



# 5 YEAR PARK & RECREATION PLAN

2026-  

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2030

City of Ludington

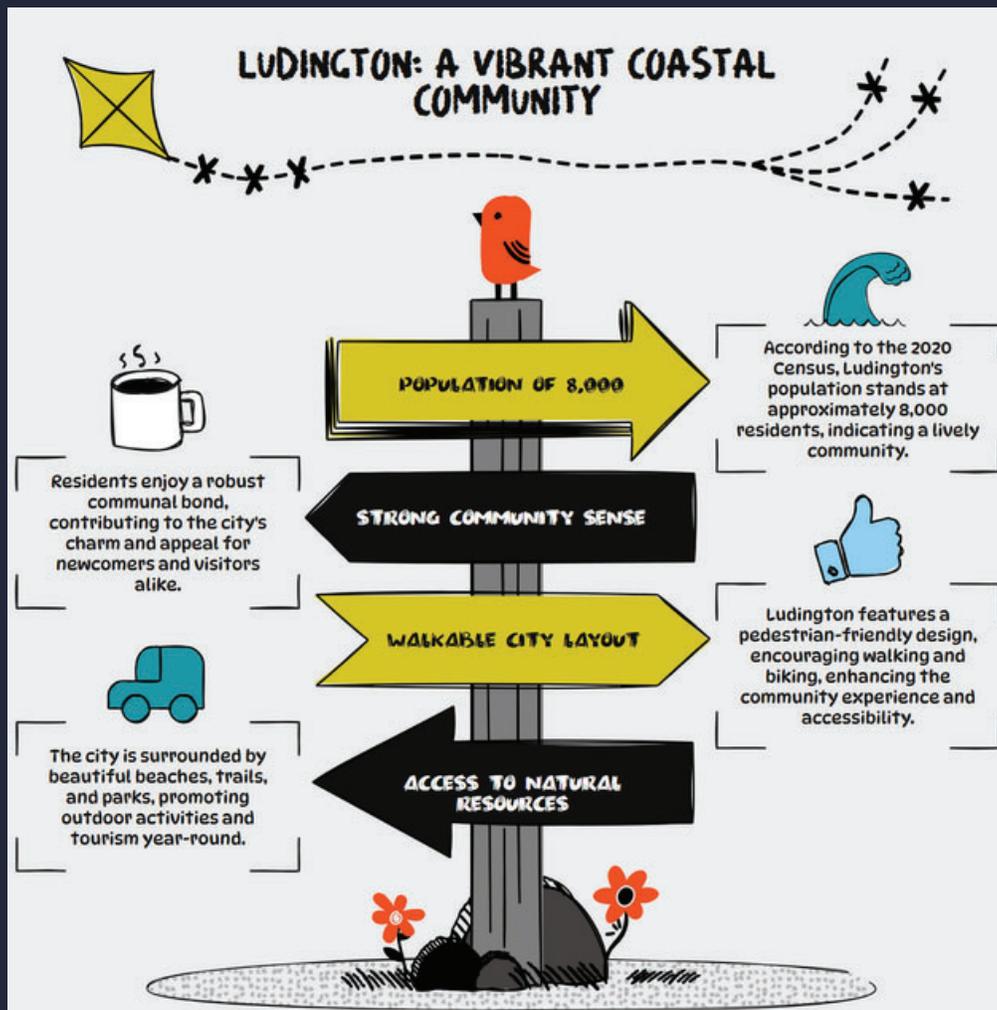


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# 1. Community Description

The City of Ludington is located in Mason County along the shoreline of Lake Michigan. It is a vibrant coastal community that serves as a regional hub for recreation, tourism, and economic activity in Northwest Michigan. According to the 2020 Census, Ludington has a population of 7,665 residents. The city is known for its strong sense of community, walkability, and access to natural resources including beaches, trails, and public parks. Ludington's recreational amenities not only serve city residents but also attract seasonal visitors and regional users. This plan outlines a five-year strategy for enhancing these amenities, improving accessibility, and fostering continued engagement with community partners.

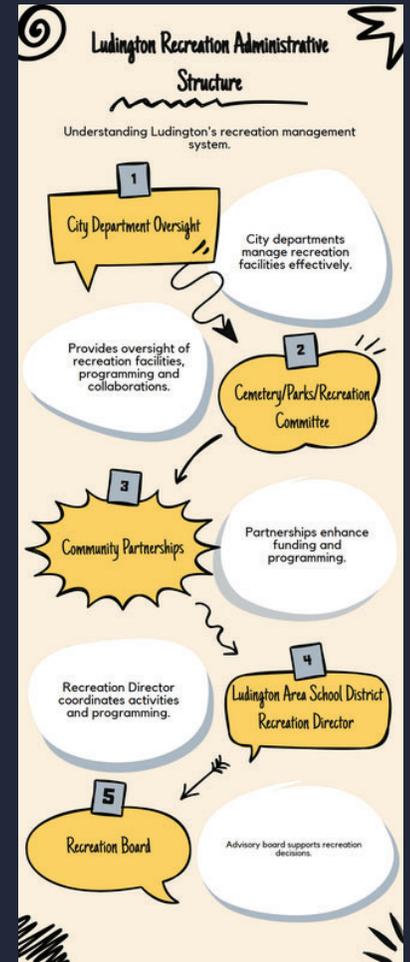


## 2. Administrative Structure

The City of Ludington manages recreation through a combination of City departments, advisory boards, and community partnerships.

The Cemetery/Parks/Recreation/Waterfront Committee provides oversight of the Recreation Plan, while the Department of Public Works – Cemetery and Parks Division maintains City parks, playgrounds, beaches, and boat launches. Oversight of Cartier Park Campground, the Senior Citizens Center, and both municipal marinas rests with the City Manager and City Council, with additional policy guidance from the Senior Citizens Advisory Board and the Municipal & Harbor View Marina Board. Concessions at Stearns Park are managed under private contracts.

Recreation programming is provided through the Ludington Recreation Department, operated by the Ludington Area School District in cooperation with the City of Ludington, Hamlin Township, Pere Marquette Township, and Summit Township. These municipalities contribute funding, while program fees are set based on residency. School and City facilities are used for programming, with maintenance handled by the School District. The Recreation Department was established under Chapter 38 of the City Code, amended in 1994 to adjust board membership and require proportional township contributions. The Recreation Advisory Board includes two City Council members, one School Board member, and four at-large members, all serving in an advisory capacity without compensation.



Staffing for recreation facilities includes four full-time staff and one seasonal employee in the Cemetery and Parks Department, three staff at the Senior Center, and a marina manager with seasonal support staff for the Municipal and Harbor View Marinas. The Municipal Marina offers 174 slips, including 87 seasonal slips and 87 additional transient slips added with an 800-foot seawall in 2010. Harbor View Marina provides 176 slips including 88 transient and 88 seasonal, a full-service marina building, fuel pier, seawall, and visitor amenities.

The City partners with organizations such as the Ludington & Scottville Area Chamber of Commerce and the Ludington Jaycees to support community recreation activities and events. The Community Development Department assists by securing grant funding and coordinating capital improvements.

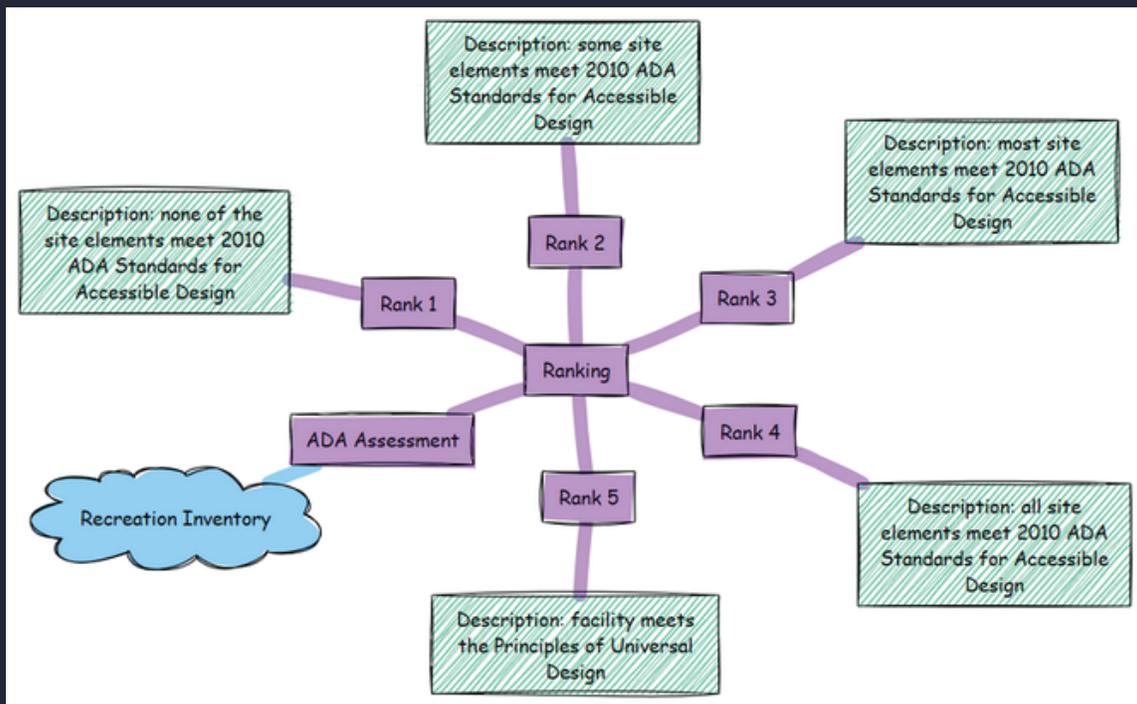
Recreation represents a major portion of the City's budget. Funding sources include tax revenues, user fees, state and federal grants, private donations, and sponsorships.

Department	2021	2022	2023	2024	Actual thru Oct 29, 2025	Budget for 2025
Parks	565,151	656,470	633,999	643,495	567,614	709,500
Cartier Park	297,595	311,080	316,710	331,394	298,918	303,800
Boat Ramps	533,310	374,954	69,554	75,789	115,710	175,000
Recreation	96,572	117,809	113,006	67,408	83,111	57,500
Senior Center	206,395	276,771	288,276	311,860	255,119	303,100
City Marina	883,296	1,111,090	928,865	897,235	1,315,416	1,480,900
Harbor View Marina	719,785	746,093	923,959	988,296	1,092,255	1,185,120

### 3. Recreation Inventory & Accessibility

Description/Inventory of Recreation Opportunities in the City of Ludington Public Properties Facilities & Action Program items for each site.

The Recreation Inventory assesses each facility compared to the 2010 ADA Standards for Accessible Design and gave a ranking from 1-5, where 1=none of the site elements meet 2010 ADA Standards for Accessible Design, 2=some, 3=most, 4=all and 5=the facility meets the Principals of Universal Design.



**Senior Citizen's Center**  
**Accessibility Assessment=3**  
**Park Type: Special Use, entire county**  
**Size: .5 acres**



**Site Development Plan:**  
**Senior CitizenCenter**

- Expand size of building
- Research options and feasibility of a new senior center
- Replace roof on current building

**Location and Facility**

The Ludington Area Senior Center is located at 308 S. Rowe Street. This .5 acre lot houses an 8,600 square foot multi-purpose center. Ludington school system used this building for manual trades, and a band building prior to it becoming the Senior Center in 1972. Additions to the building were completed in 1987 and 2004. The building has a front office, two administrative offices, pool room, computer, ping pong, and multipurpose room, four restrooms.

**Programs and Activities**

The Ludington Area Senior Center provides a wide range of recreational activities and service programs for area seniors. Recreational opportunities include Yoga, Zumba, Cardio Drumming, Chair Volleyball, Enhanced Fitness, Feldenkrais, Line Dancing, Ping Pong, Stretch Fit & Balance, Aerobics, Chair Exercises, Billiards, Book Club, Cards and games, Knitting/Crocheting Group, Duplicate Bridge, Karaoke, Mahjong, Men's Breakfast, Solo Adventures, Trips. Special activities/groups/ and classes offered: Painting with Julie, Card Making with Sharon, Watercolors with Mary, Cooking with Cathy, Let's Talk Mason County History, String A Long, and TED Talks.

**Support Services**

In addition to recreation, the Center delivers valuable services such as health education, Grief Support, Educational Presentations, Alzheimer's Support Group, Chair Massage. The center offers special services: Parmenter Elder Law, Corewell Health Blood Pressure Clinic, Hearing Aid check, Medical Loan Closet, Medicare counseling, Matter of Balance classes, Foot care and other supportive programs.

**Operations and Community Access**

The Center is available for use every day with public hours from 9 a.m. until 4:30p.m. Monday through Friday. Events are publicized on the radio and Active for Life monthly Newsletter, as well as in the local Newspaper's "community calendar" and bulletin.

**Funding and Support**

Operations are supported through a combination of funding sources, including the City of Ludington, Mason County Senior Citizen Millage, United Way of Mason County, federal and state allocations via the Area Agency on Aging of Western Michigan, and private donations.

**Ludington Municipal Marina  
Accessibility Assessment=3  
Park Type: Recreational Harbor**



**Site Development Plan:**

**Ludington Municipal Marina**

- Repair docks A & B and upgrade electrical system
- Interior Building Renovations
- Camera/Security System Installation
- Rebuild/Replace Gas Dock on A Dock
- Replace furnace in east bathroom building
- Add central air in the east bathroom building
- Replace tile in west bathroom building
- Turn William Street from Loomis to Filer into one-way parking

**Location and Background**

The Ludington Municipal Marina is located on the north side of the channel connecting Lake Michigan to Pere Marquette Lake, within two blocks of the central business district. Construction of the marina was completed in 1979 at an approximate cost of \$2.1 million, funded through the Michigan State Waterways Commission, Upper Great Lakes Regional Commission, Land and Water Conservation Fund, Department of Natural Resources, and local revenue bonds. As a condition of state participation, the Michigan State Waterways Commission establishes slip rates and designation guidelines annually.

**Facilities and Amenities**

The marina has a capacity of 154 slips and features an 800-foot seawall, a service building with fish cleaning stations, fuel docks, pump-out station, restrooms and showers, day room, laundry facilities, boardwalk, picnic shelter, and a playground area. In 2004, the boardwalk was reconstructed and new benches and lighting were installed to enhance the site's appearance and usability.

**Recent Improvements and Operations**

With the opening of Harbor View Marina in 1999, the number of seasonal slip holders at the Municipal Marina declined, shifting its focus toward accommodating transient boaters. To further support this, the City of Ludington constructed a new transient dock along the north wall in 2010, increasing slip availability for short-term visitors. This project was partially funded through a grant from the Michigan Department of Natural Resources Waterways Program.

**Harbor View Marina**  
**Accessibility Assessment=3**  
**Park Type: Recreational Harbor**



**Site Development Plan:**

**Harbor View Marina**

- Dock House Upgrades
- Replace B Dock
- Replace C Dock
- Replace D Dock
- Interior Building Renovations
- Camera/Security System Installation
- And other repairs as referenced in the HARBOR VIEW MARINA Facility Assessment and Future Development Recommendations January 26, 2020

**Location and Background**

Harbor View Marina, located at 400 South Rath Avenue, Ludington, Michigan, was completed in 1999 on a 28-acre site adjacent to Pere Marquette Lake. The marina features 176 slips and an 800-foot seawall, constructed with funding support from the Michigan State Waterways Program and private developers. Initially leased to a private developer under a 25-year agreement, management of the facility transitioned to the City of Ludington in 2020.

**Facilities and Amenities**

The marina includes a 7,100-square-foot services building and a 230-square-foot gas attendant building, along with a fuel pier, fish cleaning station, picnic area, and parking facilities. Within the service building, amenities include a great room, laundry facilities, restrooms and showers, a swimming pool, hot tub, exercise room, meeting rooms, and a library.

**Stearns Park**  
**Accessibility Assessment=2**  
**Park Type: Community Park**



**Site Development Plan:**  
**Stearns Park**

- Begin Phases of the Stearns Park Development Plan as funding and match are available
- Purchase, replace, and build new playground equipment
- Repair and upgrade the existing Shuffleboard Courts
- Replace and remodel the south concession stand and bathroom facilities

**Location and Background**

Stearns Park is a 60-acre community park situated along Lake Michigan, between Lake Shore Drive and the lakeshore. The park is bisected by Outer Drive, which separates the beach area from the picnic and activity areas, and provides approximately 450 parking spaces.

**Facilities and Amenities**

The northwest portion of the park consists of 17 acres of sandy beach with 2,640 feet of Lake Michigan frontage. This area includes two concession stands with barrier-free restrooms and changing facilities.

The southeast section of the park contains a children’s playground on the west side of Outer Drive and a mini golf course operated by the Jaycees on the east side. The central east side features a large picnic area with lawn space, shade trees, memorials, 100 picnic tables, and 20 grills. The southeast end offers 14 shuffleboard courts, and in 2008, a municipal skate park was added south of the shuffleboard area on a previously vacant parcel.

In 2019, the south end of Stearns Park, at the culmination of Ludington Avenue, was renovated with a concrete gathering space, native plantings, a new parking area, bollard lighting, seat walls, and an overlook. This section also includes a kayak rack and serves as the designated access point for the Lake Michigan Water Trail.

**Community Events**

Stearns Park is a central location for community gatherings and special events. The Fourth of July Freedom Festival draws thousands of residents and visitors annually to the beach for fireworks. Other major events include the Gus Macker Basketball Tournament and the Lakestride Half Marathon.

**Ludington Waterfront Park**  
**Accessibility Assessment=3**  
**Park Type: Community Park**  
**Size: 5 acres**



**Site Development Plan:**  
**Waterfront Park**

- Develop stop for the Lake Michigan Water trail to include; accessible launch, pathway, signage, canoe/kayak storage, parking, and restroom upgrades.
- Repair shelters with permanent roof structures.
- Replace Roof on Amphitheatre- look into green roof options

**Location and Background**

The 5-acre Ludington Waterfront Park was developed in two phases beginning in 1998. Both phases were supported by Michigan Natural Resources Trust Fund (MNRTF) grants, with additional funding from the Great Lakes Fishery Trust for the second phase. The park was developed concurrently with Harbor View Marina, transforming an area formerly occupied by deteriorated housing and abandoned CSX railway property into a highly valued public space.

**Facilities and Amenities**

Waterfront Park features a bandshell with restrooms, a picnic shelter, shade structures, a destination playground, and lighted pedestrian walkways. The site is also home to the Waterfront Sculpture Park, which contains multiple bronze sculptures highlighting Ludington's history. These works of public art were made possible through private donations.

**Community Impact**

Together, Waterfront Park and Harbor View Marina have significantly enhanced the aesthetics and recreational opportunities of Ludington's waterfront, establishing the area as a focal point for community events, leisure, and cultural appreciation.

**Copeyon Park**  
**Accessibility Assessment=3**  
**Park Type: Community Park/ Boating Access Site**  
**Size: 4.2 acres**



**Site Development Plan:**

**Copeyon Park**

- Install fencing around splashpad
- Install irrigation in park
- Rebuild launch ramp
- Replace Bathrooms
- Add additional Bathrooms by the playground
- Add sidewalk from bathrooms to Playground and along the waterfront
- Add boat tie up near or on Fishing Pier
- Expand and Enhance the Playground
- Add additional picnic area (shelter and tables)
- Add a walkway into the park from Washington Ave.

**Location and Background**

Peter Copeyon Park is a 4.2-acre waterfront park located on the south end of Ludington with approximately 400 feet of frontage on Pere Marquette Lake. The park is situated adjacent to the Ludington Yacht Club and serves as a popular site for both water-based and land-based recreation.

**Facilities and Amenities**

The park offers a variety of recreational amenities, including a picnic area with tables, grills, and a shelter, as well as a children’s playground. Additional facilities include a boat launch, pump-out station, fish cleaning station, and restrooms. A 300-square-foot splash pad, added in 2020, provides additional family-friendly recreation. A pedal pad was also recently installed at this location.

**Rotary Park**  
**Accessibility Assessment=3**  
**Park Type: Community Park**



**Site Development Plan:**

**Rotary Park**

- Install new band shell
- Engineer & Install an Ice Rink
- Tree Replacement
- Add sidewalk from center of park to Gaylord

**Location and Background**

Rotary Park is located on Ludington Avenue, directly west of the downtown business district. Its central location makes it a highly visible and accessible community gathering space.

**Facilities and Amenities**

The park includes restroom facilities, a bandshell, a decorative fountain, and open green space suitable for both informal use and organized activities.

**Community Use**

Rotary Park serves as a venue for numerous community events throughout the year, including art fairs, Jaycee-sponsored activities, concerts, and other public gatherings.

**Cartier Park**  
**Accessibility Assessment=3**  
**Park Type: Community Park, Natural Resource Area,**  
**Greenway/Improved Water Access**  
**Size: 68 acres**



**Site Development Plan:**

**Cartier Park**

- Expansion of Electrical Service  
50 ampfull hook up to additional Campsites
- Additional Full Hook Up sites
- Construction of new cabins
- Construct new office facility with bathroom and heat.
- Expand to include more RV camp sites.
- Construct a new larger lift station in order to add additional RV sites.
- Add walkways and pathways throughout Cartier Park.
- Install accessible dock near fishing piers for Kayak and Canoe launching.
- Add a retaining wall on East end
- Pave roads
- Continue invasive species work
- Better trail lighting for pathway

**Location and Background**

Cartier Park is a 68-acre community park located on the northern edge of the City of Ludington, with approximately 2,500 feet of frontage on Lincoln Lake. The park is divided into two primary areas: a 24-acre campground on the west side, accessible via Lakeshore Drive/M-116, and 44 acres of largely undeveloped land to the east, accessible from Rath Avenue.

**Facilities and Amenities**

The campground, managed by the City of Ludington, provides rustic campsites, a boat launch, restrooms with showers, and hiking trails. In 2004, a one-mile, eight-foot-wide paved pathway was constructed in the eastern portion of the park, designed for hiking, cross-country skiing, and other forms of passive recreation. Informational signage was added in 2010 through a grant partnership with the District 10 Health Department.

A one-acre fenced dog park has also been developed within Cartier Park, funded entirely through private donations.

**Lake Michigan (Loomis Street) Launching Site**  
**Accessibility Assessment=3**  
**Park Type: Boating Access Site**  
**Size: 3 acres**



**Site Development Plan:**  
**Loomis Street Launching Site**

- Add green bump outs
- Update Lighting
- Update Striping
- Add and repair walkways into & along side launch area on East & West sides of the parking lots.
- Improve dog beach
- Repair rubble mound pier
- Upgrade launch ramp

**Location and Background**

The West End Boat Launch is a three-acre facility located south of Stearns Park and north of the Pere Marquette Lake channel, providing direct access to Lake Michigan between the north and south breakwalls.

**Facilities and Amenities**

The launch site includes eight boat ramps, parking for approximately 120 vehicles and trailers, barrier-free restrooms, and a fish cleaning station. In 2010, a sand-mitigating breakwall was constructed with funding from the Michigan Department of Natural Resources and Environment (MDNRE) Waterways Program. A pedestrian walkway was also added atop the breakwall, supported by a Michigan Natural Resources Trust Fund grant.

**Enhancements**

As part of the improvements, beach grass plantings were established between the facility, the west end of Ludington Avenue, and Stearns Beach to enhance aesthetics and support dune stabilization.

**Loomis Street Park/Maritime Heritage Park**  
**Accessibility Assessment=3**  
**Park Type: Community Park**



**Site Development Plan:**  
**Loomis StreetPark**

- Construction of Maritime Heritage park to include sculptures, walkways, pathways, picnic areas, maritime exhibits, relocation of the Coast Guard Cutter 44 boat, structure to protect maritime assets, signage, plaques, and other historical descriptions of the area and maritime past.
- Additional walkway installation
- Additional Parking installation.
- Reconstruction/relocation of retention ponds

**Location and Background**

The park area located immediately south of the West End Boat Launch was developed in 1994 to enhance public access and enjoyment of the Lake Michigan shoreline. Development was made possible through funding from the Municipal Marina Board, donations, Coastal Management Program funds from the Michigan Department of Natural Resources, and City of Ludington resources.

**Facilities and Amenities**

The site was landscaped and improved with the addition of seating areas and a picnic shelter, providing both comfort and functionality for park users.

**Community Impact**

Due to its proximity to the waterfront walkway, the park serves as a highly attractive recreational area for residents and visitors. This development reflects the City's ongoing commitment to ensuring public access to the shoreline, a longstanding community priority.

**Blogett Park/ James Street Playfield**  
**Accessibility Assessment=2**  
**Park Type: Sports Complex**  
**Size: 2 acres**



**Site Development Plan:**

**James Street Playfield**

- Add/Maintain new fencing
- Add new park signage to be consistent with other City Parks

**Location and Background**

Blodgett Park, commonly referred to as the American Legion Ball Field, is a two-acre park that serves as a neighborhood recreation space.

**Facilities and Amenities**

The park features a ball field, parking area located at the south end, and playground equipment situated at the north end of the site, providing both active and passive recreation opportunities for local residents.

**Optimist Field**  
**Accessibility Assessment=2**  
**Park Type: Sports Complex, Community Park**  
**Size: 4 acres**



**Site Development Plan:**

**Optimist Field**

- Add new park signage to be consistent with other City Parks
- Replace basketball fencing
- Replace poles, hoops and nets at Basketball court
- Resurface basketball courts

**Location and Background**

Optimist Field is a four-acre recreation site located at the southwest corner of Staffon Street and Tinkham Avenue, adjacent to O.J. DeJonge Junior High School, Ludington High School. The field was adopted and developed by the Optimist Club, reflecting strong community involvement in its creation.

**Facilities and Amenities**

The park includes one baseball/softball diamond, one soccer practice field, and two fenced basketball courts. An irrigation system serves the athletic areas, supporting ongoing maintenance and usability.

**Skate Park**  
**Accessibility Assessment=2**  
**Park Type: Special Use**  
**Size: 22,500 sq ft.**



**Site Development Plan:**  
**Skate Park**

- Add new park signage to be consistent with other City Parks
- Add seating areas/ additional benches
- Update all donor signs

**Location and Background**

The City of Ludington constructed a new Skate Park in 2008 to replace the former facility, which had become unsafe for use. The new facility was developed on a vacant parcel within the Stearns Park Beach area, providing an updated and centrally located recreation opportunity for area youth and families.

**Facilities and Amenities**

The Skate Park offers a modern, purpose-built space designed for skateboarding, biking, and similar recreational activities.

**Funding and Support**

Project funding was made possible primarily through community donations, supplemented by a grant from the Land and Water Conservation Fund.

## School Properties/Facilities

### Oriole Field

#### Accessibility

Assessment=3

**Park Type: Sports Complex**

**Size: 23 acres**



#### Location and Background

Oriole Field is the largest competitive recreation complex in the Ludington area, operating under a cooperative agreement between the City of Ludington and the Ludington Area Schools. In 1934, the Cartier family donated 23 acres to the school district for the facility. The City currently provides ongoing operating, maintenance, & development support.

#### Facilities and Amenities

- 3 concession/announcing booths
- Restrooms
- 4 baseball diamonds
- Lighted football/soccer field with turf and all-weather track and field event pits
- Field house with restrooms
- Parking for 200 vehicles
- Eight Pickleball courts.

### O.J. DeJonge Playfield

#### Accessibility

Assessment=3

**Park Type: Sports**

**Complex**



#### Location and Background

O.J. DeJonge Playfield is a six-acre recreational site located directly across the street from O.J. DeJonge Junior High School, providing convenient access for both school and community athletic programs.

#### Facilities and Amenities

- Three soccer fields
- One little league baseball diamond
- Eight lighted tennis courts, fully remodeled
- Clubhouse supporting tennis and other organized activities

### Community Swimming

#### Pool

Accessibility

Assessment=3

**Park Type: Special Use**



#### Location and Background

The O.J. DeJonge Pool is a 0.25-acre facility located within the O.J. DeJonge Junior High School Complex, providing indoor aquatic opportunities for students and the community.

#### Facilities and Amenities

The pool measures 42 feet by 75 feet and is equipped with heated water. On-site men's and women's locker rooms with showers support school, recreational, and public programming.

#### Community Use

The facility serves school-based aquatic programs, recreational swim opportunities, and public aquatic activities, supporting fitness, recreation, and community engagement.

## Private Properties/Facilities



**Ludington State Park**  
**Accessibility**  
**Assessment=3**  
**Park Type: State Park**  
**Size: 5,300 acres**

### **Location and Background**

Ludington State Park is located eight miles north of the City of Ludington and encompasses approximately 5,300 acres of parkland, making it one of Michigan's premier state parks. The park attracts both residents and visitors year-round.

### **Facilities and Amenities**

The park offers 20 miles of foot and ski trails, three campgrounds, and spacious beaches, accommodating a large number of visitors throughout the year. Historically, Ludington State Park records the highest number of camping nights among Michigan state parks, reflecting its popularity and extensive recreational offerings.

### **Site Development Plan and Collaboration**

The City of Ludington works collaboratively with Ludington State Park to support 5-year replacement and update priorities, which include:

- Developing a stop for the Lake Michigan Water Trail, featuring an accessible launch, pathway, signage, and canoe/kayak storage
- Creating a trail/pathway system along M-116 connecting Ludington State Park to the City of Ludington, incorporating appropriate surfacing, width, and signage for safe public use

### **Campgrounds/RV Parks** **(various locations)**

#### **Location and Background**

In addition to City-owned facilities, there are several campgrounds and RV parks located in the greater Ludington area. These facilities provide a wide range of camping opportunities, from rustic tent sites to full hook-up RV accommodations.

#### **Facilities and Amenities**

Amenities vary by location but may include play areas, swimming pools, waterfront access, tennis courts, and recreational facilities designed to serve both short- and long-term visitors.

### **Private Marinas** **(various locations)**

#### **Location and Background**

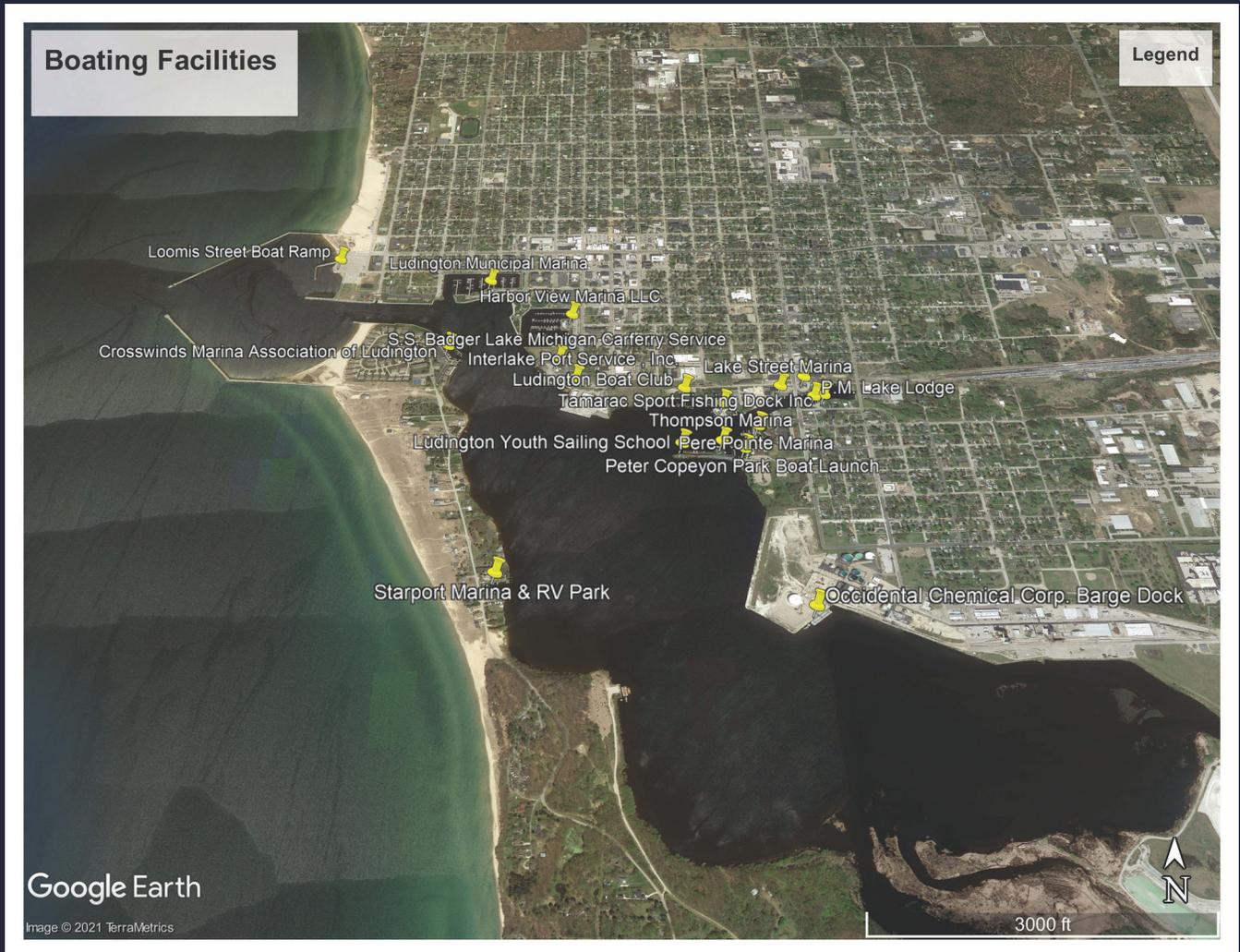
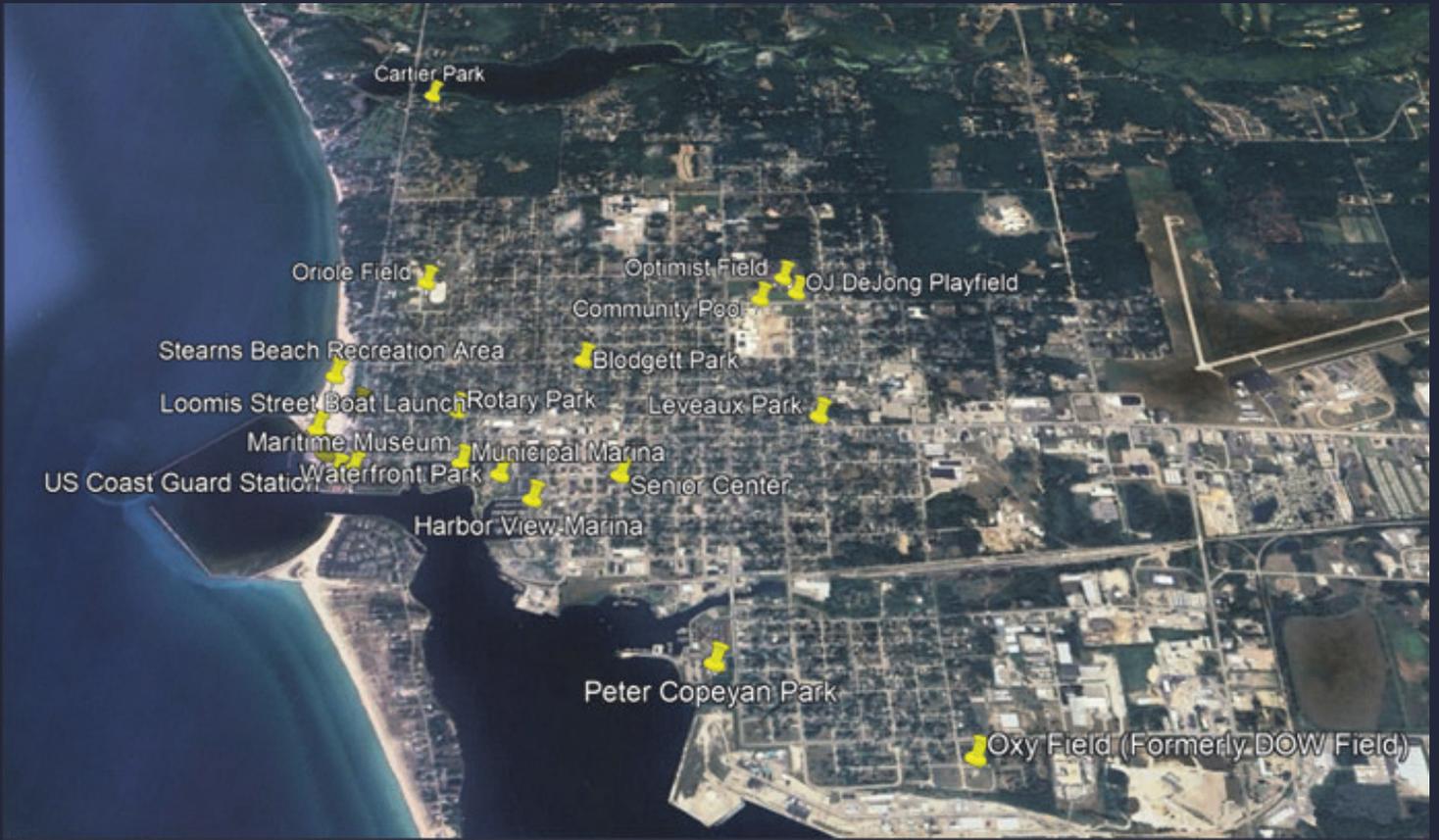
Several private marinas are located within Ludington Harbor, complementing the City's public boating facilities and contributing to the community's strong maritime character.

#### **Facilities and Amenities**

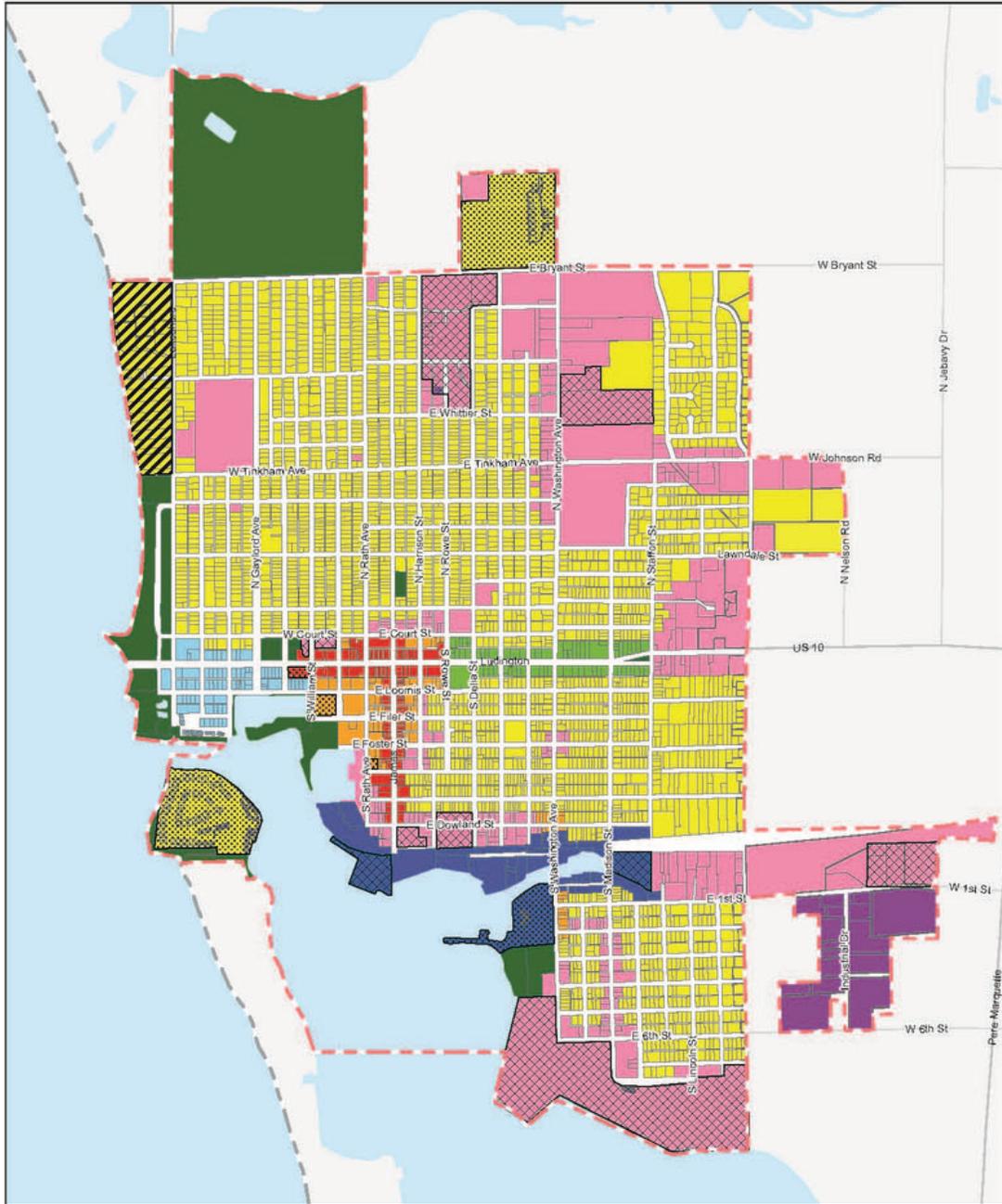
Marinas in the harbor include Thompson's, Lake Street Marina, Pier Point, Ray's Auto Marine, Tamarac, PM Lodge, Starport, the Ludington Boat Club, the Ludington Yacht Club, and Crosswinds. These facilities offer a variety of amenities for boaters, ranging from docking and storage services to club facilities and social opportunities.

# a.) Location Maps

## Recreation Sites



# b.) Zoning Map



## City of Ludington Zoning Map

Unified Development Ordinance  
City of Ludington, Mason County, MI

Effective January 1, 2025

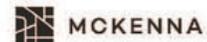
### LEGEND

- N - Neighborhood
- MU - Mixed Use
- I - Industrial
- W - Waterfront
- P - Parks
- F-B - Form Based Beach
- F-DE - Form Based Downtown Edge
- F-DC - Form Based Downtown Core
- F-G - Form Based Gateway
- OL - Lakefront Overlay
- OI - Industrial Overlay
- PUD - Planned Unit Development

0 0.25 0.5  
Miles



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Mason County 2021. McKenna 2024.



## 4. DNR Recreation Grant Inventory

Project No. 26-00177  
Project Year: 1968  
Project Title: Copeyon Park (formerly Pere Marquette LakePark)  
Project Status: Closed  
Grant Amount: \$21,000.00  
Project Description: Acquisition of +/-3 acres on PereMarquette Lake

Project No. 26-00419  
Project Year: 1973  
Project Title: Copeyon Park (formerly Pere Marquette LakePark)  
Project Status: Closed  
Project Amount: \$35,000.00  
Project Description: Picnic area. to lot. parking for ex. boat ramp, 2 toilets, landscaping, site improvements & sewer system.

Project No. 26-00644  
Project Year: 1975  
Project Title: Ludington Marina Acquisition  
Project Status: Post-Comp Iss  
Grant Amount: \$135,889.46  
Project Description: Acquire 8.2 acres on PereMarquette Lake.

Project No. 26-01077  
Project Year: 1979  
Project Title: Ludington Marina  
Project Status: Post-Comp Iss  
Grant Amount: \$899,562.34  
Project Description: 50-slip marina. Toilet/shower bid. paved lot and road, concrete walks, curb and gutter, asphalt paving, fish cleaning station, attendants office, elec., water, sewers, gas, deicing system, fencing. landscaping, play & picnic eq., LWCF

Project No. TF825  
Project Year: 1984  
Project Title: Washington Ave. Recreation Area  
Project Status: Withdrawn  
Grant Amount: \$84,000.00  
Project Description:

Project No. 26-01494  
Project Year: 1990  
Project Title: Stearns Park Beach house  
Project Status: Closed  
Grant Amount: 33,683.00  
Project Description: Demolition of present building. construction of new barrier-free beach house with observation deck. restrooms, changing rooms. and sheltered service area.

Project No. TF93-046  
Project Year: 1993  
Project Title: Waterfront Park Acquisition  
Project Status: Closed  
Grant Amount: \$359,000.00  
Project Description: Acquisition of 5.8 acres of property from CSX Railroad for park use. Project complements State's project to purchase and develop remaining 14.35 acres of land in parcel for marina development with Harbor Development funds.

Project No. TF94-036  
Project Year: 1994  
Project Title: Copeyon Park Shelter (formerly Pere MarquetteLake Park)  
Project Status: Closed  
Grant Amount: \$24,000.00  
Project Description: Construct picnic shelter in Peter Copeyon City Park on Pere Marquette Lake.

Project No. TF96-237  
Project Year: 1996  
Project Title: Ludington Waterfront Park  
Project Status: Closed  
Grant Amount: \$500,000.00  
Project Description: Site preparation and grading, paving walks and walls, parking lot, boardwalks and decks, metal/fabric structures, site amenities, landscaping and irrigation.

Project No. BF98-165  
Project Year: 1998  
Project Title: Ludington Waterfront Park-Phase II  
Project Status: Closed  
Grant Amount: \$500,000.00  
Project Description: Further development of WaterfrontPark. including events structure and restroom building. playground and lighting.

Project No. 26-01598  
Project Year: 2002  
Project Title: Cartier Park Improvements  
Project Status: Closed  
Grant Amount \$50,000.00  
Project Description: The proposed project is the installation of marked trails in Cartier Park, a 68-acre park with 2500 feet of frontage on LincolnLake. The project would include an 8' wide asphalt walk along the shoreline.

Project No. TF03-003  
Project Year: 2003  
Project Title: Cartier Park Fishing Pier Installation  
Project Status: Closed  
Grant Amount: \$82,500.00  
Project Description: Installation of two 95' fishing piers on Lincoln Lake with associated walkways and abutments.

Project No. 26-01667  
Project Year: 2006  
Project Title: Stearns Park Skate Plaza  
Project Status: Closed  
Grant Amount: \$75,000.00  
Project Description: Development to include construction of a 100' by 100' concrete skate plaza and associated landscaping and site amenities.

Project No. TF08-051  
Project Year: 2008  
Project Title: Stearns Park Breakwall improvements  
Project Status: Active  
Grant Amount: \$125,300.00  
Project Description: Development will include an accessible pathway over a new breakwall along Lake Michigan in StearnsPark.

Project No.  
Project Year: 2015  
Project Title: Mini-Golf Renovations  
Project Status: Closed  
Grant Amount: \$45,000.00  
Project Description: Renovation of existing Mini-Golf Course

Project No. 16-0035  
Project Year: 2017  
Project Title: Stearns Beach Recreation Area Water Trailhead  
Project Status: Closed  
Grant Amount: \$300,000.00  
Project Description: Creation of a pedestrian plaza and water trailhead at the culmination of Ludington Avenue at the Lake Michigan Shoreline

Project No. 21-0131  
Project Year: 2021  
Project Title: Cartier Park Bathhouse  
Project Status: Closed  
Grant Amount: \$300,000.00  
Project Description: Development project to remodel two bathhouses at Cartier Park, a 68-acre park with 2,500-feet of frontage on Lincoln Lake.

## a.) Barrier-Free Compliance Status

### Background

On July 11, 1994, the City of Ludington formally adopted an ADA Transition Plan and Self-Evaluation addressing accessibility across all City facilities and programs. A two-year timeline for compliance was established, and all identified items were successfully completed by December 31, 1995.

### Ongoing Compliance

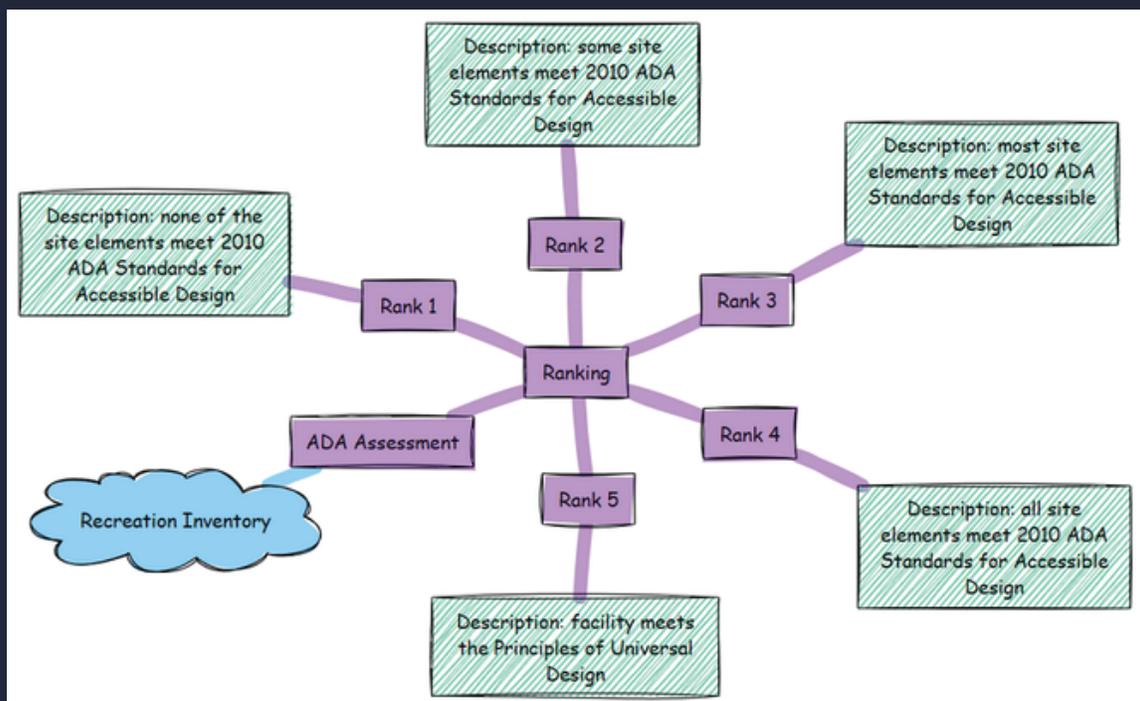
The design and planning of new facilities and programs are undertaken in full accordance with ADA regulations. The City collaborates closely with design engineers to ensure compliance with accessibility standards and, when possible, engages consultants to incorporate principles of Universal Design into public recreation facilities.

### Accessibility Assessment

As part of this Recreation Plan, the Recreation Inventory evaluates each facility against the 2010 ADA Standards for Accessible Design. Each site receives a ranking on a 1-5 scale:

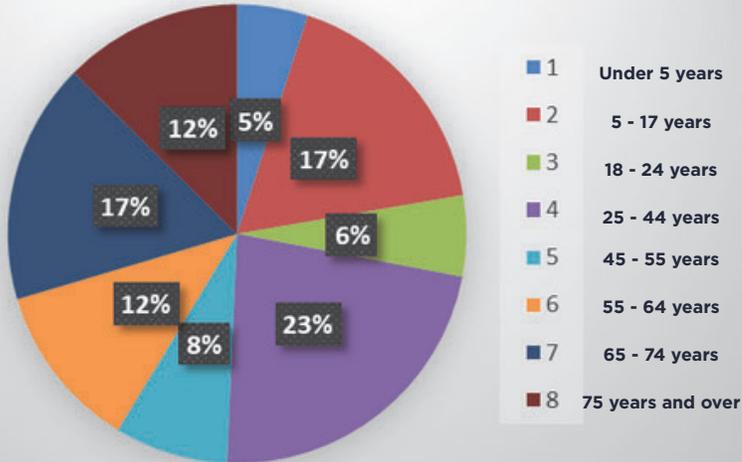
- 1 - None of the site elements meet 2010 ADA Standards
- 2 - Some of the site elements meet standards
- 3 - Most of the site elements meet standards
- 4 - All site elements meet standards
- 5 - Facility meets the Principles of Universal Design

This systematic assessment ensures that accessibility remains a priority in planning, maintenance, and improvements across the City's recreation system.



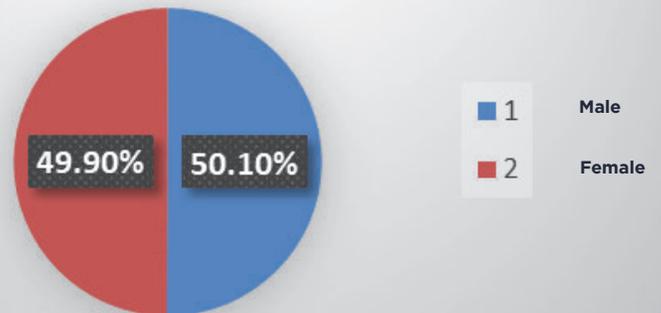
# 5. Population Characteristics

## City of Ludington: Population by Age



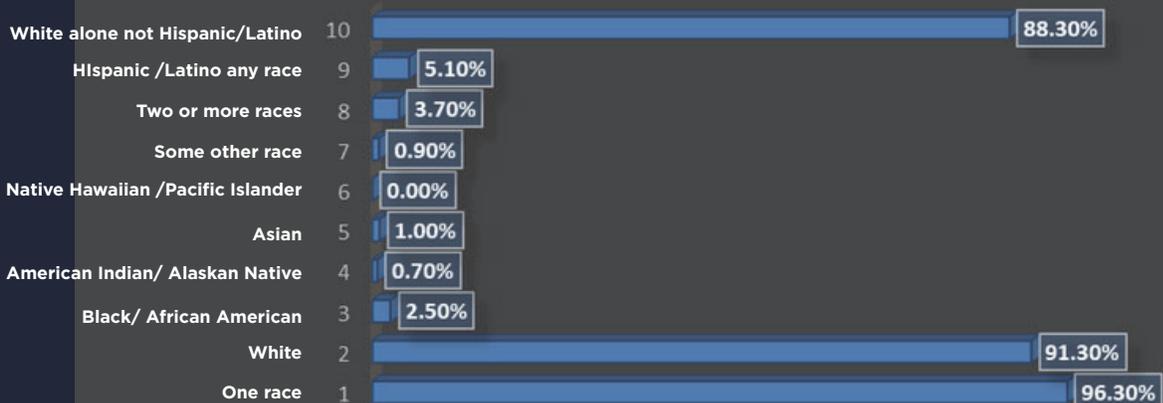
- 1 Under 5 years
- 2 5 - 17 years
- 3 18 - 24 years
- 4 25 - 44 years
- 5 45 - 55 years
- 6 55 - 64 years
- 7 65 - 74 years
- 8 75 years and over

## City of Ludington: Male to Female Ratio

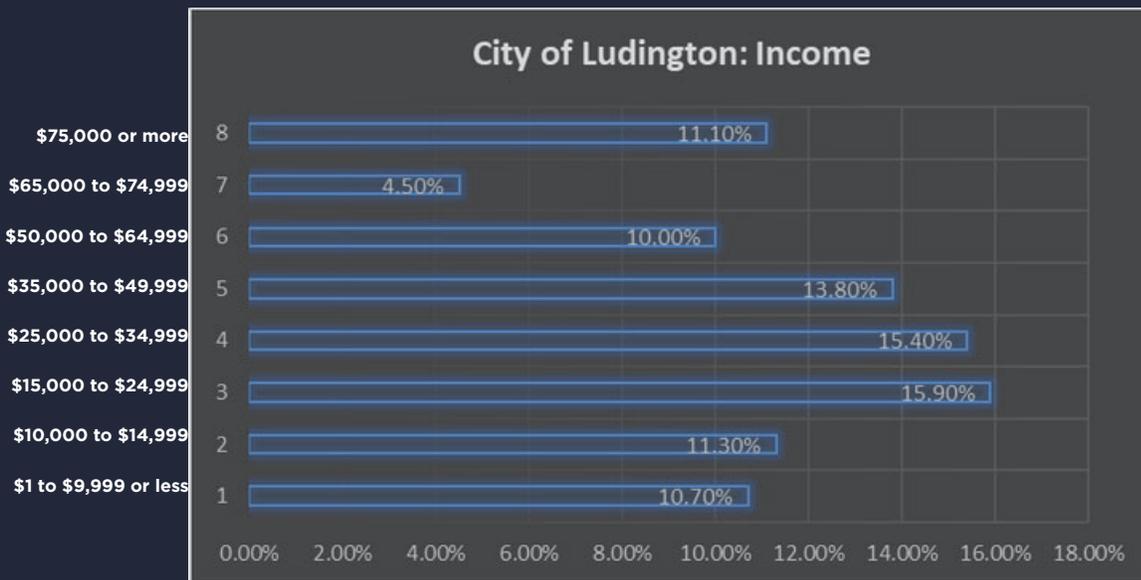
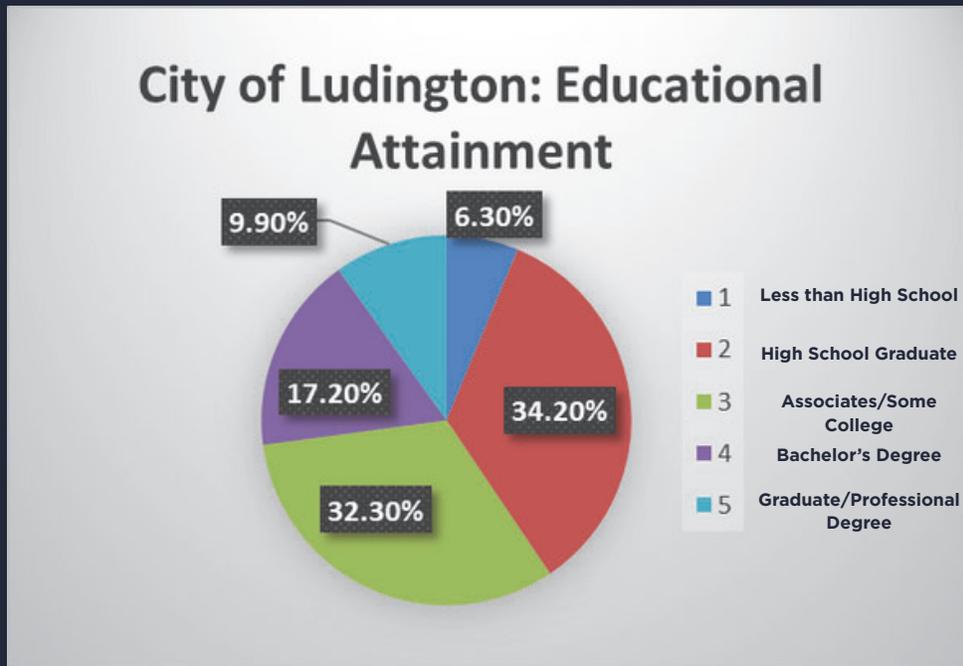


- 1 Male
- 2 Female

## CITY OF LUDINGTON: RACE



## 5. Population Characteristics cont.



## 6. Description of the Planning Process (Public Participation)

The development of the 2026–2030 City of Ludington Parks and Recreation Plan began with a comprehensive review of the City’s most recent Recreation Plan. This review was conducted by the Community Development Director and the City Council’s Cemetery, Parks, and Recreation Committee to evaluate progress on previously established goals and objectives.

The City’s Community Development Director, Heather L-V Tykoski, has served Ludington for more than 18 years and has successfully secured and implemented numerous grant programs based on goals identified in the 2005–2010, 2010–2015, and 2016–2020 Recreation Plans.

The Cemetery, Parks, and Recreation Committee is appointed annually by the Mayor and consists of City Council members with a demonstrated interest in recreational planning. The 2025 committee members included Councilor Cheri Stibitz, Councilor Tim Large, and Councilor Mike Shaw.

### Review of Prior Goals

The review confirmed that a significant number of prior goals were achieved. Notable accomplishments include:

- Replacement of docks C, D, E, and F at the Municipal Marina.
- Installation of fish coolers and facility upgrades at Harbor View Marina, the Municipal Marina, Copeyon Park, and the Loomis Street Boat Launch.
- Replacement of flotation on four finger piers of A Dock at Harbor View Marina.
- Construction of two new bathroom/shower facilities at Cartier Park.
- Playground equipment upgrades at Blodgett Park, Cartier Park, and Stearns Beach.

Goals not yet accomplished have been retained for reevaluation and possible inclusion in future projects.

- Construct fenced in concrete area around electrical unit at Municipal Marina.
- Purchase Kiosk for Copeyon Park.
- Repair docks at Copeyon Park.
- Install electric & water service on South end of campground-rustic sites.
- Install/construct new restroom building at Cartier Park
- Replace limestone surrounding Municipal Marina and Waterfront Park

### Public Input

Public participation played a critical role in shaping the plan. During the summer of 2025, an online community survey was conducted, generating 302 responses. The survey was promoted with signage in all City parks featuring QR codes linking directly to the survey. Additionally, members of the Friends of Ludington City Parks distributed business cards with QR code links at community events.

## **Stakeholder Engagement**

Input was also gathered from a broad range of boards and commissions, including:

- City Council
- City Department Heads
- Cemetery, Parks, and Recreation Committee
- Planning Commission
- Ludington Area Recreation Board
- Marina Board

The Community Development Department incorporated this feedback directly into the draft plan.

## **Draft Plan Review and Adoption**

The draft 2026–2030 Recreation Plan was released for the required 30-day public review period in November 2025, and made available on the City of Ludington website. City residents and stakeholders were encouraged to provide comments both online and during public meetings.

The draft plan was shared with the City Council’s Cemetery, Parks, Recreation, and Waterfront Committee for review. An open public hearing was held on \*\*\*, 2025, at 6:00 p.m. to collect additional comments. Following this process, the Ludington City Council adopted the plan on [insert date], 2025.

## **Distribution of the Final Plan**

Copies of the adopted Recreation Plan will be distributed to:

City Officials

Planning Commission

Marina Board

Ludington Recreation Board

West Michigan Regional Planning Commission

Mason County Parks and Recreation Commission

Pere Marquette and Hamlin Townships

Ludington Board of Education

County Board of Commissioners

## 7. Action Plan

To meet the objectives outlined in this plan, the City of Ludington will continue to collaborate with local, regional, and state partners, and will pursue grant funding and other opportunities to maximize investment in public recreation facilities and programs.

### Complete Streets & Active Transportation.

The City remains committed to promoting healthy lifestyles and expanding opportunities for active transportation. Streets scheduled for reconstruction will continue to be evaluated in the design phase to determine whether bicycle lanes, pedestrian enhancements, or other non-motorized facilities can be incorporated. Through education, collaboration, and consistent design standards, the City will support the Complete Streets program as a long-term framework for safe and accessible transportation for all users.

### Waterfront Master Plan & Stearns Park Recreation Area Plan

Maintaining open, public access to Ludington's waterfront remains a central goal. The Waterfront Master Plan ensures the waterfront remains accessible to the public while the Stearns Beach Recreation Area plan will guide phased improvements that enhance accessibility, protect natural resources, and sustain year-round use. Over the next five years, the City will pursue implementation of various elements and phases of this plan, supported by grant funding and strategic partnerships. These improvements will reinforce Stearns Beach Recreation Area as a community and regional destination while ensuring equitable access for all.

### Capital Improvements & Accessibility Upgrades

The Recreation Inventory identifies a range of capital needs across City parks and facilities. These include improvements to playgrounds, athletic fields, restrooms, trails, and natural areas. Many of these projects represent significant investments that will require detailed engineering, phased planning, and external funding sources. Accessibility will remain a guiding principle in every stage of project design and implementation. Ongoing collaboration with local disability advocates has been invaluable in shaping priorities and will continue to play an essential role in ensuring that all facilities meet or exceed ADA standards.

### Next Steps & Implementation

The City of Ludington will:

- Continue seeking funding through the Michigan Natural Resources Trust Fund (MNRTF), Land and Water Conservation Fund (LWCF), and other grant programs.
- Prioritize projects that advance the City's Master Plan goals, improve accessibility, and expand recreational opportunities for all ages and abilities.
- Work closely with community stakeholders and partner organizations to evaluate progress, adjust priorities as needed, and keep the public engaged in the planning and implementation process.

## **b.) Goals & Objectives**

In addition to the Action Program, the City of Ludington has the following overall goals for recreation opportunities in the City of Ludington.

1. Provide Safe areas for residents to engage in healthy behaviors
2. Promote healthy living by encouraging alternate forms of transportation
3. Provide increased opportunities for recreation
4. Preserve public access to the waterfront and natural areas.

In order to address these goals the City of Ludington has developed the following Objectives to measure the attainment of our goals.

1. Provide Safe areas for residents to engage in healthy behaviors (GOAL)
  - a. Renovation of Blodgett Park/ Stearns Beach Park. (OBJECTIVE)
    - i. More youth will be able to enjoy unstructured play in a safe setting with updated equipment. (OUTCOME)
    - ii. By actively engaging in recreation and outdoor play, youth will lower their risk of childhood obesity. (OUTCOME)
2. Provide Increased Opportunities for Recreation. (GOAL)
  - a. Provide support, and site for an accessible launch site with parking, accessible kayak launch, staging area, boat storage, and signage for Lake Michigan Access. (OBJECTIVE)
    - i. By providing the opportunity for the creation of an accessible launch site, citizens will increase recreation opportunities. (OUTCOME)
3. Preserve Public Access to the Waterfront and Natural Areas. (GOAL)
  - a. Continue to work towards the extension of the waterfront walkway path through Stearns Beach area, through the development of the west end of Ludington Avenue. (OBJECTIVE)
    - i. The Extension of the walkway will provide citizens a longer mutli-use pathway along the waterfront, thereby increasing the opportunity for physical activity. (OUTCOME)

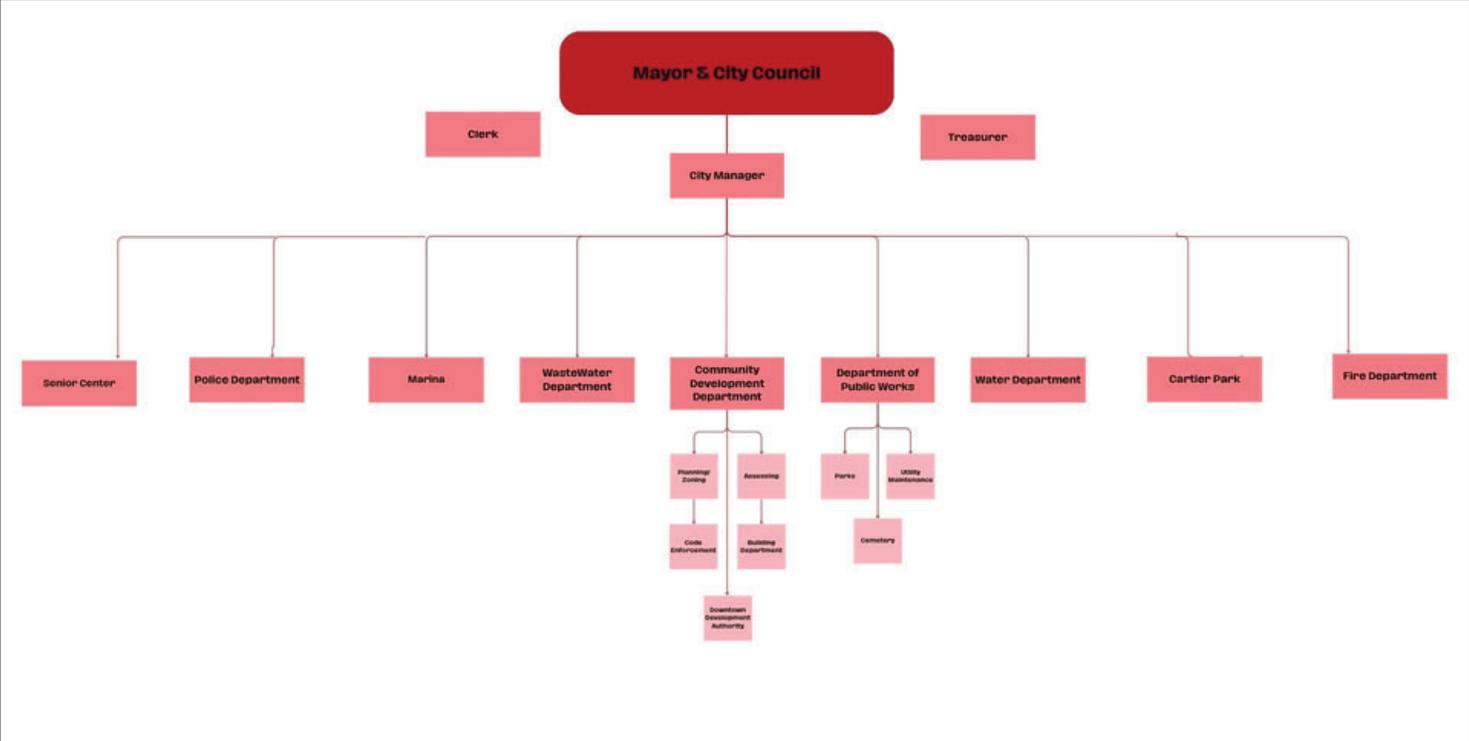
## 8. Capital Improvement Plan

Year	Acquisition/Improvement	Cost	Proposed Funding	Source
Ongoing	Acquire property/easements to complete Waterfront Walkway Loop as they become available	75,000	75,000	Any source
Ongoing	Increase the number of non-motorized connectors throughout the city in order to increase safe routes	Unknown	Unknown	USBR 35 & USBR 20 Grant Funds, Regional Trails Initiative funding initiative
2026-2030	Complete recommendations as outlined in the Waterfront Master Plan	Unknown	Unknown	Any Source
2028	Install Irrigation system at Loomis Street Park.	10,000.00	Unknown	Any Source
2028	Repair ramp at Copeyon Park.	100,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2027	Install sidewalk from parking lot to playground area at Copeyon Park	8,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2027	Install Irrigation system at Copeyon Park	20,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2029	Pave roads on east side of park & south road at Cartier Park	40,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2030	Rebuild docks at launching ramps- Copeyon and Loomis and Bayou	7,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2030	Replace cement ramp at Loomis Street	100,000.00	Unknown	State/Fed Grants Local funds/Private Donations
2030	City Ice Rink	250,000	Unknown	Any Source
2027	Repair and replace shuffleboard courts at Stearns Park	Unknown	Unknown	State/Fed Grants Local funds/Private Donations
2026– 2030	Create a trail/pathway system on M-116 from the Ludington State Park into the City of Ludington. Utilize proper surfacing, width, and signage.	Unknown	Unknown	Local/State/Private funds.
2026– 2030	Upgrade area parks (including, but not limited to, restrooms, sprinkling, equipment, etc.)	Unknown	Unknown	Unknown
2030	Rebuild South Concession stand and restrooms at Stearns Beach	Unknown	Unknown	State/Fed Grants Local funds/Private Donations

## 9. Supporting Documentation Attachments

1. Organizational Chart
2. Parks Ordinance
3. Early Input: Survey information
4. Notice of the Draft Plan for 30 Days of Public Comment
5. Notice of Public Hearing
6. Minutes from Public Hearing
7. Minutes from Meeting to Pass a Resolution of Adoption
8. Transmittal Letters to the County & Regional Planning Agencies
9. Harbor Improvement Plan
10. Maintenance Plan and Ongoing Park Needs

# Attachment 1: Organizational Chart



# Attachment 2: Parks & Recreation Ordinance

## Chapter 38

### PARKS AND RECREATION\*

\*Charter reference(s)--Parks generally, § 14.3.

Cross reference(s)--Environment, ch. 18; streets, sidewalks and other public places, ch. 46; waterways, ch. 66.

State law reference(s)--Authority to operate system of public recreation and playgrounds, MCL 123.51 et seq., MSA 5.2421 et seq.

#### ARTICLE I. IN GENERAL

Secs. 38-1--38-25. Reserved.

#### ARTICLE II. RECREATION BOARD\*

\*Cross reference(s)--Boards, commissions and authorities, § 2-31 et seq.

##### Sec. 38-26. Appointment.

A recreation board shall be appointed by the mayor, with the approval of the city council, to act in an advisory capacity in matters pertaining to the operation of the recreation department and recreational activities.

(Code 1984, § 3.33)

##### Sec. 38-27. Composition.

The recreation board shall consist of two members of the city council, one member of the Ludington Area School Board, four members at large with two recommendations for appointment reserved to the city and two recommendations for appointment reserved to the Ludington Area Schools, and one member appointed by each township that shall participate by paying the proportionate share of the cost of providing recreational services and programs to the residents of such township.

(Code 1984, § 3.34)

##### Sec. 38-28. Terms; compensation.

Terms of office for members of the recreation board shall be two years. Members appointed by a participating township shall serve terms of two years, but only during years when such township shall participate by paying the proportionate share of the cost of providing recreational services and programs to its residents. All members are to serve without compensation and may not be employees of the recreation department who work more than an average of 15 hours per week for the recreation department. However, any member who is an employee of the recreation department working less than 15 hours per week shall not take part in any discussions or vote upon any matter involving such member's employment or compensation, and shall disclose such employment to the board.

(Code 1984, § 3.35)

##### Sec. 38-29. Organization.

The members of the recreation board shall elect their own chairman, and the director of recreation shall be the board's secretary. The board shall also elect other necessary officers and shall have powers to adopt rules and regulations for the conduct of all business within the jurisdiction of the board. The board will meet at least twice annually: in May to review recreational programs, and in December to review the proposed annual operating budget.

(Code 1984, § 3.36)

##### Sec. 38-30. Department of recreation.

Under authority of Public Act No. 156 of 1917 (MCL 123.51 et seq., MSA 5.2421 et seq.) there shall be in the city and with the cooperation of the Ludington Area School District a department of recreation, the head of which shall be a part-time recreation director appointed by the Ludington Area School Board and approved by the mayor and city council.

(Code 1984, § 3.31)

##### Sec. 38-31. Departmental duties.

It shall be the duty of the department of recreation to operate a system of public recreation suitable to the needs of the city, including to the extent deemed necessary the supervision and maintenance of playgrounds, playfields, gymnasiums, swimming pools, indoor recreation centers, winter sports areas, etc. The department of recreation shall have power to expend for this purpose any funds appropriated for recreation by the city council or the board of education and any funds donated or bequeathed for recreation purposes by private individuals or organizations or other sources.

(Code 1984, § 3.32)

##### Sec. 38-32. Policy and intent.

It is declared to be the policy and intent of the city council and the Ludington Area School District to conduct wholesome and constructive forms of recreation activities to employ the leisure time of adults and children on a nonpromotional basis, emphasizing the desire of the Ludington Area School Board and the city council to optimize programs for youth under the age of 18 years.

(Code 1984, § 3.38)

**Sec. 38-33. Recreation fund.**

There shall be a recreation fund under the control and custody of the city treasurer, and there shall be deposited therein all funds, fees, charges, money in the hands of or allocated to recreation within the city. Such fund shall be established and maintained by annual appropriation of the city; voluntary donations, gifts and bequests; and the entire revenue derived from the operation of the recreation system.

(Code 1984, § 3.37)

Secs. 38-34--38-60. Reserved.

**ARTICLE III. PARK REGULATIONS**

**DIVISION 1. GENERALLY**

**Sec. 38-61. Purpose.**

The purpose of this article is to regulate the use of parks, beaches and recreational areas in the city, either owned by or maintained by the city, in order that all residents and their guests may enjoy and make use of such parks, beaches and recreational areas and to protect the rights of those owning property adjacent to such parks.

(Code 1984, § 3.1)

**Sec. 38-62. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director, director of recreation, city director or city director of recreation means the city manager or designee.

Park means any public park, beach, recreational area, playground area, building or facility thereon, within the city, owned by the city or maintained by the city, whether entirely or partially in conjunction with any other municipal unit of government, school authority or private owner, whether or not such area has been formally dedicated to such purpose.

(Code 1984, § 3.2)

Cross reference(s)--Definitions generally, § 1-2.

**Sec. 38-63. Authority to make rules.**

The director of recreation shall have power to make additional rules and regulations pertaining to the conduct and use of the parks and playgrounds as are necessary to administer the parks and playgrounds and protect public property and in the interests of safety, health, morals and welfare of the public. Such rules and regulations shall be effective for not to exceed 30 days without the approval of the city council.

(Code 1984, § 3.17)

**Sec. 38-64. Trespass on City Park at night; effect of street closing.**

(a) No person shall occupy, use, loiter in or trespass in or upon that certain park located on lots four, five, six and seven, block 29 and the entire block 33 of the original plat of the village, now the city, between the hours of 10:00 p.m. and 6:00 a.m. daily, without the written consent of the city manager.

(b) During such periods as Lewis Street, between block 29 and block 33, as stated in subsection (a) of this section, shall be closed by order of the chief of police or city manager, such street shall be included as part of the park, and all of the park regulations adopted shall be applicable to such area.

(Code 1984, § 3.16)

**Sec. 38-65. Ejection for violation.**

Any person found violating any section of this article shall either be arrested or ejected from the park or have his permit confiscated and park privileges suspended for a period to be determined by the director.

(Code 1984, § 3.18)

**Sec. 38-66. Vehicles.**

All applicable state and city vehicle and traffic control statutes and ordinances shall continue in full force and effect in any park, and in addition thereto the following shall apply:

(1) No person shall operate a vehicle in a park except upon designated paved or improved park roads or driveways, unless directed by law enforcement officers or by official signs or markings.

(2) No person shall operate a vehicle in a park in such a way that traffic is obstructed.

(3) No person shall operate a vehicle within a park in excess of 15 miles per hour, except those roads or driveways where official signs or markings designate a different speed limit.

(4) No person shall park a vehicle other than in areas designated for parking that type of vehicle unless directed to do otherwise by a law enforcement officer. Parking shall conform to officially posted signs or markings unless other instructions are given by a law enforcement officer.

(5) No vehicle shall be left parked on park property after park closing hours without a permit being obtained from the park attendant or law enforcement officer.

(6) Overnight parking in any park where so posted is prohibited.

(Code 1984, § 3.3)

Cross reference(s)--Traffic and vehicles, ch. 58.

**Sec. 38-67. Buildings and other property.**

No person shall in any city park do or cause to be done any of the following without first obtaining a permit from the director:

- (1) Willfully mark, deface or injure in any manner or displace, remove or tamper with any park building, bridge, table, bench, fireplace, railing, paving or paving materials, water line or other public utility or parts thereof, park sign or marking whether temporary or permanent, monument, stake, post or other structure or equipment, facility or park property of any kind.
  - (2) Willfully dig, cut, move or remove from any park or park area any sand, wood, turf, grass, gravel, shrub or other material or make any excavation by hand, tool, equipment, blasting or any other means.
  - (3) Construct or erect any building or structure of any kind, whether permanently or temporarily, or run or string any public utility into, upon or across a park.
  - (4) Obstruct any walk or drive in any public park or playground.
- (Code 1984, § 3.4)

**Sec. 38-68. Trees, shrubbery, lawns.**

No person shall in any city park do or cause to be done any of the following without first obtaining a permit from the director:

- (1) Willfully pick, saw, chop, cut, carve, remove or injure any flowers, seeds, blooms, bark, branches, twigs or leaves of any tree, plant, shrub, vine, bush or any other vegetation.
  - (2) Willfully drive any nail or staple or attach or fasten any wire, rope or other device to any tree or plant or tie or hitch any animal to any tree or plant.
  - (3) Willfully dig in or disturb any grass areas, or in any way injure or impair the natural beauty or usefulness of any park area.
  - (4) Willfully climb any tree, or walk, stand or sit upon any monument, vase, fountain, railing, fence or any other park property not designated or normally used for such purposes.
- (Code 1984, § 3.5)

**Sec. 38-69. Sanitation.**

No person shall in any city park do or cause to be done any of the following:

- (1) Willfully throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream or other body of water in or adjacent to any park any substance, matter or thing, liquid or solid, which will or may result in the pollution of such waters.
  - (2) Willfully bring in or dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse or other trash; but the person shall place such in the proper receptacles when these are provided. When receptacles are not so provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence, and properly disposed of elsewhere.
  - (3) No garbage or refuse or other trash as enumerated in subsection (2) of this section shall be brought into a park except as residue of food stuffs or liquid refreshment consumed upon the park premises.
- (Code 1984, § 3.6)

**Sec. 38-70. Swimming.**

In any city park, no person shall:

- (1) Swim, bathe or wade in any public water or waterway in or adjacent to the city, except in such areas as may be designated for that purpose by the director of recreation. Such designated areas shall be conspicuously posted or otherwise designated by the city.
  - (2) Enter into any swimming pool attired in other than bathing apparel in violation of any regulation of the state or county health agency or the city director of recreation.
- (Code 1984, § 3.7)

**Sec. 38-71. Weapons and explosives.**

No person except a law enforcement officer shall bring onto park property or have in his possession on park property any firearm or ammunition; any explosive, dynamite cap, fireworks, airgun, pellet gun, or any device by means of which a projectile can be propelled; any incendiary bomb or material; any smoke or stink bomb; any tear gas or other disabling chemical or agent; any inflammable liquid except fuel in a fuel tank of a vehicle, vessel, camp stove or camp heater; any lighter fluid or starter fluid expressly manufactured for lighting charcoal or other cooking fuel, but no more than one quart of such, which shall be kept in its original container. In approved camping areas an amount of fuel not to exceed one gallon in a closed container may be in the possession of a registered camper for a lantern, camp stove or heater other than that contained in the unit's fuel tank.

(Code 1984, § 3.8)

**Sec. 38-72. Camping.**

- (a) No person shall utilize any public park or any parking lot or parking area adjacent thereto as a sleeping place or overnight parking place or overnight camping place, except in designated camping grounds and then subject to the regulations of the camping grounds.
- (b) No person shall kindle or build fires in any park except in fireplaces or stoves provided for that purpose or in portable camp stoves. Upon leaving such fire, the person last using it shall have the duty to see that the fire is extinguished.

(Code 1984, § 3.9)

**Sec. 38-73. Animals and pets.**

No domestic animals or pets shall be permitted upon the beach or in Stearns Park. This section does not apply to guide dogs or service dogs if failure to allow such dog on the beach or in the park would constitute an offense under section 502c of the Michigan Penal Code (MCL 750.502c, MSA 28.770(7/8)).

(Code 1984, § 3.10)

**Sec. 38-74. Possession or consumption of alcoholic beverages.**

(a) No person shall bring into or consume alcoholic beverages in a park except beer and wine; provided, however, no beer, wine or other alcoholic beverage may be consumed at Oriole Field or any other athletic diamond, tennis court or other area designated or used for active athletic competition.

(b) Except as provided in section 38-75, no alcoholic beverage shall be sold in any park.

(c) The use of alcoholic beverages, beer, wine or liquor in any park, beach, recreational area or in any parking lot adjacent to these areas may be suspended by the mayor for periods not to exceed 72 hours. Extensions of such restrictions upon the use of alcoholic beverages in excess of 72 hours shall require approval by the city council at a regular or special meeting. In the absence of the mayor, such authority shall be vested in the mayor pro-tem or city manager.

(d) The use or possession, whether in an open or closed container, of alcoholic beverages of any kind is hereby prohibited in such areas on any beach, or in any park or recreational area, or in any parking lot or parking area adjacent to any beach, park or recreation area where notice of such restriction is posted at such area, between the hours of 9:00 p.m. and 7:00 a.m. in the city.

(e) No person shall bring into, be in possession of or consume any beer, wine or other alcoholic beverages in Cartier Park during the following periods of time:

(1) From 12:00 noon on Friday through 5:00 p.m. on Monday of Memorial Day weekend.

(2) From 12:00 noon on June 29 through 5:00 p.m. July 9.

(3) From 12:00 noon on Friday through 5:00 p.m. on Sunday on the weekends on which the Gus Macker Tournament is held in the city.

(4) From 12:00 noon on Friday through 5:00 p.m. on Monday of Labor Day weekend.

Cartier Park shall mean that property lying south of Lincoln Lake, east of M-116, north of the city cemetery and west of Rath Avenue.

(Code 1984, § 3.11; Ord. No. 1001, § 1, 8-24-1998)

**Sec. 38-75. Sale of alcoholic beverages.**

Beer, including draft beer, wine and wine coolers, may be sold in a city park by bona fide nonprofit organizations only in accordance with the following conditions and requirements:

(1) Such nonprofit organization shall obtain all necessary licenses for the sale of such alcoholic beverages.

(2) No sale of alcoholic beverages shall be permitted unless food is sold or provided in connection with the sale of such alcoholic beverages.

(3) Such sale of alcoholic beverages shall be allowed only when done for the purpose of raising funds for recognized and regularly conducted special events open to the general public in the city, and conducted in the city, such as the Fourth of July Freedom Festival, Lakestride Marathon, or similar events.

(4) Such organizations shall provide general liability insurance in an amount of not less than \$1,000,000.00, naming the city as an additional insured.

(5) Such sale of alcoholic beverages may take place only between the hours of 12:30 p.m. and 8:30 p.m.

(6) Such nonprofit organizations shall provide the city with assurances of adequate security and adequate regulation of such sale of alcoholic beverages to ensure compliance with all applicable laws.

(7) All other sections of this article, including but not limited to the requirement of obtaining a permit, shall be complied with by such nonprofit organization.

(8) The city manager may deny a requested permit where, in the reasonable judgment of the city manager, the sale of such alcoholic beverages would be inconsistent with the use of a park by the general public.

(Code 1984, § 3.19)

**Sec. 38-76. Noise.**

The playing of any radio, phonograph, tape player, compact disc player, television, musical instrument or any device producing amplified sound on any beach, park, recreation area or in any parking lot or parking area adjacent to any beach, park or recreation area in a manner in which it is audible from a distance of ten feet, between the hours of 10:00 p.m. and 7:00 a.m. within the city, is prohibited. During all other hours such radio, phonograph, tape player, compact disc player, television, musical instrument or device producing amplified sound shall be limited to those with built-in speakers and exterior speakers, and any such device producing amplified sound is expressly prohibited, except when used in conjunction with an event or activity for which a permit has been granted by the city manager pursuant to division 2 of this article. Nothing in this section shall be deemed to permit what is prohibited by any other ordinance or law, including but not limited to those offenses described in chapter 34.

(Code 1984, § 3.12)

Cross reference(s)--Motor vehicle noise, § 58-91 et seq.

**Secs. 38-77--38-105. Reserved.**

## **DIVISION 2. ACTIVITY PERMIT**

### **Sec. 38-106. Required.**

In addition to any other section of this article requiring a permit prior to engaging in a given activity, no person in a park shall conduct, operate, manage or take part in any of the following activities unless a permit is obtained prior to the start of the activity:

- (1) Any picnic, outing or gathering sponsored by any person and composed of 30 or more persons.
- (2) Any contest, performance, play, motion picture, fair, musical event or similar event, except events organized by the recreation department.
- (3) Any public meeting, assembly or parade.
- (4) Any use of any park facility by a person or group of persons to the exclusion of others.

(Code 1984, § 3.13)

### **Sec. 38-107. Application.**

A person seeking a permit required by this division shall file an application with the city manager setting forth the following:

- (1) The name, address and telephone number of the person applying.
- (2) The nature of the use sought.
- (3) The day and hour for which the permit is desired.
- (4) The park or portion desired to be used.
- (5) The estimate of anticipated attendance.
- (6) Any other information required by the city manager. Applications must be filed not less than seven days or more than nine months before the date of the proposed use.

(Code 1984, § 3.14)

### **Sec. 38-108. Standards for issuance.**

(a) The city manager shall issue a permit required by this division unless he finds that:

- (1) The proposed activity or use of the park will unreasonably interfere with or detract from the general public use and enjoyment of the park;
- (2) The proposed activity or use of the park will unreasonably interfere with or detract from the public health, safety or welfare;

(3) The conduct of the proposed activity or use is reasonably likely to result in violence to persons or property resulting in serious harm to the public;

(4) The proposed activity or use will entail an extraordinary expense or operation by the city; or

(5) The facilities desired have been reserved for another activity or use at the day and hour requested in the application.

(b) The city manager may impose reasonable conditions or restrictions on the granting of a permit, including but not limited to any of the following:

(1) Restrictions on fires; fireworks; amplified sound; use of alcoholic beverages; dancing; sports; use of animals, equipment, or vehicles; the number of persons to be present; the location of any bandstand or stage; or any other use which appears likely to create a risk of unreasonable harm to the use and enjoyment of the park by others or of damage to park property.

(2) A requirement, upon request, that the applicant post a reasonable deposit of security for the repair of any damage to park property or the cost of cleanup or both.

(3) A requirement that the applicant pay a reasonable fee to defray the cost of furnishing adequate security forces by the department at the proposed use or activity.

(4) A requirement that the permittee furnish additional sanitary and refuse facilities that might be reasonably necessary, based on the use or activity for which the permit is being sought.

(c) Permits shall not be transferable without the written consent of the city manager.

(d) Within a reasonable time after receipt of an application, the city manager shall apprise an applicant in writing of his reasons for refusing a permit or of any conditions attached to the issuance of a permit. Any aggrieved person shall have the right to appeal in writing to the city's parks and recreation committee, who shall consider the application under the standards set forth in subsection (a) of this section and sustain or overrule the city manager's decision.

(a) of this section and sustain or overrule the city manager's decision.

(Code 1984, § 3.15)

# Attachment 3: Early Input

In the summer of 2025, the City of Ludington conducted a comprehensive online survey to gather public feedback on park usage, interactions, and suggestions for improvements or additions to its parks. The survey was promoted through local events and yard signs placed in all city parks, directing residents to the online platform. From June to September, a total of 302 responses were collected. In addition to the survey, the city organized several public meetings to further engage the community and encourage open dialogue about park enhancements and additions.

# In-Person Public Round Table Discussion Notes

## **Cartier Park : July 16- 9:30am**

Present: Patrick O'Hare, Heather Tykoski, Jennifer Christensen, Kathy Winczewski, Mike Shaw, Introductions and a brief overview of the plan, and Friends of the Ludington City Parks was given.

Ideas/Discussion:

- Roads as additional pathways through the park- additional trails are of interest
- Canoe/kayak launch
- Benches throughout -off paved trails, etc. Rules on bench sponsorships/plaques, etc.
- Fishing Piers: accessibility/floats/benches...
- Fish Cleaning-research surrounding areas- possibly remove all fish cleaning
- Look into basketball courts
- Invasive Species management: develop a management plan, national volunteer service groups for state parks
- More interpretive signage- develop an interpretive signage campaign
- Create a signage standard for all parks
- Possible small vessel launch at or near the eastern most fishing pier
- Pave Bryant Road parking lot

## **Waterfront Park: July 29 7:00pm**

Present: Patrick O'Hare, Heather Tykoski

Ideas/Discussion:

- Surfacing for playground like what is at the State Park
- Canopy tops for the seated areas that used to have sails-add real tops
- Sounds equipment (new) for the Amphitheatre
- Should all public parks have a flag

## **Stearns Park : July 29 4:00pm**

Present: Patrick O'Hare, Heather Tykoski, Kaitlyn Aldrich, Karen Freiderickson, Patti Jordan Smith Introductions and a brief overview of the plan, and Friends of the Ludington City Parks was given.

Ideas/Discussion:

- Need to revisit the Stearns Park development plan and phases.
- Research the feasibility of additional pickleball courts/ facilities in Ludington
- There was a lot of discussion on pickleball the inadequacy of the current courts to player ratios.
- Pickleball as an economic driver was discussed

## **Copeyon Park: July 31 4:00pm**

Present: Patrick O'Hare, Heather Tykoski, Mark Barnett, Mike Shaw, Cheri Stibitz, Chuck Sobanski Introductions and a brief overview of the plan, and Friends of the Ludington City Parks was given.

Ideas/Discussion:

- Accessibility to get into the park
- Rating/standards for restroom buildings, parking lots (classify assets) -asset depreciation schedule
- Kayak launch
- Expanded playground
- Additional Picnic Area
- 6th & Lincoln was the old Skate Park
- N of baseball field property is possible for pickleball courts
- Benches around splashpad

- More playground equipment
- More/continuation of rock on waterfront to the fishing pier to fight erosion
- Walkway into park
- Walkway by rocks at waters edge: is the walking path near condos visible
- Promote walkways/connection to all parks
- Advertise Copeyon more
- Replace trees
- Bathrooms closer to the playground/park area
- Garbage can by splashpad for diapers, etc.
- Concrete pad to water for ice shanty launching
- Kayak launch (\$45,000 for State Park)
- Mini Gazebo's/ smaller shade structures
- Accessibility -in the park-increase walkways-playground more accessible

### **Rotary Park: August 4 4:00pm**

Present: Patrick O'Hare, Heather Tykoski, Linda O'Brien, Dale Horowski, Deb Kinard, Tim Large, John Terzano, Don Dunlap, Gene Olson, Scott Silver, Barb Silver, Ed Lefler

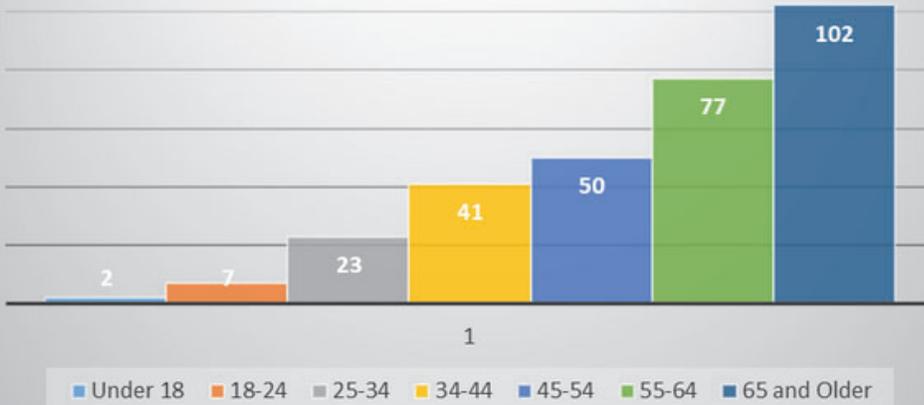
Introductions and a brief overview of the plan, and Friends of the Ludington City Parks was given.

Ideas/Discussion:

- Likes the park as it is: it is quiet, some people play football, is concerned about Suds on the Shore
- Loves the park being utilized: is not a fan of Suds on the Shore, wants the park utilized for family functions; not alcohol events.
- Wants a sidewalk to extend to Gaylord from the fountain area and down ramps on all sidewalks
- Wanted to know who was in charge of the fountain area & repainting it(bottom of fountain) base.
- Christmas would be beautiful park for decorations
- Would like a wall/fence higher to block Houe of Flavors
- The band shell is a project Rotary is looking at updating
- Keep the nostalgia- not all new- keep and update the old
- Trash cans in the park are non-existent. There are only 3 near the band shell. The park has a lot of picknickers
- Porta Potty's are lined by NBHD houses – can we get porta potty's mandated to be picked up earlier after events. Art fair is not as much of an issue as they do not have as many & are picked up earlier.
- Dog bags in parks- none at Rotary park. Is there a fine for not picking up dog poop. Is there a fine for leaving dogs in cars?
- Benches- sponsor a bench idea
- Water bottle filling station
- No mirror in the bathrooms
- A couple concrete chess/checker boards
- Suds on the Shore should be @ West End. Blessing of the Boats was successful there.
- Can some parks be no alcohol events
- Accessible picnic tables
- Handicap access/parking
- Curb/Driveway access in front of the pavilion for bands/Handicap access
- Need more trees in City Park – need next generation of trees when old trees die out.
- Little enhancements-paint
- Other Parks Ideas:
  - o Stearns park – steel guard rails near playground- need something different to block the area
  - o Phases of Stearns beach development- relook at these.
  - o East side of the Marina- why are there no fishing signs

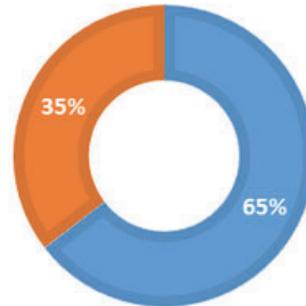
# Online Survey Responses

## Age of Respondents



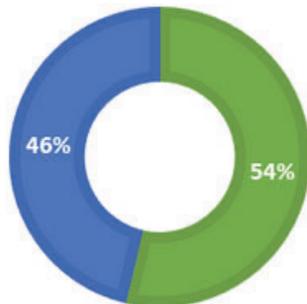
## ARE YOU A RESIDENT OF THE CITY OF LUDINGTON?

■ Yes ■ No

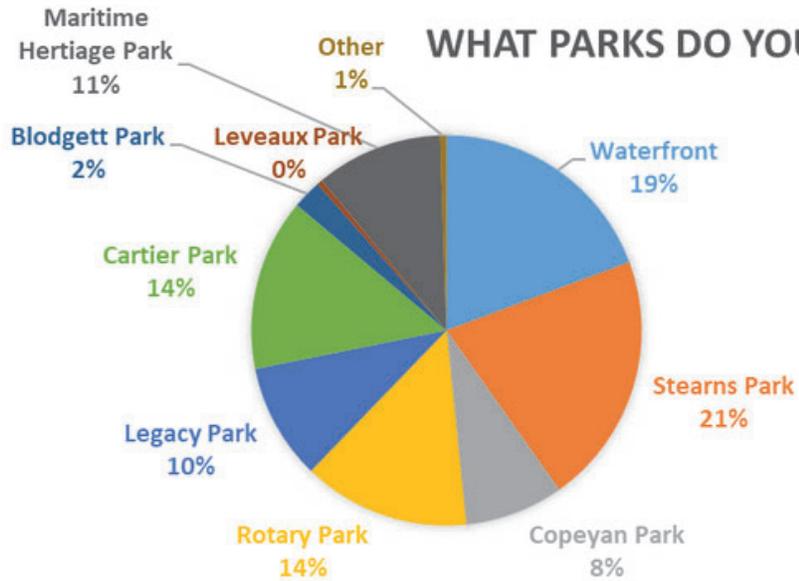


## DO YOU OWN PROPERTY IN THE CITY OF LUDINGTON?

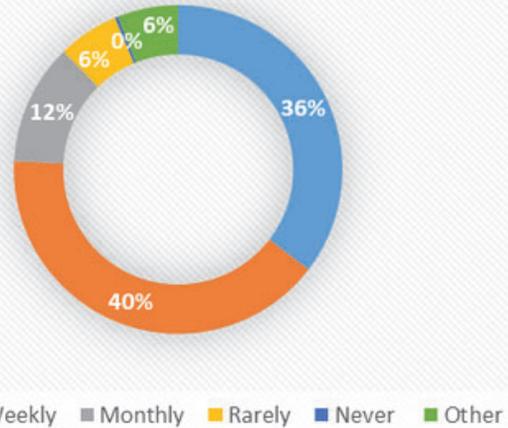
■ Yes ■ No



## WHAT PARKS DO YOU USE?

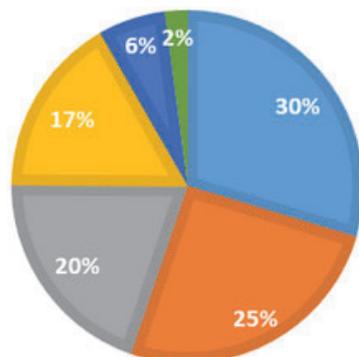


## How Often Do You Use A City Park?



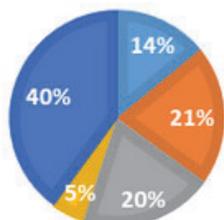
## HOW/WHY DO YOU USE THE CITY OF LUDINGTON PARKS?

■ Relaxation ■ Exercise ■ Events ■ Social/Group Gatherings ■ Fishing ■ Other



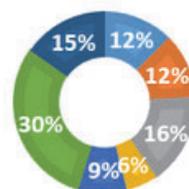
## WHICH FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED AT WATERFRONT PARK?

- Playground
- Picnic Area
- Other: Explain in Comments
- I Do Not Use This Park
- The Park is Fine the Way it is.

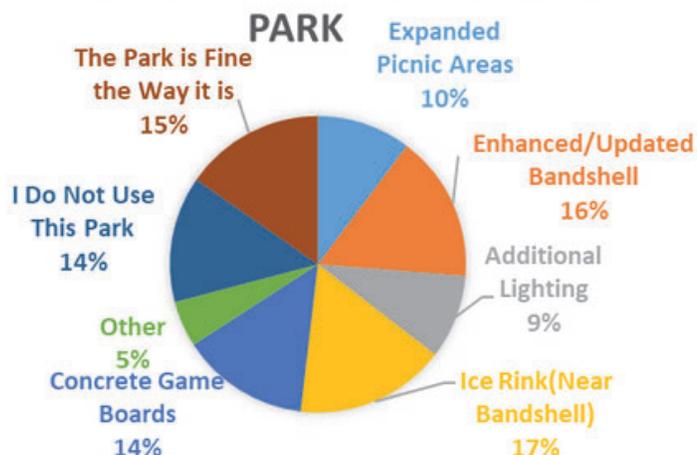


## WHICH FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO COPEYON PARK?

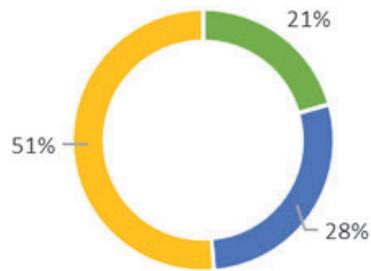
- Playground Expansion
- Additional Picnic Area
- Kayak Launch
- Showers added to bathroom
- Other
- I do not use this park
- The Park is Fine the Way it is.



## WHICH FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO ROTARY PARK



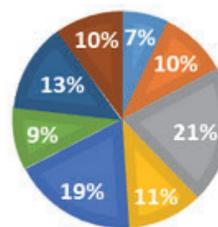
## Which Features Would You Like To See Enhanced or Added to Legacy Plaza?



- Automated Doors On Restrooms
- I Do Not Use This Park
- The Park Is Fine The Way it is

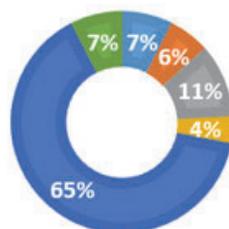
## WHICH FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO CARTIER PARK?

- Playgrounds
- Picnic Areas
- Walking Trails
- Fishing Dock
- Kayak Launch
- Other
- I Do Not Use This Park
- The Park Is Fine The Way it is



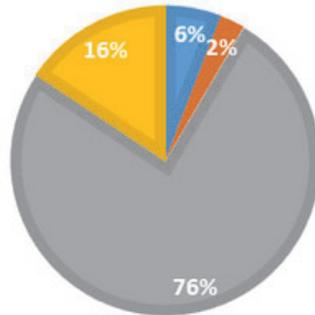
## WHAT FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO BLODGETT PARK?

- Playgrounds
- Picnic Areas
- Small Pavillion
- Other
- I Do Not Use This Park
- The Park Is Fine The Way it is



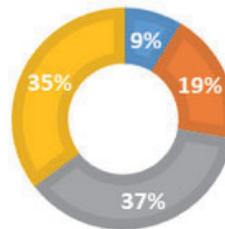
### WHAT FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO LEVEAUX PARK?

- Concrete Game Boards
- Other
- I Do Not Use This Park
- The Park Is Fine The Way it is



### WHAT FEATURES WOULD YOU LIKE TO SEE ENHANCED OR ADDED TO MARITIME HERITAGE PARK?

- Concrete Game Boards
- Other
- I Do Not Use This Park
- The Park Is Fine The Way it is



# Attachment 4: Notice of the Draft Plan for 30 Days of Public Comment

The screenshot shows the City of Ludington website's news section. The header includes navigation links for Government, Services, Business, and How Do I... The left sidebar lists various city services like Agendas and Meeting Minutes, Community Voice, Current Projects, Non-Regularly Scheduled Meetings, and Weather Forecast. The main content area features a news article titled "Recreation Plan 30- Day Public Review Period" posted on November 3, 2025. The article includes a sub-header "Ludington's Recreation Future!" and a detailed announcement about the draft 2026-2030 City of Ludington Recreation Plan. It mentions that the Michigan Department of Natural Resources (MDNR) requires a 30-day public review period. The article lists three key goals: enhancing parks, strengthening connections between public spaces, and aligning with MDNR guidelines. It provides a link to the full draft and instructions on how to provide public comment via email or at City Council meetings. A right sidebar contains a Module Search box, RSS and Notify Me tools, and a Categories list.

**City of Ludington Home Page News**  
Posted on: November 3, 2025

## Recreation Plan 30- Day Public Review Period

**Ludington's Recreation Future!**

The draft 2026–2030 City of Ludington Recreation Plan is hot off the press and ready for public review!

As part of the process, the Michigan Department of Natural Resources (MDNR) requires a 30-day public review period, giving everyone a chance to check out what's planned for our parks before the final version is adopted.

Take a stroll through the future of our parks, trails, open spaces, and recreation amenities. This five-year roadmap dives into:

- Enhancing and maintaining our parks and recreation assets across the city.
- Strengthening connections between public spaces, natural areas, and community life.
- Aligning our goals with the Michigan Department of Natural Resources's (MDNR) guidelines so we stay eligible for key grant opportunities.

You can view the full draft here: <https://www.ludington.mi.us/404/Recreation-Plan>

If you have comments, you can:

- Email your thoughts to [htykoski@ci.ludington.mi.us](mailto:htykoski@ci.ludington.mi.us)
- Or share your ideas during public comment at any City Council meeting in the next 30 days.

Thanks to everyone helping us plan for a more vibrant, inclusive, and fun recreation future in Ludington!

The screenshot shows a Facebook post from the City of Ludington Government, dated November 3. The post content is identical to the website news article, including the title "Ludington's Recreation Future!", the announcement about the draft 2026-2030 City of Ludington Recreation Plan, the 30-day public review period, the three key goals, the link to the full draft, and the instructions for public comment. The post includes a profile picture of the city, a verified badge, and a three-dot menu icon. At the bottom of the post, there is a link to the official website: "LUDINGTON.MI.US Recreation Plan | Ludington, MI - Official Website The City of Ludington 5 Year Recreation Plan".

**City of Ludington Government** ✓  
November 3 · 🌐

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LUDINGTON.MI.US  
**Recreation Plan | Ludington, MI - Official Website**  
The City of Ludington 5 Year Recreation Plan

## Page Two

www.ludingtondailynews.com  
Check every day for the latest updates and extra content you'll find only on our site.



From Monday's E-Edition

### Joyful & snowy holiday welcome



Over 100 members of the Ludington High School choir with soloists, accompanied other members of the Christmas Eve in the Plaza Ensemble, the Ludington Five Center for the Arts Youth Choir sang a 90-hour under the pavilion. More photos on [E2](#).

### Glowing again

#### Volunteers rally to rebuild Ludington light display

LIGHTS IN THE CITY — After a week of snow, the Ludington Five Center for the Arts Festival of Lights on Monday night was a sight to behold. The display, which was damaged by the snow, was rebuilt by a group of volunteers. The display features a large Christmas tree in the center, surrounded by various light displays. The display was rebuilt by a group of volunteers, including members of the Ludington High School choir and the Ludington Five Center for the Arts Youth Choir. The display was rebuilt by a group of volunteers, including members of the Ludington High School choir and the Ludington Five Center for the Arts Youth Choir. The display was rebuilt by a group of volunteers, including members of the Ludington High School choir and the Ludington Five Center for the Arts Youth Choir.

### Public comments let officials know what residents are thinking, study says



Public comments let officials know what residents are thinking, study says. The study found that public comments are a valuable tool for officials to understand the needs and concerns of the community. Public comments can help officials make better decisions and improve the quality of their work. Public comments can also help officials build trust and rapport with the community. Public comments can be a powerful way for residents to voice their opinions and influence the decisions of their government.

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## Ludington Daily News

Translate to



### NOTICE OF PUBLIC HEARING CITY OF LUDINGTON

City of Ludington will hold a public hearing Monday, December 8, 2025 at the regular meeting of the City Council at the Municipal Complex, 400 S. Harrison St., Ludington at 6:00 p.m.

Purpose of the public hearing is to obtain citizen's views on the Five-Year Community Recreation Plan. The City of Ludington is required to have a Five-Year Community Recreation Plan in place in order to be eligible for certain grant funds.

Heather L-V Tykoski  
Community Development Director  
City of Ludington

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**Mason County Chapter of Veterans Affairs**  
Connecting Mason County Veterans with the benefits they have earned through their service to our nation.  
Join Today - Contact: (304) 261-1111

**THIS AD FOR SALE!**  
More than 100 of adults have a positive attitude. It's not just a job, it's a passion. Call today to learn more.  
Call: (304) 261-1111

**WORLD'S FINEST SERVICE**  
The City of Ludington will hold a public hearing Monday, December 8, 2025 at the regular meeting of the City Council at the Municipal Complex, 400 S. Harrison St., Ludington at 6:00 p.m.

# Attachment 6: Minutes of Public Hearing



Ludington City, Michigan | Documents-On-Demand

In an attempt to better serve the residents of Ludington, we have created a searching tool that will allow you to view...

documents-on-demand.com

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December 8, 2025

Regular meeting of the Ludington City Council held in the Council Chambers of the Municipal Building on Monday, December 8, 2025 at 6:00 p.m.

Present: His Honor Mayor Mark Bassett and Councilors John Ternano, John Krenshick, Kathy Wisniewski, Tim Lange, Cheri Sibbald (arrived at 6:47 p.m.), Mike Shaw and Jack Balger. Absent: Councilor John Ternano who was excused.

Also present were City Manager Kellyn Adams, Police Chief Chris Jones, City Attorney Ross Hammerstein, City Treasurer Renee Callahan, and City Clerk Deborah Lusk.

Invocation was provided by Pastor Kenneth Williamson, Our Savior Lutheran Church.

Pledge to the Flag was given.

The meeting was opened for public comment.

Gene Kops, 304 E Court St, Senior Citizens Advisory Board, spoke on senior center volunteers and the public and professional expertise they provide. He provided examples of necessary work provided by seniors. These examples include the Light House Keepers who logged 560 volunteer hours valued at \$14,772, the Ludington Vision Information Center with 700 senior volunteer hours valued at \$21,070, and the Ludington Senior Center with 1,644 senior volunteer hours valued at \$40,238. Women Who Cares was established in Mason County by two senior women and to date has contributed \$262,902 to nonprofits in Mason County. Men Who Care established a senior man and to date has contributed \$12,490 to nonprofits in Mason County.

David Jensen, 503 N Lavinia St, referenced several biblical passages. He listed several verses of desired peace and content for justice and freedom.

Tim Ratts, 3rd Ward, spoke on the resolution before council to raise rental fees. Resolution for raising rental registration fees by 40% and set final rental fees and fees on hotels, motels and bed and breakfasts who currently are excluded from rental registration program. He commented on the long history of raising rental fees when they agree to a hike lease. He finished his comments with the building of content and taking country into them from the owner.

Janette Giffels, who spoke on behalf of her mother Mary Overstreet and sister Jacqueline Overstreet, owners of long-term rental properties in downtown Ludington, commented that they strongly oppose the rental registration hike. She noted that they were blindsided by this action before council tonight and set aside more of a rent hike before the council meeting. She stated that there is no information on why such an increase is necessary and what additional services are they receiving for this increase. She also noted that her mother and sister have paid more money into the city. She stated that the proposed fee increase for the city's housing crisis and will make a loss. She asked city council to vote on this proposal.

Tom Berger, Fluorview Apartments, stated the average net charge at Fluorview is 23% a month, with the Michigan state average being 11.6%. He is thinking about adding a fee to his building an additional 96 units. He stated that the proposed increase in registration and inspection fees will result in an increase from 18.30 per unit per year to 27.9 per unit per year or an 89% increase. Raising costs will fall on the tenants. He asked city council to vote on the proposal.

John Rogers, who represents the 36 tenants who reside at 306 N Washington Fluorview Apartments. He stated that in the future where there are proposals that would increase these types of costs to control the owners or landlords of these properties to buy. He provided a history of the purchase of Fluorview Apartments from 2013 to the present. He asked council to explore how the city can justify charging \$7,000 registration for each year when there has been no change in the number of units. He thinks of the city as a partner, but he stated that he is not the one paying the costs to take money from their tenants. He asked council to vote on this proposal.

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Rob Nelson explained that his brother and he own Washington Ave Apartments where there are currently 35 units which are almost 60 years old. He stated that these apartments are affordable and are units that people need. He stated that he pays \$1,458 and the proposed fee will increase by \$2,741 for a total of \$4,200. He would like to see a different way to handle providing affordable housing to people who are not paying fees.

Melissa Buggs, 412 W Loomis, stated that she was surprised by the change to the plan that had been presented at the November 18th Building & Licensing Committee meeting, where fees were initially proposed. She provided her experience with managing apartments. She stated that the increase for long-term rentals from every three years to annually is a huge burden. She stated council by proposing that decision on the fee increase but the landlords together to discuss this proposal. She stated that the initial model inspection program has improved the property conditions of rentals, but this new proposal is "no search fee" without enough information to show why these expenses are rising so fast. She asked that council work with the landlords to make this a more affordable arrangement program.

Kirk Chavala, 505 N William St, stated that he had three rental homes at the time the initial rental inspection program was initiated and the cost of the program was too high for him to add the proposal to Ludington. He asked council to think about the fact that the people renting these properties are just minimum wage when they are asked their decision on the increase in fees.

After no further comments were received, the regular order of business was resumed.

His Honor Mayor Bassett asked for the removal from agenda of item 108.1 P.O.A. Appeal 2025-120-25-4452 Michael Kalkbrenner as the reporter has been withdrawn by the reporter and item 10.2.2.2 City Manager's Employment Agreement. Moved by Councilor Wisniewski, seconded by Councilor Lange, to approve the council agenda as amended (December 24, 2025 Regular Meeting Minutes, Council Session Meeting Minutes, Payment of Bills in the amount of \$531,379.79, and the consent agenda, as amended). Motion Carried.

Krist Zimmerman, Economic Development Director with Chamber Alliance of Mason County, presented information on the Mason County Multi-Use Trails and was available to answer questions.

### Mason County Multi-Use Trails A RESOLUTION SUPPORTING THE VISION OF MASON COUNTY MULTI-USE TRAILS

Whereas, the Chamber Alliance of Mason County, with funding assistance from The Community Foundation for Mason County and the Michigan Trails and Greenway Alliance, is a group of county organizations, in 2024 and 2025 to advance the vision of a Shovel-to-Spoon Trail (identified in the 2020 Vision Quest Trail System Plan) and the 2024 West Michigan Regional Trails Master Plan in Mason County.

Whereas, the result of the effort in the 2025 Mason County Development Plan that defines a regionally coordinated network of multi-use trails that will serve the residents of Mason County and draw people from other counties to visit and enjoy the county.

Whereas, the City of Ludington recognizes that it is the best interest of the county as a whole to work together to continue to move forward with developing multi-use trails in the county.

Whereas, the city is establishing multi-use trails, promoting the trails, and branding the trails. Whereas, the city is working with other agencies and organizations in the county.

NOW, THEREFORE, BE IT RESOLVED, that the City of Ludington hereby endorse the vision for Mason County Multi-Use Trails and the use of its name and logo including its endorsement in Mason County Multi-Use Trails planning and promotional materials.

Moved by Councilor Shaw, seconded by Councilor Balger, to adopt the Resolution Supporting the Vision of the Mason County Multi-Use Trails. Motion Carried.

Heather Tykocik, Community Development Director, presented the 5 Year Park & Recreation Plan and was available to answer questions. She explained that with the assistance by Friends of Ludington City Parks they had

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public meetings in the parks and presented an online survey to gather information for the proposed plan. Long-range planning was also included. The meeting was open to the public for their comments.

Annette Quinn, 4th Ward, commented on a discrepancy in the recreation plan five years ago about the Senior Center. She stated that there is a discrepancy in the available space being 2,000 square feet. She noted that 17) of the building is used for storage and is not available space. She then noted that the Center includes a library, but it is a library that acts as a "reading library". She invited council to join the seniors at the Senior Center as they can be what is actually done at the Senior Center.

Motion Carried by Councilor Wisniewski seconded by Councilor Krenshick, to close the public hearing. Motion Carried.

After no further comments were received the regular order of business was resumed.

Finance and Personnel Committee: No report at this time.

ORDINANCE NO. 579-25

An Ordinance to Approve a Contract, Agreement of Lease, THE CITY OF LUDINGTON ORDINANCES:

Section 1: APPROVAL. Pursuant to Section 8.01 of the Charter of the City of Ludington, the City Council hereby approves the City Manager and City Clerk to sign the Property Showers 60-Month Lease Section 2: Severability. Should any provision of this ordinance or any part thereof be held unconstitutional or invalid, such holding shall not be construed as affecting the validity of any of the remaining provisions hereof or of any other provision of the City Code.

Section 3: Repeal. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: Effective date. This ordinance shall be effective 20 days after publication.

Moved by Councilor Wisniewski, seconded by Councilor Balger, to adopt Ordinance No. 579-25. Roll Call: Ayes: Councilors Sibbald, Shaw, Krenshick, Balger, Lange, and Wisniewski. Nays: None. Absent: Councilor Ternano. Motion Carried.

Ordinance No. 580-25, an ordinance to Amend Ordinance No. 51-24 the Ordinance Establishing the Compensation of the City Treasurer commencing January 1, 2026, in the amount of \$84,100 was presented for the first reading.

Ordinance No. 581-25, an ordinance to Amend Ordinance No. 53-24 the Ordinance Establishing the Compensation of the City Treasurer commencing January 1, 2026, in the amount of \$84,100 was presented for the first reading.

Ordinance Nos. 582-25 and 581-25 shall be presented for adoption on 12/22/25 and are available for public inspection in the City Clerk's office during regular business hours.

Building & Licensing Committee: No report at this time.

RESOLUTION ESTABLISHING FEES AND CHARGES FOR THE CITY OF LUDINGTON

WHEREAS, it is necessary from time to time to establish fees and charges that relate to covering the costs associated with various programs and services rendered by the City; and

WHEREAS, the fees and charges set forth in Exhibit 1, attached hereto and made part hereof, have been found to be based upon the actual costs of performing the administration of such programs and services;

NOW, THEREFORE, BE IT RESOLVED BY THE LUDINGTON CITY COUNCIL, AS FOLLOWS:

The fees and charges shown in Exhibit 1, attached hereto and incorporated herein by reference shall be in

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force and effect January 1, 2026 for the City of Ludington.

Community Development Director Tykocik provided an overview of the rental inspection program complete with the history behind the fees and was available to answer questions. She stated that in 2016 the rental program began and the council stated that the rental inspection program was not pay for itself. As the budget was prepared for 2026, the rental inspection program was going to \$124,175 in the net and the council did not want this program subsidized by the General Fund. There has been no increase in fees since the inception of the program in 2016. The three rental units were valued at \$124,175 in the net and no increase is required. Other fees are included on the list of fees being requested for approval tonight as these fees are yearly fees that need to be set, and these yearly fees can be incorporated into the long-term rental registration and inspection fees and would like more time to review these fees and not to meet and hear from the landlords to see what the city's landlords can do to make this program better for all of them. The Building Inspector only inspects a percentage of units every three years. Inspections are not carried out every year. Heather Tykocik stated that when other units are built, the city will look at making another inspection if this program is to work. Registration is a yearly registration, and inspections are two or three years depending on the type of facility. Moved by Councilor Shaw, seconded by Councilor Krenshick, to take this resolution to allow for time to review these fees and not to meet and hear from the landlords to see what the city's landlords can do to make this program better for all of them. Councilor Wisniewski questioned the A. frame section of the fees being proposed and asked if a fee would be assessed for a temporary A frame sign. Heather Tykocik explained that there are no fees proposed for the temporary signs but rather these fees are assessed to the long-term placement of a A frame sign. Councilor Wisniewski also asked about signage for signs that are temporary. There are no fees for these temporary signs. Councilor Wisniewski stated she would like to listen to the landlords regarding the rental registration fee increase. She also asked if there was an increase in the cost of the fee increase and if that would be passed on to the tenants to review and gather information. Councilor Krenshick explained that there has been 18 years of an increase in the cost of the fee increase and the cost of the fee increase will increase a significant amount in costs. The second issue in registration and inspection program which will cause a significant increase in costs. Councilor Krenshick suggested that based on his past experience with safety inspections OSHA has different categories of facilities that are inspected. That is to note that star ratings are assigned on the other due to that work bringing themselves up to a higher standard and maintaining that standard. It is possible to reallocate some of the inspection fees if inspected facilities who have been inspected over the past ten years to more than be inspected every six years, while those who have failed are inspected more regularly. Councilor Lange opposed the tabling of this motion. Motion Carried.

Public Safety Public Utilities Committee: No report and no action items at this time. The next meeting will be Wednesday, December 17 at 4 p.m.

Community and Parks: Councilor Sibbald explained that Andy Skinner, LACA, came to commission a couple of years ago to ask for the placement of art in the park. Council agreed at that time to allow Andy Skinner to place three pieces in the park. He has now come back with the commission with a request to place three pieces of art in the park. The Community and Parks Committee was with the request to place an additional three pieces of art in the park. Councilor Wisniewski stated that she would like to see the city bring the three pieces of art in the park as the cost like the overall nature of Carver Park to be restored. Councilor Lange stated that he would like to maintain the three-piece limit of art in the park. Councilor Sibbald stated that she appreciates the art but suggested they change the pieces of art regularly. Councilor Krenshick explained that his comments on the art feasibility and possibility like to have five pieces. City Manager Sibbald stated that she appreciates the art but when the city and she supports nature and art. There are ways to limit nature and art to coincide and maybe come with policies on how to do this. The city should establish what the city's vision is on nature and art. After Councilor Krenshick stated that there is no reason to change the number of pieces of art but to retain the three pieces of art does require a motion be carried to this. Councilor Sibbald stated that the art at Carver Park has been restored already and he is afraid that it would be fine to keep out the three pieces of art every 6 months, and all use are more on this way. Councilor Sibbald thanked all for the discussion.

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City Councilor Wisniewski asked Office with Councilors will continue into 2026. January 8th will be the first Office with the Councilors at 10:00 a.m. and the next meeting in 2026 will be noon at 4:30 p.m.

City Manager: No report at this time.

City Attorney Hammerstein explained the POA Appeal submitted by Terry Green for the limits of the Green territory. He explained that the POA Appeal was submitted by Terry Green on November 1, 2025 and was received by the City's response and cost estimate were submitted by Terry Green, and a 5 Year Appeal was presented from Terry Green to the city. The appeal request by Terry Green was asking for volunteers records from 1960 to the present. The City Clerk was asked to provide a time estimate on the responsive materials with the last time placed on the cost estimate sheet. The POA fees were calculated and discussed. Terry Green believes the fees were set for the fee under the city's public. City Attorney Hammerstein is reporting that under A.C.T. 1268A, the City Clerk was asked to provide a time estimate on the responsive materials with the last time placed on the cost estimate sheet. The POA fees were calculated and discussed. 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# Attachment 8: Transmittal Letters



MARK BARNETT, MAYOR  
KATHLYN ALDRICH, CITY MANAGER  
DEBORAH LUBISH, CITY CLERK  
RENEE CATHAMER, CITY TREASURER

## CITY OF LUDINGTON

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
WWW.LUDINGTONMI.GOV

November 4, 2025

Mason County Board of Commissioners  
Kaitlyn Szczyпка  
Mason County Courthouse  
Ludington, MI 49431

Dear Ms. Szczyпка:

Enclosed is a copy of the City of Ludington's Recreation Plan for January 2026 through December 2030. This plan has been written by the Community Development Department with the cooperation of various interested parties and organizations.

If you have any questions regarding this plan or comments on the content please contact me at 231-845-6237 or htykoski@ci.ludington.mi.us.

Sincerely,

Heather L-V Tykoski  
Community Development Director

*On the Shores of Lake Michigan*



MARK BARNETT, MAYOR  
KATHLYN ALDRICH, CITY MANAGER  
DEBORAH LUBISH, CITY CLERK  
RENEE CATHAMER, CITY TREASURER

## CITY OF LUDINGTON

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
WWW.LUDINGTONMI.GOV

November 4, 2025

WEST MICHIGAN SHORELINE  
REGIONAL DEVELOPMENT COMMISSION  
316 Morris Avenue  
Suite 340  
Muskegon, Michigan 49440

Dear Ms. Kuhn:

Enclosed is a copy of the City of Ludington's Recreation Plan for January 2026 through December 2030. This plan has been written by the Community Development Department with the cooperation of various interested parties and organizations.

If you have any questions regarding this plan or comments on the content please contact me at 231-845-6237 or htykoski@ci.ludington.mi.us.

Sincerely,

Heather L-V Tykoski  
Community Development Director

*On the Shores of Lake Michigan*

# Attachment 9: HARBOR IMPROVEMENT PLAN

## Ludington Municipal Marina

### Accessibility Assessment=3

#### Park Type: Community Park

Ludington Municipal Marina is located on the north side of the channel that connects Lake Michigan to Pere Marquette Lake. It is within two blocks of the central business district. The marina construction was completed in 1979 through funding from the Michigan State Waterways Commission, Upper Great Lakes Regional Commission, Land and Water Conservation Funds, Department of Natural Resources and local revenue bonds, at an approximate cost of \$2.1 million. As a result of this grant participation, the Waterways Commission sets slip rates and designation guidelines annually.

The marina facility has a capacity of 152 slips, a service building with fish cleaning facilities, gas docks, pump out station, restrooms and showers, a day room, laundry facilities, boardwalk, picnic shelter and playground area. In 2004, the boardwalk was replaced and new benches and lighting were added.

With the opening of Harbor View Marina in the spring of 1999, some changes have taken place at the Municipal Marina. The number of seasonal slip holders has decreased and the aim is towards encouraging transient boaters to stop in Ludington. In 2010, the City of Ludington completed a new transient dock along the north wall of the marina in order to increase transient slip traffic and availability. The project was partially funded with a MDNR Waterways grant.

#### Size of Facility:

- 88 Number of transient slips
- 87 Number of seasonal slips
- 92 boaters are on a combined waiting list for the Municipal Marina and Harbor View.
- No boaters are turned away

#### ADA Accessibility:

- The 900' Broadside Dockage meets all current ADA guidelines.
- By ADA standards, the clear width of a door opening must be a minimum of 32 inches and a maximum of 48 inches: current door openings are 36" and meet the standard.
- In addition, the area is flat with proper ramping, meeting ADA guidelines.

#### Site Development Plan: Ludington Municipal Marina

- Repair docks A & B
- Upgrade electrical systems on A & B dock
- Interior Building Renovations
- Camera/Security System Installation
- Repair/Replace Gas Dock on A Dock

- New roof on gas dock building
- New doors on gas dock building
- Replace furnace in east bathroom building
- Add central air in both bathroom buildings
- Replace tile in west bathroom building
- Turn William Street from Loomis to Filer into one way parking

**Marketing, Events, and Partnerships:**

- Partner with Offshore Classic and Boat show events.
- Annual Marina fishing tournament with Harbor View Marina
- Advertising in the Ludington Destination Guide
- Web and Facebook presence

**Current Dredging Needs:**

- Dredging according to best practices;
- 5-year cycles
- 5,560 cubic yards per permit allowance
- Dredge material is disposed of on City property approved in the permit

**Annual Maintenance Schedule:**

- A & B annual Dock Maintenance \$9000.00

Minor or Small-Scale Infrastructure replacement schedule:

**Minor or Small-Scale Infrastructure replacement schedule:**

<b>ITEM</b>	<b>YEAR COST</b>
Interior Building Renovations	2027 \$100,000.00
Camera/Security System Installation	2026 \$50,000.00
Replace furnace in east bathroom building	2027 \$50,000.00
Add central air in both bathroom buildings	2030 \$100,000.00
Rebuild A & B Fingers (2)	Yearly \$20,000.00
Replace Tile in West Bathroom	2028 \$10,000.00
	<b>TOTAL: \$409,000.00</b>

**Large Scale Maintenance and Replacement Schedule:**

**ITEM YEAR COST**

A Dock Replacement	2027 \$500,000.00
B Dock Replacement	2029 \$500,000.00
Gas DockRepair/Replacement	2028 \$450,000.00
Turn William St(Loomis to Filer) into one way parking	2030 \$300,000.00
Upgrade electrical systems on A & B dock	2029 \$300,000.00
	<b>TOTAL: \$2,050,000.00</b>

## **Harbor View Marina**

### **Accessibility Assessment=3**

#### **Park Type: Recreational Harbor**

Harbor View Marina is located at 400 South Rath, Ludington, Michigan 49431. The 176-slip marina was completed in 1999 on 28 acres adjacent to Pere Marquette Lake. The Marina includes the 7,100 sf marina services building and swimming pool, the 230sf gas attendant building, the fish cleaning station, picnic area, 160 slip marina facility, fuel pier, and parking areas. In 2020, the City of Ludington took over managing operations of this facility.

The facility was constructed with the use of Michigan State Waterway's funds and private developers' funds. The facility was leased to a private developer for a twenty-five-year period and is now under the management of the City of Ludington. Amenities include a great room, laundry facilities, bathroom/shower facilities, pool, hot tub, exercise room, meeting rooms and a library.

#### **Size of Facility:**

- 88 Number of transient slips
- 88 Number of seasonal slips
- 92 boaters are on a combined waiting list for the Municipal Marina and Harbor View.
- No boaters are turned away

#### **ADA Accessibility:**

- Dockage meets all current ADA guidelines.
- By ADA standards, the clear width of a door opening must be a minimum of 32 inches and a maximum of 48 inches: current door openings are 36" and meet the standard.
- In addition, the area is flat with proper ramping, meeting ADA guidelines.

#### **Site Development Plan: Harbor View Marina**

- Dock House Upgrades
- Interior Building Upgrades
- Replace floatation on 4 finger piers A dock
- Camera/Security System Installation
- Replace B Dock
- Replace C Dock
- Replace D Dock
- And other repairs as referenced in the HARBORVIEW MARINA Facility Assessment and Future Development Recommendations January 26, 2020

**Marketing, Events, and Partnerships:**

- Partner with Offshore Classic and Boat show events.
- Annual Marina fishing tournament with Ludington Municipal Marina
- Advertising in the Ludington Destination Guide
- Web and Facebook presence

**Current Dredging Needs:**

- There are no dredging needs at Harbor View Marina

**Annual Maintenance Schedule:**

- Annual Dock Maintenance \$20,000.00

**MINOR OR SMALL SCALL INFRASTRUCTURE REPLACEMENT SCHEDULE**

<b>ITEM</b>	<b>YEAR COST</b>
Annual electrical inspection	2026 \$5,000.00
Seal Coating and striping	2027 \$10,000.00
Annual electrical inspection	2027 \$5,000.00
Annual electrical inspection	2028 \$5,000.00
Annual electrical inspection	2029 \$5,000.00
Annual electrical inspection	2030 \$5,000.00
Dock House Upgrades	2027 \$10,000.00
Interior Renovations	2028 \$50,000.00
Camera/Security Upgrades	2026 \$50,000.00
	<b>TOTAL: \$145,000.00</b>

**LARGE SCALE MAINTENANCE AND DOCK REPLACEMENT SCHEDULE**

Replace B dock	2028 \$1,200,000.00
Replace C dock	2029 \$1,200,000.00
Replace D dock	2030 \$1,200,000.00
	<b>TOTAL: \$3,600,000.00</b>

# Attachment 10: Maintenance Plan and Ongoing Needs

## CITY OF LUDINGTON ANNUAL ONGOING PARKS & GROUNDS MAINTENANCE SCHEDULE

### ONGOING:

Maintain public bathrooms  
Maintain drinking fountains  
Determine overall placement of trash cans in public areas and trash removal schedule.  
Create and maintain consistent signage throughout all parks  
Determine possible ways to increase indoor and outdoor recreation  
Clean sand at Stearns w/beach cleaner (summer)  
Water Flower Baskets (Downtown)  
Special Events (All Parks)  
Mowing and Weed removal

### WINTER MONTHS

#### **JANUARY**

Remove and/or trim trees within City right-of-way  
Special Events  
    Brrewfest

#### **FEBRUARY**

Remove and/or trim trees within City right-of-way

#### **MARCH**

Remove and/or trim trees within City right-of-way  
Check Loomis St. Boat Ramps for dredging.  
Pick up Flower Baskets  
Special Events  
    St Patrick's Day

### SPRING MONTHS

#### **APRIL**

Yard waste pick up begins  
Begin removing snow fence & start cleaning beach  
Stake locations for replacement trees  
Start getting ready to "OPEN" boat ramps:  
Put docks in  
Install Lights on rock piles – Loomis St. Boat Ramps  
Put out benches and garbage barrels downtown  
Fill tree wells and berms with wood chips downtown  
Install Nostalgia signs  
    Prepare for Special Events  
    Lake Jump  
    Easter Egg Hunt

#### **MAY**

Put out: Picnic tables, grills, playground equipment, barrels, curb stops etc.  
Replace USA flags  
Petunia planting in right of way  
Install life rings @ Stearns Park  
Hang State Flags  
Hang flower baskets  
    Prepare for Special Events  
    Petunia Parade  
    Carferry Maiden Voyage  
Open Fish cleaning stations  
Install parking Kiosk at Loomis Boat Ramps  
Turn on water to Splash pad  
Fish waste removal (year round)

**SUMMER MONTHS**

**JUNE**

- Prepare parks for Special Events
  - Gus Macker
  - Lakestride Marathon
  - Love Ludington Weekend
- Fish waste removal (year round)

**JULY**

- Prepare for Special Events
  - West Shore Art League Fine Arts & Crafts Show – around 4th of July
  - Jaycee Freedom Festival – July 4th
  - Off Shore Fishing Tournament
- Fish waste removal (year round)

**AUGUST**

- Prepare for Special Events
  - Gold Coast Festival
  - Downtown Sidewalk Sales
  - Suds on the Shore
  - Movies in the Park – Install movie screen
- Complete Tree removal/trim list
- Complete Annual Aerial inspection
- Fish waste removal

**FALL/ WINTER MONTHS**

**SEPTEMBER**

- Remove movie screen from City Park
- After Labor Day begin installing snow fence at various locations
- Take down State flags
- Take down flower baskets
- Turn off water to Splash pad

**OCTOBER**

- End of month – put away Picnic tables, grills, playground equipment, barrels, DDA banners, benches
- CLOSE fish cleaning stations – turn water off
- Remove parking Kiosk
- Check Christmas Decoration electrical outlets
- Remove Nostalgia Signs
- Install signs at each entrance of the Walkway Loop “Walk At Own Risk...”
- Remove Life Rings at Stearns Park
- Remove Martin House and Banners at City Marina
- Special Events
  - Oktoberfest

**NOVEMBER**

- Off street parking goes into effect
- First Saturday – last day for Convenience Center
- PULL DOCKS – Loomis, Copeyon, & Cartier Park – End of month
- Take batteries & solar Panels out of rock piles – Loomis Street Boat Ramps
- Remove flag at Loomis Street Boat Ramps for the winter
- Last Monday – yard waste pickup ends
- Special Events

- Holiday Parade

**DECEMBER**

- Application for MDOT Annual Permit
- Motor Pool inventory list – parts room
- Special Events
  - New Years Eve Ball Drop

2026 Boat Ramps Yearly Maintenance		2026 Parks Yearly Maintenance	
Salaries & Wages	12,000.00	Salaries & Wages	162,000.00
Salaries & Wages - Part Time	5,000.00	Salaries & Wages - Part Time	16,400.00
Fringe Benefits	9,500.00	Fringe Benefits	121,300.00
Operating Expenses	31,700.00	Operating Expenses	138,700.00
Contractual Expenses	28,700.00	Contractual Expenses	88,400.00
Utilities	13,400.00	Utilities	103,900.00
Repairs, Main & Supplies	4,000.00	Repairs, Main & Supplies	38,900.00

# Attachment 10 cont. : Future Planning

## Future Planning & Considerations

The following items represent planning priorities, operational needs, multi-jurisdictional coordination opportunities, and capital investments the City should evaluate over the next five years. These items are intended to guide decision-making, budgeting, and collaboration. Each item requires analysis, feasibility review, and discussion before any project can be pursued.

### 1. Future Planning

These items represent planning, research, policy development, and long-term strategy work needed to support the City's recreation system.

#### Park Identity & Aesthetics

- Create a comprehensive signage plan for all parks and facilities, establishing a consistent look, color scheme, and identifiable standards across the system.
- Develop park themes for each park to strengthen park identity and support consistent design and programming.
- Evaluate opportunities for additional shade in park areas. Work with the Tree Advisory Committee to identify appropriate shade tree plantings and long-term canopy planning.

#### Dog-Friendly Planning

- Research the potential location and feasibility of a dog park in the 4th Ward or elsewhere as appropriate.
- Review and revise dog policies in parks.
- Explore dog watering station options for parks where suitable.

#### Recreation Opportunities

- Explore expanded adult recreation programming opportunities.
- Research indoor recreation options for winter, including partnerships and shared-use spaces.
- Promote and enhance winter outdoor recreation opportunities and facilities throughout the City.
- Explore paddleboard, kayak, and other equipment rental options at select parks.
- Look into additional accessibility features at all parks to ensure inclusion for all users.

#### Mobility & Micro-Mobility

- Address the use and regulation of e-bikes, scooters, and coaster-type devices in parks, on pathways, and on downtown sidewalks and plazas.

#### Water & Amenities

- Expand drinking fountain availability where feasible.
- Evaluate trash can and refuse pickup needs across all parks, including number, placement, and seasonal adjustments.

#### Playground & Facility Planning

- Create a multi-year plan for the maintenance, upgrading, and replacement of playground equipment in all City parks.

### 2. Multi-Jurisdictional Collaboration

A number of regional recreation needs and facilities will benefit from shared planning and partnerships.

- During public input sessions, the community expressed a need for more pickleball courts. The City is exploring collaboration with other jurisdictions to potentially meet this need.
- Continue partnerships with the Friends of Ludington City Parks to support projects identified in this plan.
- Participate actively in regional recreation planning, including winter recreation, facility sharing, and joint programming opportunities.

# Attachment 10 cont. : Future Planning

## 3. Operational Improvements

These ongoing, systemwide considerations support effective daily park management.

### Restrooms & Facilities

- Continually look for ways to increase and maintain public restroom facilities throughout the system.

### Trash & Waste Management

- Evaluate the number, placement, and type of trash cans and recycling receptacles in all parks.
- Review timing of placement and pickup schedules to improve efficiency.

### Signage

- Conduct a citywide signage audit to determine standards for positive/educational signage and enforcement signage.

### Recreation Communication

- Establish and distribute annual recreation reminders using multiple communication channels.

### Dog-Friendly Community Integration

- Identify ways to become a more dog-friendly community while enforcing City ordinances to ensure safety and quality park conditions.

### Shade Planning

- Develop a multi-year shade plan, including shade tree plantings and alternative shade structures.

## 4. Capital Projects

### Small-Scale Capital Projects

(All items require feasibility review and analysis before they can be pursued.)

#### Senior Center

- Refinish cabinets
- Replace refrigerator and stove used for cooking programs
- Replace two pool tables

#### Stearns Beach

- Add beach mobility chairs, track chairs, and other accessible beach mobility devices
- Replace and lengthen beach walkways over sand as needed

#### All Parks (as appropriate)

- Enhance and/or repair playgrounds at Stearns, Waterfront, Copeyon, and Blodgett Parks
- Add additional basketball courts where appropriate
- Add adult swings in select parks
- Install fitness/exercise equipment in suitable locations
- Evaluate opportunities for additional American flag placements
- Expand availability of bike racks
- Evaluate and replace/expand picnic tables, grills, and seating options where needed
- Expand drinking fountain availability where feasible

## Conclusion

These planning, operational, collaborative, and capital considerations form the foundation for informed decision-making over the next five years. Together, they guide the city in maintaining, enhancing, and expanding recreational opportunities for residents and visitors, ensuring that Ludington's parks and facilities continue to thrive and serve the community well into the future.



# 2026-2030

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