CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 05/05/10

A meeting of the Ludington Planning Commission was held on Wednesday, May 5, 2010. 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, Kaye Holman, Joe Moloney, Mike Nekola, Chris Gamble, Robert Garrett, Clay Olmstead, and Lynn Pontz.

Absent: Kirk Josvai, excused

Also Present: Recording Secretary, Carol Ann Foote

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

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of April 6, 2010 with on noted correction, seconded by Commission Moloney. Motion carried unanimously.

PUBLIC HEARINGS:
1. To consider a request from Gene Stevenson for a special land use in order to establish residential use above the first floor in the CBD (Central Business District) at the following described property: ORIGINAL PLAT COM AT THE NE CORNER OF LOT 1 BLOCK 27, THENCE W 100 FT, S 70 FT THENCE E 19 FT 7 INCHES, N 43 FT 4 INCHES, THENCE E 80 FT 5 INCHES, THENCE N 26 FT 8 INCHES TO BEGINNING; BEING PART OF LOTS 1 & 2, BLOCK 27; ALSO THE E 5 FT OF W 20 FT OF N 1/2 OF LOT 2, BLOCK 27. ALSO A STRIP OF LAND 4.3 FT WIDE NORTH OF AND DIRECTLY ADJACENT TO THE NORTH LINE OF LOT 1 AND THE EASTERLY 40 FT OF LOT 2, BLOCK 27, SAID STRIP BEING VACATED BY THE COL CITY COUNCIL ON OCTOBER 22, 2007, also known as 111 N. Rath Ave.

Gene Stevenson, 707 N. James St., Ludington, MI., told the Commissioners that he was requesting this special land use in order to build two apartments upstairs. He is leasing the lower portion of the building for commercial use. Mr. Stevenson pointed out the stairways leading to the apartments.

Commissioner Nekola reported that the committee had met and found that the special land use standards had been met. The committee recommended approval of the request.

The recording secretary reported that 54 notices had been sent with one response. The Chairman read the one response letter received from Tracy Hutchinson, 208 N. Robert. Ms. Hutchinson was questioning the parking in front of the building. Mr. Stevenson said that the City allowed paring in the lot across the street.

Commissioner Pontz asked if there would be two fire exits leading from the apartments. Commissioner Nekola stated that the committee assumes that all the building codes would be met.

Commissioner Nekola made a motion to approve the special land use, as submitted, seconded by Commissioner Moloney. Motion carried unanimously.

2. To consider proposed text changes to the Ludington Zoning Ordinance #23-00, Article 1200.2, City Planning Commission.

Chairman Coleman explained to the Commissioners that the proposed text changes were necessary to be in compliance with the Michigan Zoning Enabling Act.

Commissioner Holman made a motion to forward the proposed text changes to Article 1200.2 to City Council for approval, seconded by Commissioner Olmstead. Motion carried unanimously.

Chairman Coleman presented the amended Planning Commission Bylaws and Rules of Procedure that contained the City's Conflict of Interest ordinance as addendum A.

Commissioner Garrett made a motion to approve the Bylaws and Rules of Procedure, as amended May 5, 2010, seconded by Commissioner Holman. Motion carried unanimously.

NEW BUSINESS:

UNFINISHED BUSINESS:
Comprehensive Plan:
Chairman Coleman told the Commissioners that the Comprehensive Plan updates had been completed, reviewed by Williams and Works and was ready to be forwarded to the City Council for authorization to distribute to neighboring entities. He explained the steps that had to be taken before the Plan could be adopted.

Commissioner Holman made a motion to forward the Comprehensive Plan to City Council

Election of Secretary:
Chairman Coleman explained to the Commissioners that according to the Michigan Zoning Enabling Act, the Planning Commission would need a Secretary. The Secretary would be in charge of signing the minutes, once they are approved.

Chairman Coleman appointed Commissioner Gamble to act as Planning Commission Secretary.

SITE PLAN REVIEW REPORT:
Western Land Services, 1100 Conrad Industrial Drive:
Commissioner Holman reported that a site plan review was held on April 7, 2010 for a proposed addition and parking lot for Western Land Services. The site plan was approved with conditions.

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:

Chairman Coleman asked Commissioner Holman to set a text committee meeting to go over several issues.

Chairman Coleman stated that the potential problem for downtown parking keeps coming up. It has been indicated that Chief Barnett and the Downtown Ludington Board has this issue on their agenda. They should find out if there has been any progress made regarding this issue. The Commission discussed the parking issue and possible remedies. Commissioners Pontz and Holman will attend the Downtown Ludington Board's meeting on Monday, May 10 and report back to the Planning Commission.

ADJOURNMENT:
Meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

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Chris Gamble, Secretary