CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 06/02/09

A meeting of the Ludington Planning Commission was held on Tuesday, June 2, 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, Gary Schnitker, Robert Garrett, Mike Nekola, Kaye Holman and Chris Gamble.

Absent: Clay Olmstead, excused

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
Chairman Coleman noted that the local television filming of the Planning Commission meeting had not occurred in the last couple of months.

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

PUBLIC HEARINGS:
None

NEW BUSINESS:

a. Neighborhoods: The Commissioners opened discussion regarding housing and neighborhoods as part of the Comprehensive Plan. Commissioner Nekola told the Commissioners that as his committee has brought things forward concerning neighborhoods, they have not gone anywhere. He stated that neighborhoods are where people live, not commercial. There are already 1,400 non homestead residences within the City limits. Some are rental properties, but not the owner of the property. He said that the last round of the Master Plan suggested neighborhood associations be established. These are hard to have when the people do not live here full time. He said that there are MSHDA loans available, but the City would need to have a rental registration program in place. Safe affordable housing is really what the City needs. Rental registration is only one tool of many. He said that he was asking the Commissioners for their input on this issue.

b. The August Planning Commission meeting was re-schedule for Wednesday, August 5, 2009 due to an election on Tuesday.

UNFINISHED BUSINESS:
Comprehensive Plan:
There will be a workshop held on July 8, 2009 to discuss changes to the Comprehensive Plan. Lynee Wells and Larry Nix from Williams and Works will be at the workshop.

East Ludington Avenue Architectural Preservation:
Commissioner Schnitker reported that there was a meeting held on Thursday, May 21, 2009 to discuss the establishment of a Historic District on East Ludington Ave. The next step is to have a public meeting to establish a study committee.

Downtown Walk ability:
No report

Signs:
Chairman Coleman reported that there had been a meeting with John Shay and Heather Loney to discuss signs in the downtown area. The text committee will be looking at signs on the rear side of buildings and digital signs.

Wind Energy:
Chairman Coleman asked the Commissioners to review the draft ordinance for wind energy. The Commissioners discussed applicable zones and setbacks. The text committee will continue to move forward with proposed text.

Suggested Community Projects:
Chairman Coleman asked that if anyone had other project suggestions, let him know. He will be meeting with John Shay to go over these projects. Commissioner Holman said that the fire hydrants had been painted and new trash containers and benches would be purchased for the Plaza area. Four benches will be replaced at the Marina and the old ones will be placed downtown. She stated that the Boy Scouts would be painting the Kiwanis' Band Shell.

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
City Manager, John Shay, told the Commissioners that the City would be purchasing some new trash containers for the downtown area.

ADJOURNMENT:
The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson