CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 01/06/09

A meeting of the Ludington Planning Commission was held on Tuesday, January 6, 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: Robert Garrett, Kaye Holman, Chris Gamble, Clay Olmstead, Joe Moloney, Tom Coleman, Gary Schnitker and Mike Nekola

Absent: Lynn Pontz, absent

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

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

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Olmstead made a motion to approve the minutes of the December 2, 2008 meeting, seconded by Commissioner Holman. Motion carried unanimously.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Election of Officers:

Commissioner Garrett made a motion to nominate Commissioner Coleman as Chairperson and to close nominations, seconded by Commissioner Holman. Motion to close the nomination carried, Commissioner Coleman abstained. Motion for Commissioner Coleman to serve as Chairperson carried, Commissioner Coleman abstained.

Commissioner Holman made a motion to nominate Commissioner Olmstead as Vice-Chairperson and to close nominations, seconded by Commissioner Garrett. Motion to close the nomination carried unanimously. Motion for Commissioner Olmstead to serve as Vice-Chairperson carried unanimously.

Appoint ZBA Liaison:

Chairman Coleman appointed Commissioner Moloney to serve as the liaison to the Zoning Board of Appeals for 2009 and Commissioner Moloney accepted.

Set Meeting Day, Date and Times:

Commissioner Nekola made a motion seconded by Commissioner Garrett to hold monthly meetings on the first Tuesday of the month, with the exception of Wednesday, November 4, 2009. Meetings will be held at 7:00 p.m. at the Ludington Municipal Building, 400 S. Harrison St., Ludington, MI 49431. Motion carried unanimously.

UNFINISHED BUSINESS:
Comprehensive Plan:
Chairman Coleman stated that this will be the fifth year of the Comprehensive Plan and it is time to start reviewing it again. City Manager, John Shay said that the City had contracted with Williams and Works again this year.

Vendors:
Commissioner Holman had no report and plans to bring something to the Commission in February.

East Ludington Avenue Architectural Preservation:
Commissioner Schnitker reported that the committee had not met due to scheduling conflicts, but would meet this week. He said that they had obtained information from the state regarding the process.

US-10 Access Management:
Chairman Coleman reported that the Access Management text had been reviewed by an attorney in Manistee. There were various changes through out the ordinance and Chairman Coleman went through them on a page by page basis with the Commissioners.

Commissioner Nekola asked for clarification regarding the ordinance and how it was all tied together. He asked about the requirements for submittal information. Chairman Coleman explained that existing driveways were grandfathered unless there was a change of use or the elimination of a non-conforming use. Commissioner Nekola wanted to know what the Commission was trying to accomplish with this document. The ordinance is designed to keep the traveling public safer. Chairman Coleman said that this was a joint effort with the Department of Transportation, County and charter townships looking for control of access considerations on US 10 across the state and on US 31, north and south. The County has already adopted this, looking at key points for new development. For example, on the "strip" in Amber Township every commercial business has their own driveway or two driveways and vehicles are making left turns where they should not be. They are trying to cut down on the accidents, injuries and deaths. This is a cooperative effort with all the various agencies. Chairman Coleman pointed out that when the Fifth Third Bank proposed a development at Staffon St. and Ludington Ave., a similar procedure was used at that time. The state, county, township and developers were involved. The question was if it made sense to put that development there. Commissioner Nekola asked if the County had this in place. Chairman Coleman told him that the County had it in effect and Pere Marquette Township is looking at it. Commissioner Gamble asked if there was a map pointing out the area. Commissioner Coleman told him that it was for US 10, including James St. and M-116. Commissioner Nekola expressed concern about the R1 district on M-116. He stated that this may have some impact on those larger lots that could still be sub-divided. Commissioner Coleman explained that this would not prevent driveways, but it would be taken into consideration.

Chairman Coleman said that the changes would be made and presented at the February meeting. A public hearing would be set for March.

Downtown Walk ability:
Commissioner Moloney had no report.

Daycare:
Commissioner Holman reported that the proposed text on group daycare facilities would be set for public hearing in February.

Planned Unit Development Consolidation:
Chairman Coleman said that the Planned Unit Development Consolidation would be set for public hearing in February.

Signs:
Commissioner Holman said that there would be a downtown merchants meeting on Thursday, January 8, 2009. She will present the proposed tent sign text to the merchants at that time to make it easier to understand temporary signs. We will continue to look at signs for the downtown area.

Wind Energy:
Commissioner Garrett stated that the state has a lot of things going on regarding wind turbines. There are units where electrical corporations have to provide so much of there energy in the form of green credits. This is big and is going to get bigger. He said that it is time to do something about it. He has reviewed the County plan, Pere Marquette Township's plan, Hamlin Township and the recommendations from the state. He has started to develop one using all the various plans. He stated that the state plan is not an urban plan, but there were things in it that would be very helpful. He said that he has a lot of data and is trying to put it together. He thinks that he will have something to present within ninety days. He said that Ludington has water, now they have wind and he feels that they should take advantage of it. He is looking more at the liberal side than the conservative side.

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
The monthly building and zoning report was distributed. Chairman Coleman stated that the report would be given out on a quarterly basis from now on.

Chairman Coleman provided the Commissioners with information on upcoming training opportunities. He also stated that a required year-end report would be given to the City Council by Carol Foote. He also pointed out the Rules of Procedure that were in place.

Commissioner Gamble read Chapter 6 of the City Charter, Council Procedure.

Commissioner Nekola gave a presentation on Special Land Uses.

ADJOURNMENT:
Commissioner Garrett made a motion to adjourn the meeting at 8:05 p.m., seconded by Commissioner Holman.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Tom Coleman, Chairperson