CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 12/01/09

A meeting of the Ludington Planning Commission was held on Tuesday, December 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, Chris Gamble, Kaye Holman, Clay Olmstead, Lynn Pontz, Joe Moloney, and Robert Garrett.

Absent: Mike Nekola, excused

Also Present: Recording Secretary, Carol Ann Foote and City Manager, John Shay

AGENDA APPROVAL:
Commissioner Holman made a motion to approve the agenda with the addition of Flora Craft's site plan review and the approval of the minutes of October 6, seconded by Commission Olmstead. Motion carried unanimously.

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of October 6, 2009, seconded by Commission Garrett. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request by Judith Copenhaver for a special land use to operate a group day care home in a residential district at the following described property: VILLAGE OF PERE MARQUETTE LOTS 4 & 17, BLOCK 6., also known as 826 E. Melendy St.

Judy Copenhaver, 826 E. Melendy St., told the commissioners that she wanted to increase her daycare from a family to a group. Her intent was not to bring in new families, but to be able to watch siblings of her current families. This will provide a service for existing families. She mentioned that there were six letters included with her application that were from her current parents that need the service.

Close public hearing.

Commissioner Gamble reported that the Special Land Use committee met. He read the definition of Group Daycare, the special land use standards and group daycare requirements. It was the committee's opinion that Mrs. Copenhaver met all of the standards and requirements for a group daycare. Commissioner Gamble made a motion to approve the special land use, seconded by Commissioner Olmstead. Motion was approved unanimously.

The recording secretary reported that there were twenty-three notices sent with five responses in favor.

NEW BUSINESS:
None

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN:
Chairman Coleman gave an update on the draft Comprehensive Plan revisions. He asked that the Commissioners review the latest draft and submit their written input. He said that Commissioner Garrett had submitted proposed language on deep a water port. Commissioner Moloney read his suggestions for various portions of the Plan. Chairman Coleman stated that when all of the changes were made, the Plan would be sent to a professional planner for review, if a new contract is signed and a budget is provided. The Plan would still have to go through the public hearing process.

East Ludington Avenue Architectural Preservation:
Commissioner Gamble reported that since Commissioner Schnitker had resigned from the Planning Commission, he himself had resigned from the Preservation Committee.

City Manager, John Shay, told the Commissioners that the City Council had approved a request from the Bed and Breakfast Committee to review portions of Washington Ave. and East Ludington Ave. to be included in the proposed district. They will have on year to make a report to the City Council regarding a Historic District.

SITE PLAN REVIEW REPORT:
Chairman Coleman reported that a site plan review was held on September 24, 2009 for improvements and upgrades to the processing equipment at FloraCraft. The plan was unanimously approved by the site plan review members.

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Wind Energy:
Chairman Coleman pointed out a letter from Attorney Roger Anderson regarding wind turbines. He said that basically, cities are developing their own ordinances now. We are continuing to review possibilities and structure language, but the City should not take a leadership role. Wait for a while and see what happens as the field and experience develops. Technology is changing all of the time. Planning Commission members Coleman, Garrett and Moloney would be attending a wind energy seminar on December 9 in Manistee. They will report back about what they learn.

Chairman Coleman said that he attended a general presentation of a wind farm in Lake Michigan. Several other officials from Mason and Oceana Counties were in attendance. The presentation was interesting, pointing out other projects that have been constructed in Europe.

The Commissioners unanimously agreed to set the January, 2010 meeting for Tuesday, January 5 at 7:00 p.m.

Walkability:
Commissioner Moloney reported on the joint program with P.M. Township looking at walking/biking paths. An overview map has been sent to MDOT for their review. After the review, MDOT will meet with the program committee.

Commissioner Moloney said that Ludington Area School officials have signed an application with the State of Michigan for the Safe Routes for Schools program grant. When confirmation of the grant is received, groups will form to do walking evaluations for safe school routes.

Commissioner Pontz asked if bicycle routes would be a part of the study. Commissioner Moloney said that he would request the bicycle route study from Heather Venzke.

Commissioner Gamble read Sections 8.9 through 8.17, Budget, of the Ludington City Charter.

ADJOURNMENT:
Commissioner Holman made a motion to adjourn the meeting, seconded by Commissioner Moloney. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson