CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 09/01/09

A meeting of the Ludington Planning Commission was held on Tuesday, September 1, 2009. 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: Tom Coleman, Lynn Pontz, Joe Moloney, Clay Olmstead, Robert Garrett, Mike Nekola, Kaye Holman and Chris Gamble.

Absent: Gary Schnitker, excused

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
None.

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of the August 5, 2009 meeting, with corrections, seconded by Commissioner Moloney. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request by Lars Kvalvag for a special land use for the outdoor service of food and beverage in the Central Business District at the following described property: ORIGINAL PLAT W 10 FT OF LOT 3 & E 26 FT OF LOT 4 BLOCK 34, also known as 119 W. Ludington Ave.

Heather Venzke, City Community Development Director, told the Commission that she had been working with Mr. Kvalvag and his mother for several months on the façade program grant. The building next to 119 W. Ludington Ave. was also a part of the façade program. The state felt that adding this building project to the program was a good idea. Ms. Venzke also explained that the interior of the building had been remodeled into a restaurant type of a facility. The proposed special land use is for a deck to serve coffee and maybe sandwiches in the future. There will be room left for parking for future plans of apartments above the first floor.

Commissioner Gamble asked if the owner of the property, Duane Wolf, was in agreement with the project. Ms. Venzke said that Mr. Wolf has agreed to the project and would have to sign the papers for the grant agreement.

Lars Kvalvag stated that the project was more than just a deck. They would be sprucing up the look of the alley. The brick façade would be repaired, the windows would b e replaced and the door would be changed. The cinder block window façade would be painted with murals. He stated that the owner of the Looking Glass to the east had agreed to work with them and touch up the east wall. Lattice work would be installed with Boston ivy plantings. They would also install a lattice fence with two gates. They would replace the existing gutters and make structural changes to improve the rain water flow. They plan to match the historical look of the building.

Close public hearing.

Commissioner Garrett asked how many parking spaces there would be. Mr. Kvalvag said that there was enough space for two. Chairman Coleman stated that parking was not an issue with this special land use, but said that it was good that they were looking at the issue for future development.

Commissioner Nekola reported that the committee met and felt that all of the standards of the special land use were met. He stated that Mr. Kvalvag should know that amplification of voice, musical instruments or recordings was not permitted.

Commissioner Nekola made a motion to approve the special land use for outdoor service of food and beverage seconded by Commissioner Holman. Motion carried unanimously.

Chairman Coleman thanked Mr. Kvalvag for working with the neighbors. He stated that that may encourage others to do similar projects.

Commissioner Nekola was excused at 7:15 p.m.

NEW BUSINESS:
None

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN:

East Ludington Avenue Architectural Preservation:
No report

Downtown Walkability:
No report

Comprehensive Plan Update:
Chairman Coleman reported that the notes from Williams and Works have been reviewed with the City Manager in order to narrow down possible comprehensive plan goals. He stated that there will be limited funds to work with.

Signs:
No report

Wind Energy:
Chairman Coleman reported that there was on going discussion and research on wind energy.

Community Projects:
No report

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Commissioner Holman read chapter 8 of the Ludington City Charter,

ADJOURNMENT:
The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson