



# CITY OF LUDINGTON 2021 YEAR END REPORT

Assessing  
Planning / Zoning  
Building  
Code Enforcement  
Rental

## Department Staff:

Heather Tykoski  
Shaun Reed  
Virginia Ruiz  
Karen Haldeman  
Dan Kirwin

Community Development Director  
Building Inspector / Zoning Administrator  
Building / Rental / Code Enforcement Clerk  
Planning & Assessing Clerk  
Assessor

Submitted by:  
Heather Tykoski

## BUILDING DEPARTMENT

The building department had a 270% increase in construction value in 2021. There were 226 permits issued with a total of nearly 19 million dollars in construction cost. Fees in the amount of \$78,442 were collected.

### 2021 Construction Project Highlights:

- 801 N. Rowe Street      Lofts on Rowe      \$8,351,050
- Spectrum Health      Multiple Projects      \$3,008,713
- 104 Water Street      Sunset Hills Condos      \$1,000,000
- 130 E. Ludington Ave.      Mason County Historical Society      \$930,000
- 119 W. Ludington Ave.      Riemer Investments      \$600,000
- 602 E. Lake Street      Lake Street Marina      \$450,000

The following is a breakdown of the permits issued:

	COST	FEES
Commercial Add/Alter/Repair	\$5,425,095	\$18,264
Commercial/ New Building	\$1,828,989	\$5,924
Commercial/Utility	\$149,980	\$387
Demolition/Moving	\$606,800	\$1,549
Garages/ Attached/Detached	\$239,400	\$1,545
Industrial/Add/Alter/Repair	\$0	\$0
Industrial New Building	\$330,000	\$828
Residential foundation	\$0	\$0
Residential/Add/Alter/Repair	\$1,744,069	\$14,154
Residential/Modular foundation	\$0	\$0
Residential/Multi-family	\$8,351,050	\$32,228
Residential/Two-family	\$700,000	\$2,133
Residential/Single-family	\$0	\$0
Signs/ New/Replace/Repair	\$22,406	\$600
Zoning Permits	\$241,908	\$810
<b>TOTALS</b>	<b>\$19,639,697</b>	<b>\$78,422</b>

## CONSTRUCTION COST COMPARISON

CATEGORY	2019	2020	2021	% CHANGE 2020 - 2021
COMMERCIAL	3,087,235	1,218,450	7,404,064	507.66%
INDUSTRIAL	1,925,000	30,000	330,000	1000.00%
RESIDENTIAL	5,270,680	3,690,412	10,334,519	180.04%
MISC	258,369	66,941	638,070	853.18%
ZONING	115,214	112,714	233,044	106.76%
<b>TOTALS</b>	<b>\$10,656,498</b>	<b>\$5,118,517</b>	<b>\$18,939,697</b>	<b>270.02%</b>

## BUILDING PERMITS AND FEES COMPARISON

### FEES

CATEGORY	2019	2020	2021
COMMERCIAL	12,044	6,328	24,575
INDUSTRIAL	3,634	292	828
RESIDENTIAL	20,229	18,972	50,220
MISC	2,022	990	2,309
ZONING PERMIT	595	605	810
<b>TOTALS</b>	<b>\$38,524</b>	<b>\$27,187</b>	<b>\$78,742</b>

### NUMBER OF PERMITS

CATEGORY	2019	2020	2021
COMMERCIAL	25	13	36
INDUSTRIAL	3	1	1
RESIDENTIAL	80	80	94
MISC	22	13	20
ZONING PERMIT	58	65	75
<b>TOTALS</b>	<b>188</b>	<b>172</b>	<b>226</b>

\*Note: Miscellaneous Permits = Demolition, Moving and Signs

## CODE ENFORCEMENT

### 2021 VIOLATIONS

LUDINGTON CITY CODE (GRASS)	87
JUNK	68
LUDINGTON ZONING ORDINANCE #23-00	25
BUILDING CODE	1
PROPERTY MAINTENANCE (STRUCTURE)	33
IN-OPERABLE VEHICLES	7
CITY CODE	189
FIRE CODE	1
<b>TOTAL</b>	<b>411</b>

**\*\*CITY CODE= Leaves, yard waste, smoke detectors, etc.**

In 2021, the department processed 411 code enforcement issues and resolved 332 issues. There are 79 issues remaining open. There were 32 civil infraction citations issued.

## RENTAL INSPECTION PROGRAM

### RENTAL UNIT SUMMARY

UNITS REGISTERED AS OF 12/31/2021	1536
HUD INSPECTED UNITS	-357
TOTAL UNITS TO BE INSPECTED	1179
TOTAL UNITS INSPECTED IN 2021	411

### SHORT TERM RENTAL PROGRAM

There are 32 registered and licensed Short-Term Rentals with a total of 50 available. This number was increased from 30 to 50 in 2021. The Short-Term Rentals program only allows two short term rentals per block and only one short term rental per property owner. This does not include condominium units that were granted with Special Land Use approval. There are six Short Term Rentals that were grandfathered in to the program. There is a \$500.00 application fee, \$1,500.00 license fee (every three years) and \$100.00 per inspection with the minimum of one inspection.

## PLANNING AND ZONING

### **2021 Planning Commission Members:**

Cory Rickett, Chairperson

Melissa Reed, Vice-Chair

Jeff White, Secretary

John Terzano, City Council Liaison

John Kreinbrink

Patrick O'Hare

Adam Johnson

Melissa Boggs

Jeff Beilfuss

### **Site Plan Reviews:**

- 1001 Diana Street - Oakview Medical Care Facility
- 6500 Bryant Road – Washington Woods
- 411 S. Rath Avenue – Schrader Townhouse Project
- 302 S. James Street – Parker Townhouse Project
- 411 S. Rath Avenue – Schrader Trust
- 202 Lake Street / 509 Water Street – MVAH Development
- 801 N. Rath Avenue – Lofts on Rowe

### **Special Land Use Approvals:**

- 809 W. Ludington Avenue – Allow 3-to-5-unit motel
- 129 W. Ludington Avenue – Allow existing overhang with rebuilt construction
- 604 S. James Street – Allow Multi-family units and commercial space
- 706 N. Lakeshore Drive – Allow for an oversized accessory building
- 602 E. Lake Street – Allow for construction on a boat storage facility

### **Approvals to changes to the Ludington Zoning Ordinance #23-00:**

- Allow Retail in Waterfront Maritime 1 & 2
- Allow Accessory Dwelling Units (ADU)
- Allow Temporary Signs at a maximum of 24 square feet
- Allow Busking in the DDA

### **Trainings:**

- Planning & Assessing Clerk, Karen Haldeman, earned certification as a Michigan Certified Assessing Technician (MCAT)
- Building Inspector, Shaun Reed, attended monthly continuing education through Northern Michigan Code Officials
- Commissioner John Terzano earned his Citizen's Planner Certification

**Other Items:**

- A joint meeting with the Planning Commission and the City Council took place in August to work on the 2020 Master Plan. The City Council approved and adopted the Master Plan on December 6, 2021
- The Unified Defined Ordinance (UDO) process has been started to redraft the Zoning Ordinance

**2021 Zoning Board of Appeals Members:**

Cory Rickett, Chairperson

Linda Miller

Sonja Siewert, Vice-Chair

Margi Ashton

Mike Nekola

Nanette Kibbey-Schribner

Peter Graham

Julie Giles Sherlock (Alt)

The Zoning Board of Appeals did not meet in 2021.