

PLANNING COMMISSION
MINUTES
June 5, 2012

A meeting of the Ludington Planning Commission was held on Tuesday, June 5, 2012. 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 Mike Nekola, Chairperson.

ROLL CALL: The roll call showed the following results:

Present: Kirk Josvai, John Kreinbrink, Chris Gamble, Mike Nekola, Roger Starr, Lynn Pontz, and Mike Lenich

Absent: Robert Sasin, excused and Kaye Holman, excused

Also Present: Carol Ann Foote, Recording Secretary

AGENDA APPROVAL:

Commissioner Pontz made a motion to approve the agenda seconded by Commissioner Kreinbrink. Motion carried unanimously.

PUBLIC COMMENTS:

None

APPROVAL OF MINUTES:

Commissioner Kreinbrink asked that the spelling of Bob Shrauger's name be corrected on the May minutes. Commissioner Gamble made a motion to approve the May 1, 2012 minutes, with corrections, seconded by Commissioner Pontz. Motion carried unanimously.

PUBLIC HEARINGS:

None

UNFINISHED BUSINESS:

WM2 Text Change:

At the May 1, 2012 meeting of the Ludington Planning Commission, a motion was passed to recommend to City Council the approval of a text change to Article 400.17, WM1 and WM2 to allow single-family residential in the WM2 district.

The Building and Licenses Committee met on Thursday, May 10 to review this request. They are referring the request back to the Planning Commission to look at the possibility of re-zoning bloc 47 (Wesco block) to CBD (Central Business District), as the committee expressed concern about allowing single-family housing in the "Wesco" block.

Chairman Nekola explained the intent of the district to the Commissioners. The current zoning would allow for a 35' high building. If this property was rezoned to CBD, there could be buildings up to 75' in height. He read a communication from Tom Coleman recommending the consideration of WCB (Waterfront Central Business District). The maximum height in this area is 45' and setbacks are required. Commissioner Pontz stated that WCB would make more sense for that block since the property to the south was zoned WCB. He said that the two blocks zoned WM2 had two different personalities.

Commissioner Pontz made a motion to send this issue to the Zoning sub-committee for review, seconded by Commissioner Starr. Motion carried unanimously.

SITE PLAN REVIEW:

None

COMMISSIONERS COMMENTS

Downtown Ludington Board:

Commissioner Lenich reported that there was a big line up of entertainment for the up-coming Friday Night Live events throughout the summer. He said that the Center for the Arts has a brochure with all of the events going on tying in with Friday Night Live and the library.

Commissioner Lenich also reported that the director of the Center for the Arts, Terry Murphy will be leaving at the end of the month. A new director will be chosen soon.

MDOT will be looking at a "road diet" after Labor Day. Commissioner Lenich will find out more information at the next meeting.

Chairman Nekola asked if the issue of street performers had been moved forward. Commissioner Lenich said that he would talk to Heather Venzke-Tykowski about this.

Commissioner Pontz commented on the fence that House of Flavors had installed on the west side of the property. He said that it looks aesthetically ok.

Commissioner Josvai asked if the sign issue that had been tabled for a while was a dead issue. Chairman Nekola said no, they have just not gotten a report back on it yet. Commissioner Josvai also pointed out that the July meeting would be held on the 10th, due to the Fourth of July holiday. Also, Wednesday, August 8 and Wednesday, November 7 due to elections.

ADJOURNMENT:

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,
Carol Ann Foote, Recording Secretary

Chris Gamble, Secretary