

CITY OF LUDINGTON

- CODE ENFORCEMENT
- PLANNING AND ZONING
- BUILDING DEPARTMENT

2010 YEAR-END REPORT

Submitted by:
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Planning/Zoning Administrator

CITY OF LUDINGTON
PLANNING AND ZONING

2010
YEAR END REPORT

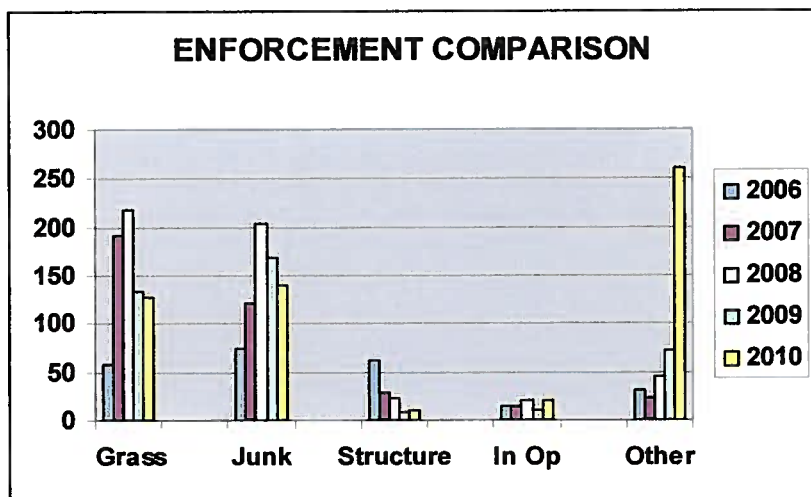
It is the mission of this department to provide the highest quality of service while facilitating orderly development and efficient use of land; enforcement of zoning, building and property maintenance codes and regulations to protect public safety and enhance the quality of life for the citizens of Ludington.

CODE ENFORCEMENT:

This department enforces the Ludington Zoning Ordinance, Ludington Property Maintenance Code, and the Ludington City Code. The department processed 558 code enforcement issues this season. Nineteen civil infraction citations were issued. A total of 565 issues were resolved and fourteen issues remain open.

LUDINGTON CITY CODE (GRASS)	127
JUNK	139
LUDINGTON ZONING ORDINANCE #23-00	4
BUILDING CODE	6
PROPERTY MAINTENANCE (STRUCTURE)	11
PROPERTY MAINTENANCE (OTHER)	209
IN-OP VEHICLES	20
CITY CODE	41
FIRE CODE	1

The chart below shows the comparison of enforcement issues processed. In 2010, the "Other" column represents over 200 issues regarding street numbers on dwellings.



CODE ENFORCEMENT PROGRESS MADE IN 2010

JUNK/GARBAGE (BANK FORCLOSURE)

BEFORE



AFTER



DILAPIDATED STRUCTURE

BEFORE



AFTER



UNSAFE STRUCTURE

BEFORE

AFTER



JUNK/TRASH

BEFORE

AFTER



PLANNING AND ZONING:

The Planning/Zoning Administrator is charged with the responsibility of administering the City of Ludington Zoning Ordinance. Duties are comprised of assisting citizens with applications and procedures that apply to zoning and land use changes and completion of required permit application forms, scheduling public hearings and site plan reviews and reviewing construction plans for compliance with the zoning ordinance. As recording secretary of the Planning Commission, Zoning Board of Appeals and Construction Board of Appeals, proper minutes and public notices are essential. Records must be kept up to date by recording all permits, appeals and amendments, recording affidavits with the County Register of Deeds as well as maintaining the zoning ordinance and zoning map.

In 2010, 121 applications were reviewed and processed for compliance with the Ludington Zoning Ordinance requirements for land use, setbacks and percentages of lot coverage. These applications consisted of twenty-six fences, seven utility buildings, thirteen signs and seventy-five construction applications. Thirty-three zoning compliance permits were issued with a total construction value of \$44,606.

There were eight public hearings scheduled in 2010. A total of two hundred and eighty-five notifications were distributed to property owners.

SITE PLAN REVIEWS:

There were three site plan review applications processed in 2010. The following are the site plan reviews that were held:

- | | | |
|-------------------------|----------------------------|--------------------------|
| • Western Land Services | 1100 Conrad Industrial Dr. | Addition and parking lot |
| • Flora Craft | 1001 N Rowe St. | Expansion |
| • Straits Steel | 902 N Rowe St. | Expansion |

PLANNING COMMISSION:

The primary duties of The Ludington Planning Commission is to prepare and implement zoning regulations including rezoning, special land use, site plans and ordinance changes. In 2010, the Commission approved amendments to the Ludington Comprehensive Plan for a five year update, as set forth in the Michigan Planning Enabling Act. These amendments were approved and adopted by the Ludington City Council.

2010 Commissioners
Tom Coleman – Chairperson
Joe Moloney – Vice-Chairperson
Kaye Holman – City Council
Bob Garrett Clay Olmstead
Mike Nekola Chris Gamble
Kirk Josvai Lynn Pontz

2010 Highlights:

- | | | |
|--------------------|-------------------|-----------------------------------|
| • Special Land Use | 102 W. Ludington | Residential use on second floor |
| • Special Land Use | 1011 N. Rath Ave. | Home Occupation |
| • Special Land Use | 115 W. Ludington | Residential use on second floor |
| • Special Land Use | 111 N. Rath Ave. | Residential use on second floor |
| • Special Land Use | 109 N. William | Expansion of light industrial use |

- Text Change, Article 400.6, 400.8, 400.8A, and 900.3 to allow residential use above the first floor as a permitted principal use.
- Text Change, Article 1200.2, City Planning Commission
- Attended workshop on Small Scale Wind Turbines
- Joint meetings with Pere Marquette Township, Mason County and MDOT regarding the U.S. 10 corridor right-of-ways and walk ability options.
- Involvement with the Safe Routes to School program.
- Participation in the Ludington Historic Committee meetings
- Planning Commission liaison attended Downtown Ludington Board meetings

ZONING BOARD OF APPEALS:

The Ludington Zoning Board of Appeals is a quasi-judicial body that is appointed to hear and decide appeals of administrative decisions made in implementing the zoning ordinance; and to hear and decide requests for variances from the strict terms of the zoning ordinance.

In 2010, the Zoning Board approved the following variances:

- 12 sq. ft. of signage Snyder Shoe Company.
- 7 ft. setback variance Flora Craft
- 10 ft. setback variance Flora Craft
- 25 ft. setback variance Flora Craft
- 21 ft. setback variance Flora Craft

2010 Board Members

Brian Purtee – Chairperson
Joe Moloney – Vice-Chairperson
Roger Starr Bill Loforte
Tom Tyron Greg Dykstra

CONSTRUCTION BOARD OF APPEALS:

The Construction Board of Appeals hears appeals related to decisions made by the Building Official and variances to the Building Code. Members must be knowledgeable of the Michigan Building Code and construction practices.

The Construction Board of Appeals did not meet in 2010.

2010 Board Members

Frank Sagan – Chairperson
Bill Roy – Vice-Chairperson
Jim Nordlund
Robert Bradshaw
Tom Coleman

GOALS FOR 2011:

- Deliver customer service in a prompt and professional manner.
- Continue to update and improve the City website to provide the public with accurate and informative data.
- Provide continued support for the Ludington Planning Commission and appeals boards by keeping communications open on current and upcoming issues.

CITY OF LUDINGTON

BUILDING DEPARTMENT REPORT OF ANNUAL ACTIVITY DECEMBER 31, 2010

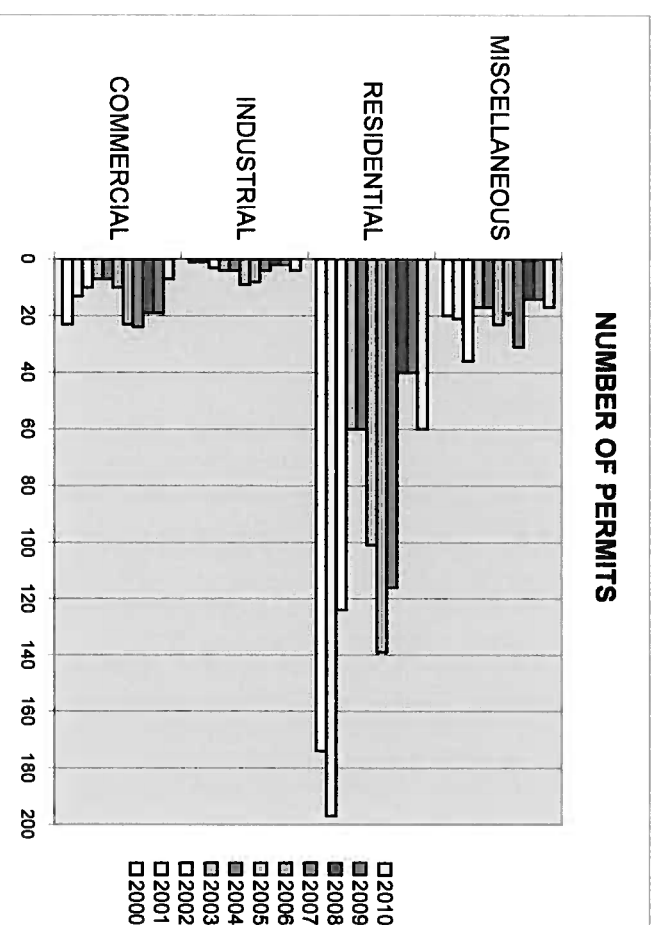
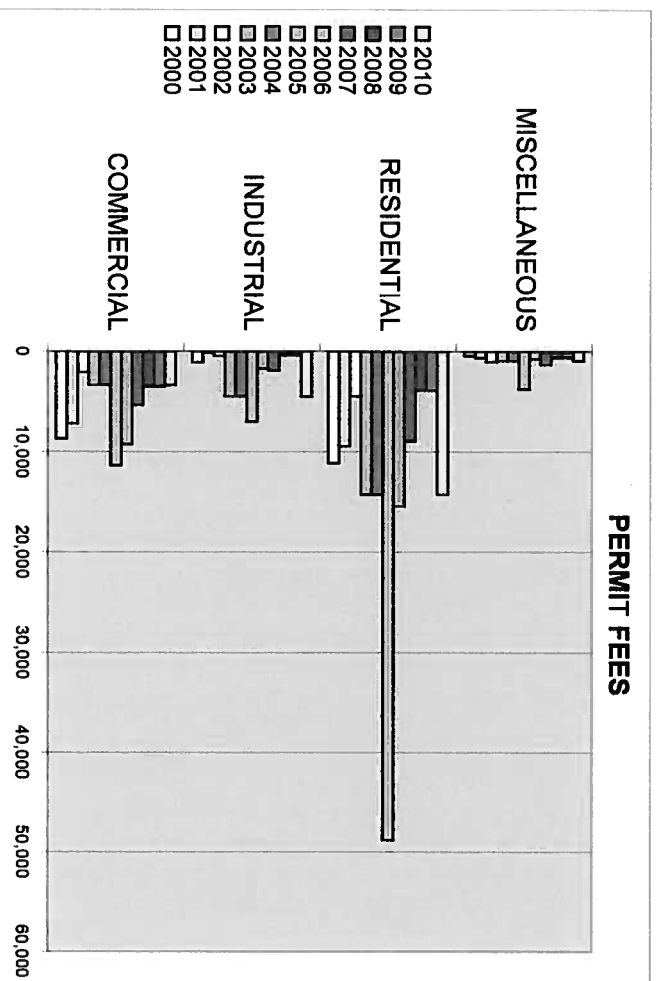
BUILDING DEPARTMENT:

The building department issued 88 building permits from January 1 to December 31, 2010. The construction cost totaled \$4,185,469. A total of \$22,978 was collected for permit fees. There were 145 building inspections completed in 2010 and 77 Certificates of Occupancy issued. There was a very large increase in residential building cost due to the interior renovation of Longfellow Towers. The industrial class also increased significantly as a result of the construction of four new buildings at Flora Craft. The following is a breakdown of permits issued:

	COST	FEES
Commercial Add/Alter/Repair	673,000	3,271
Commercial/ New Building	0	0
Commercial/Utility	5,000	70
Demolition/Moving	39,175	272
Garages/ Attached/Detached	96,750	759
Industrial/Add/Alter/Repair	460,000	2,444
Industrial New Building	285,000	2,027
Residential foundation	0	0
Residential/Add/Alter/Repair	2,588,979	13,485
Residential/Modular foundation	0	0
Residential/Multi-family	0	0
Residential/Single-family	0	0
Signs/ New/Replace/Repair	37,565	650
TOTALS	\$4,185,469	\$22,978

CITY OF LUDINGTON BUILDING PERMITS

CATEGORY	FEES										CATEGORY	NUMBER OF PERMITS										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		2010	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
COMMERCIAL	8,671	7,180	2,080	13,912	5,378	11,358	9,255	5,285	9,415	3,516	3,341	23	13	10	19	38	10	23	24	26	19	7
INDUSTRIAL	1,130	150	489	0	0	7,005	1,709	1,920	638	423	4,471	1	1	3	0	0	9	8	4	2	2	4
RESIDENTIAL	11,154	9,446	4,425	7,070	5,165	48,817	15,407	8,935	11,543	3,843	14,244	174	197	124	130	130	101	139	116	58	40	60
MISC	460	634	1,040	270	1,301	3,721	734	1,318	1,075	622	922	20	21	36	24	28	23	19	31	22	14	17
TOTAL	21,415	17,410	8,034	21,252	11,844	70,901	27,105	17,458	22,671	8,404	22,978	218	232	173	173	196	143	189	175	108	75	88

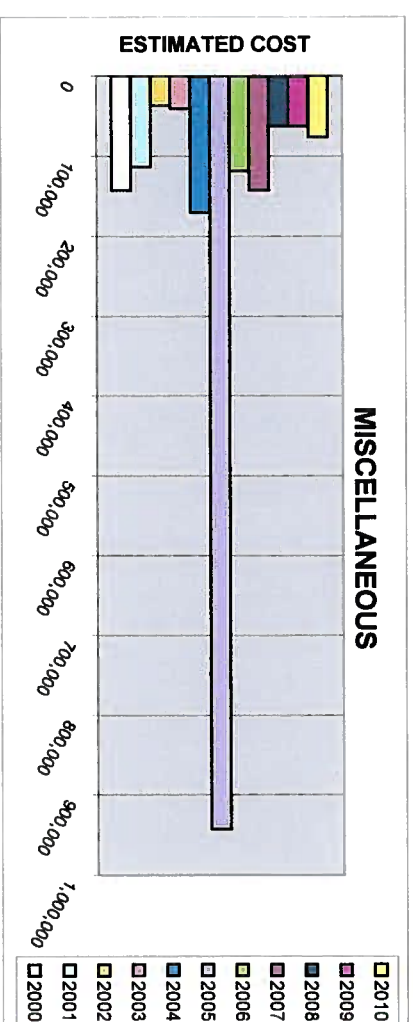
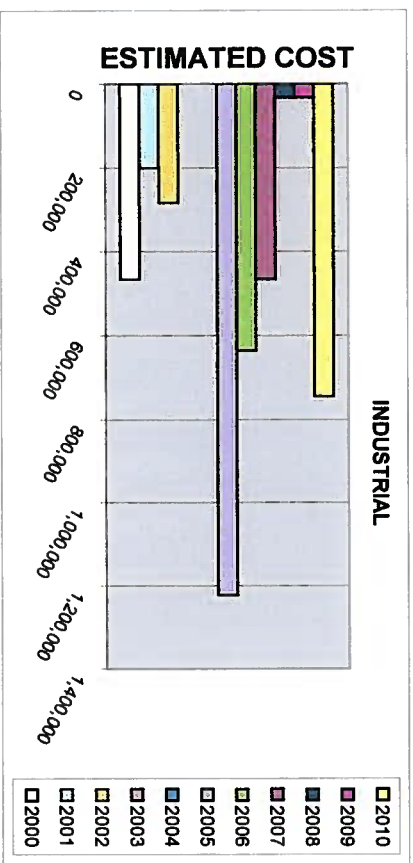
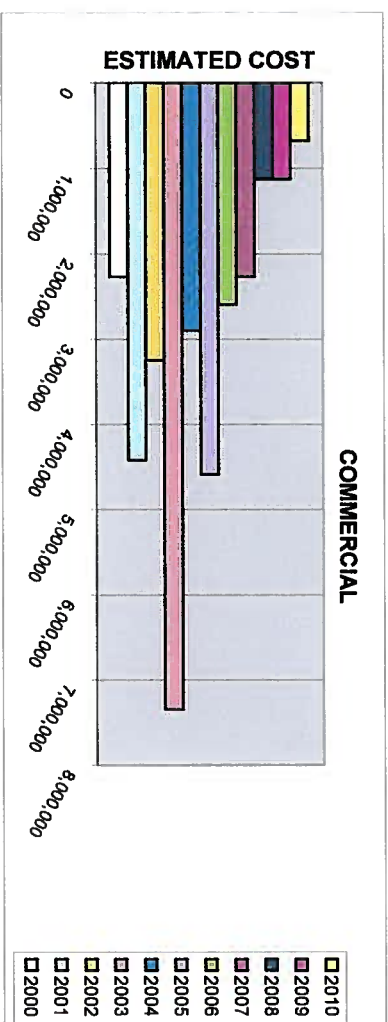
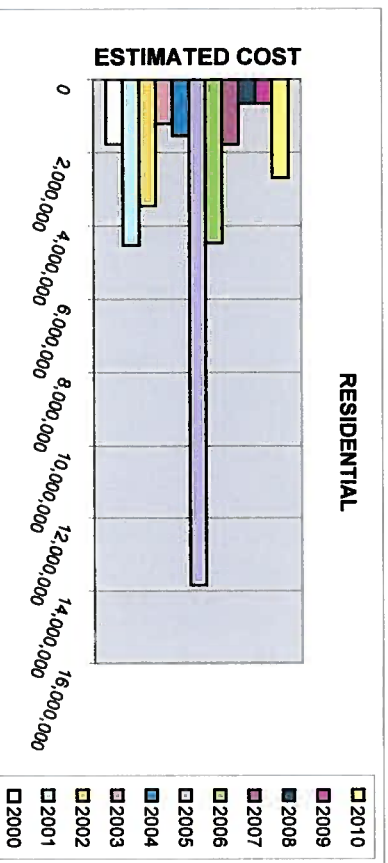


(* NOTE: MISCELLANEOUS PERMITS = DEMOLITION, MOVING & SIGNS)

CITY OF LUDINGTON BUILDING PERMITS

COST COMPARISONS

CATEGORY	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% CHANGE 2009-2010
COMMERCIAL												
INDUSTRIAL	7,220,216	3,165,938	1,596,800	7,347,750	2,896,614	4,586,141	2,590,500	2,265,701	4,040,803	1,127,504	678,000	-39.87%
RESIDENTIAL	100,000	80,000	260,000	0	0	1,222,500	635,500	465,864	225,000	33,500	745,000	2123.88%
MISC	3,771,164	2,452,973	793,546	1,215,167	1,551,289	13,847,628	4,476,675	1,780,543	1,101,805	667,508	2,685,729	302.35%
TOTAL	74,666	102,270	123,602	40,866	170,720	942,804	118,663	142,730	120,175	63,125	76,740	21.57%
TOTAL	11,166,046	5,801,181	2,773,948	8,603,783	4,618,623	20,599,073	7,821,338	4,654,838	5,487,783	1,891,637	4,185,469	121.26%



(* NOTE: MISCELLANEOUS PERMITS = DEMOLITION, MOVING & SIGNS)