CITY OF LUDINGTON
PLANNING COMMSION
MINUTES 01/05/10

A meeting of the Ludington Planning Commission was held on Tuesday, January 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, Clay Olmstead, Lynn Pontz, Joe Moloney, Kirk Josvai and Robert Garrett.

Absent: Chris Gamble, excused

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

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

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES:
Commissioner Holman made a motion to approve the minutes of December 1, 2009, seconded by Commission Garrett. Motion carried unanimously.

PUBLIC HEARINGS:
To consider a request by David and Katherine Maclean for a special land use to create residential use above the first floor in the Central Business District at the following address: ORIGINAL PLAT E 42 FT OF LOT 10 BLOCK 26, also known as 102 W. Ludington Ave.

Dave Maclean, 6984 Partridge Circle, told the Commission that it was their intent to utilize the upstairs portion of 102 W. Ludington Ave. At this time, it is being used for storage. It would be converted to either four or five residential apartments. He said that if they were approved, grants that were available for that purpose would be used.

Joseph Sanders, Custer, voiced his support for the Macleans for taking the initiative to make improvements in downtown Ludington.

Close public hearing.

The recording secretary reported that there were seventy-two notices sent with one response in favor.

Commissioner Nekola reported that the SLU sub-committee met and felt that all of the special land use standards had been met. The committee recommended the approval of the special land use, as presented. Commissioner Nekola made a motion to approve the special land use request for residential above the first floor in the Central Business District, as presented, seconded by Commissioner Moloney. Motion carried unanimously.

NEW BUSINESS:

Election of Officers:

Commissioner Holman made a motion to nominate Commissioner Coleman for Chairperson, seconded by Commissioner Olmstead. Nominations were closed. Motion carried unanimously.

Commissioner Olmstead made a motion to nominate Commissioner Moloney for Vice-Chairperson, seconded by Commissioner Garrett. Nominations were closed. Motion carried unanimously.

Meeting day, date and time were set for the first Tuesday of the month except for May, August and November when they will be the first Wednesday of the month at 7:00 p.m. at City Hall.

Commissioner Moloney was appointed Zoning Board of Appeals liaison.

Chairman Coleman reported that the City Manager is working with Williams and Works for a contract for 2010. He said that he would like to thank the City Council for funding for a professional planner.

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN:
Chairman Coleman asked the Commissioners to look at the 2010 draft. When review is complete, Williams and Works will then review. Another draft will be presented in February. Commissioner Nekola requested that the section on page 20 dealing with housing quality and violations remain in the plan. Chairman Coleman stated that he hoped to have the plan to Williams and Works in March.

SITE PLAN REVIEW REPORT:
None

COMMISSIONERS' COMMENTS AND COMMUNICATIONS:
Chairman Coleman announced that the workshop on Small Scale Wind Turbines had been rescheduled for January, 20. Commissioners Coleman, Moloney and Josvai will attend.

Chairman Coleman stated that with the increase in residential use in the CBD, parking remains a problem. It is not a technical problem, but an inconvenience. Commissioner Olmstead sent Chairman Coleman a letter voicing concern over parking issues downtown. Carol Foote explained that some downtown residents had received parking tickets. The issue was that cars in the downtown lots have to be moved periodically due to snow plowing. Commissioner Olmstead explained that there were different parking areas downtown. There is two, four and eight hour parking. He said that, in theory, if you live downtown it would be necessary to move your car before eight hours was up or you would get a ticket. He stated that he did not think that was right. He suggested having stickers for the residents so they can park without a problem. An inoperable vehicle or one with no plates would be a different issue. Commissioner Holman

asked if the police department would issue a permit, or would it go with the apartment? Commissioner Olmstead said that he did not really know the enormity of the problem.

City Manager, John Shay, told the Commission that Commissioner Olmstead's letter was being referred to the Downtown Ludington Board. The buildings and grounds committee has been looking at all of the parking in the downtown area. There are numerous parking time limits. As the committee is finding out, not everyone is going to be happy. Different businesses have different ideas on what they want to see happen with the parking. Mr. Shay said that in July and August parking is a problem and in the winter, the issue is keeping the parking lots clear. When the current parking regulations went into affect, there was a lot of controversy. The police department does not have a preference to the time limits, but whatever it is; it is their job to enforce it. Commissioner Nekola said that it is not only tenants, but there are also some daily-weekly rentals. If we want people to live or shop downtown, there has to be a place for them to park. People staying downtown are good not bad. We need to figure out how to take care of that.

Commissioner Holman read Chapter 9 of the Ludington City Charter.

Chairman Coleman will appoint sub-committees at the February meeting. He temporarily appointed Commissioner Josvai to the Text sub-committee.

Commissioner Holman announced that there was a meeting scheduled on January 19th at Peterson Auditorium regarding the proposed wind farm on Lake Michigan.

ADJOURNMENT:
The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Carol Ann Foote, Recording Secretary

_____
Tom Coleman, Chairperson