ludington Zoning Ordinance #23-00, Section 200.2:6 (8) (a), Front Lot Line.

To consider text changes to Ludington Zoning Ordinance #23-00, Section 200.2:11 (3), Yard, Front.

To consider text changes to Ludington Zoning Ordinance #23-00, Section 500.10:2 (3), Front Yard Exception for Existing Alignment.

Open public hearing.
Close public hearing.

Commissioner Holman told the Commission that this text was specifically for R1A, Shore Front Residence. There had been questions regarding front and back yards of this district. The proposed changes would designate the front as being between the principal building and the shore and the rear lot between the principal building and the street in the R1A district.

Commissioner Holman made a motion to send to City Council for approval, text changes to Zoning Ordinance #23-00, 200.2:6 (8) (a), Front Lot Line, Section 200.2:11 (3), Yard, Front, and Section 500.10:2 (3), Front Yard Exception for Existing Alignment, seconded by Commissioner Olmstead. Motion carried unanimously.

NEW BUSINESS:

UNFINISHED BUSINESS:

Comprehensive Plan:

Vendors:
Chairman Holman said that the Downtown Ludington Board was going to discuss the issue of vendors in the downtown area at their July 14 meeting. The rules regarding vendors are a City Code, so if any changes are made, it has to be through City Council. Commissioner Moloney asked if vendors are allowed in the blocked off area of James St. Commissioner Holman said that vendors were not allowed in that area at this time.

East Ludington Avenue Architectural Preservation:
Commissioner Gamble reported that the committee did not meet in June.

US-10 Access Management:
Chairman Coleman reported that he had reviewed the Mason County US-10 Access Management plan and made changes to condense it. The plan has been sent to Williams and Works for review.

Downtown Walk ability:
Commissioner Moloney reported that he was looking at sources for grants. At this time, the project is on the back burner.

SITE PLAN REVIEW REPORT:
Commissioner Gamble reported a site plan review was held on June 9, 2008 for Oakview Medical Center. The proposed project was an Alzheimer's unit that would consist of 11,100 square feet of new space and renovation of 2,060 square feet of the 1966 North wing. There will be 14 private Alzheimer bedrooms and 6 new rooms in the north wing renovation for a total of 20 private bedrooms. The existing laundry, storage and staff support space will be relocated to a new 5,000 square foot addition. There will be sidewalk improvements and parking additions. The plan was approved with conditions.

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Chairman Coleman said that Williams and Works were reviewing the PUD sections of the ordinance. If anyone had comments or suggestions, please let him know. He also said the Pere Marquette Township sent the Planning Commission their proposed Comprehensive Plan for review and comments. Chairman Coleman has reviewed the plan and drafted his comments. There is a copy in the Zoning Department available for review.

Chairman Coleman talked about the Planning Commission's proposed community projects. He stated that the Planning Commission did not have money in the budget for these projects. He asked that the Commissioners check with City Hall before they start a project or they may end up paying for it themselves. Chairman Coleman read through the list of proposed projects and pointed out the projects that the City would be doing and what the Planning Commission could do.

Commissioner Olmstead stated that the Planning Commission should pick some projects and start working on them. He suggested painting the door and fence on the west side of the fire barn, painting the guard posts at the flagpole in Stearns Park, and planting dune grass. It was decided that they would do these projects on weekdays after work. Commissioner Garrett will check in to getting signs for the north and south break walls showing the distance to the lighthouse.

Chairman Coleman asked about enforcement issues. Carol Foote said that there were violations out there and that they were being dealt with, although there are procedures that have to be followed. Commissioner Holman told the Commissioners that there was a monthly enforcement report given to City Council that lists the violations. She suggested that the Planning Commission get a copy of this report.

ADJOURNMENT:
The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson