CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 04/06/10

A meeting of the Ludington Planning Commission was held on Tuesday, April 6, 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, Kirk Josvai, Mike Nekola and Chris Gamble.

Absent: Robert Garrett, excused, Clay Olmstead, excused and Lynn Pontz, excused

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

AGENDA APPROVAL:
Commission Moloney 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 March 2, 2010, seconded by Commission Moloney. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request by Ryan Spencer Reed for a special land use to establish residential use above the first floor in the CBD (Central Business District) at the following address: ORIGINAL PLAT W 3 FT OF LOT 2 & E 25 FT OF LOT 3 BLOCK 34, also known as 115 W. Ludington Ave.

Ryan Reed, P. O. Box 490, Ludington, MI., told the Commissioners that he was in the process of purchasing the "Odd Fellows" building, 115 W. Ludington Ave. His plan is to reside in the south apartment and rent the north apartment. In time, they would collaborate with the Ludington Art Council, the West Shore Art League and West Shore Community College to start a residency program for out-of-town artist and find subsidies for housing in the north apartment. Low income artist would be able to produce work and bring productivity to the downtown area. He stated that he was open to a number of businesses for the commercial area on the first floor. In the future, Mr. Reed would like to operate a gallery space on the first floor. He would also showcase the artist and residents' work so the public could witness the artist producing work and the public could also purchase the work. Currently, Dean's 4 and 1 is operating there.

Marylin Cunic, 125 S. James St., Blu Moon Restaurant, said that she had recently been the recipient of grant money for the full renovation of the upstairs where we also reside. We are firm believers that the more that happens downtown, the stronger the downtown will become. She stated that she was there to give support to Ryan and Erica in their efforts to get support from the community.

Erica Karmeisool, P. O. Box 883, Ludington, MI, stated that she was excited about their future vision for the artist residence and work space being together, but also for the preservation of the history of the building. She said that it was their intentions to preserve the historical elements of downtown Ludington and also restore some of those elements and help beautify downtown.

Close public hearing.

Chairman Coleman thanked Mr. Reed and Ms. Karmeisool for a presentation that was well done.

Commissioner Nekola reported that the committee had met. One minor change should be made to the drawings. Instead of exterior stairs, change the not to stairs to the exterior.

Commissioner Nekola made a motion to approve the special land use for residential use above the first floor in the Central Business District, seconded by Commissioner Moloney. Motion carried unanimously.

The recording secretary sent forty-six notices with one response in favor.

NEW BUSINESS:

Lot Split Ordinance:

Chairman Coleman explained that a new lot split ordinance was being adopted by City Council and the Planning Commission has a part to play. He read the proposed language to the Commissioners and asked if the would like to appoint an ad-hoc committee or assign the task to an existing committee. Commissioner Nekola stated that the standards of approval were similar to a special land use so the special land use committee could review any request. Commission Gamble asked how this new ordinance came about. City Manager John Shay explained that this would be a new article in an existing chapter of the City Code. It came about as a response to the Elks Club requesting to split their building. He stated that this ordinance would not be just for the Elks Club but city wide. He said that there was a lot in the Industrial Park that had been split incorrectly, so there would have to be clean up work done. Commissioner Moloney agreed that request should be reviewed by the special land use committee.

UNFINISHED BUSINESS:

Comprehensive Plan:

Chairman Coleman reported that Williams and Works had reviewed the latest draft of the Comprehensive Plan and sent back their corrections. There were a couple of questions regarding a reference to workforce training and listing the 2004 action items that were not accomplished. The Commissioners discussed the question of workforce training and the roll that the City would take or would not take.

Mike Swigert, 701 N. Harrison St., asked if people could be trained to help low income people put in new windows and doors.

Commissioner Nekola told the Commissioners that the City had a Councilor appointed to the West Michigan Work Force Development Board. As issues occur, there is an opportunity to bring them to the City. City Manager, John Shay said that they also had someone that attends the West Michigan Shoreline Regional Development meetings. In response to Mr. Swigert's question, Mr. Shay told him that there was a housing program through Mason County that helps with assistance to low income families for housing renovations. He stated that the City also provides financial support to the Mason County Growth Alliance. There is also ongoing communications with Michigan Work. West Shore Community College also has on going training.

Bylaws and Rules of Procedure:
Chairman Coleman pointed out recommended changes to the Bylaws and Rules of Procedure. He told the Commissioners that according to the Michigan Planning Enabling Act, they were required to appoint a Secretary. The duty of the Secretary would basically be to sign the minutes after approval. Williams and Works recommended that the meetings be conducted in accordance with generally accepted parliamentary procedure. Chairman Coleman suggested that leave it as Robert's Rules of Order. The changes to the bylaws will be formally adopted at the May 5, 2010 meeting.

Article 1200.2, City Planning Commission:
Text changes to the Zoning Ordinance, Article 1200.2, need to be made in order to conform to the Michigan Planning Enabling Act. A public hearing will be set for the May 5, 2010 meeting. Language regarding holding other offices will be clarified.

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Commissioner Gamble attended the Ludington Historic Committee meeting where a mission statement was adopted and goals were set. Commissioner Gamble read the statement to the Commissioners.

Commissioner Josvai read Chapters 9-7 thru 9-12 of the Ludington City Charter.

Commissioner Moloney reported that progress was being made on the multipath use from the east. He has met with MDOT and Gary Ditmar to discuss the path.

Commissioner Gamble asked if dune grass would be planted this spring. Chairman Coleman said that a project list was being put together and the dune grass would be done in the fall.

ADJOURNMENT:
Meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary
Tom Coleman, Chairperson

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Tom Coleman, Chairperson