



CITY OF LUDINGTON 2020 YEAR END REPORT

Building

Planning/Zoning

Rental

Code
Enforcement

Submitted by:
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Planning/Zoning Administrator

BUILDING DEPARTMENT

The building department had a 52.7% decrease in construction value in 2020. There were 172 permits issued with a total of 5.1 million dollars in construction cost. Fees in the amount of \$27,188 were collected.

2020 Construction Project Highlights:

•	910 N. Washington Ave. Pineview Apts.	\$1,500,000
•	211 S. Lakeshore Dr. Single-Family Home	600,000
•	100 N. James St. Legacy Park	475,000
•	414 N. Park St. Single-Family Home	350,000

There were 282 building inspections made in 2020 and 30 certificates of occupancy issued.

The following is a breakdown of the permits issued:

	COST	FEES
Commercial Add/Alter/Repair	493,450	3,177
Commercial/ New Building	250,000	1,318
Commercial/Utility	475,000	1,833
Demolition/Moving	21,700	490
Garages/ Attached/Detached	360,558	3,077
Industrial/Add/Alter/Repair	30,000	292
Industrial New Building	0	0
Residential foundation	0	0
Residential/Add/Alter/Repair	849,854	8,390
Residential/Modular foundation	0	0
Residential/Multi-family	1,500,000	4,492
Residential/Two-family	0	0
Residential/Single-family	980,000	3,013
Signs/ New/Replace/Repair	45,241	500
Zoning Permits	<u>112,714</u>	<u>605</u>
TOTALS	\$5,118,517	\$27,187

CONSTRUCTION COST COMPARISON

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	% CHANGE
CATEGORY											2019- 2020
COMMERCIAL	2,578,670	13,474,117	1,421,864	3,922,825	1,435,186	3,303,977	8,328,876	6,680,482	3,087,235	1,218,450	-60.53%
INDUSTRIAL	624,000	40,000	355,000	0	796,000	99,000	260,000	0	1,925,000	30,000	-98.44%
RESIDENTIAL	1,180,194	2,351,095	1,653,942	1,726,106	2,041,684	2,779,693	4,264,071	3,330,956	5,270,680	3,690,412	-29.98%
MISC	50,279	56,562	140,775	80,792	114,087	83,382	50,200	255,508	258,369	66,941	-74.09%
ZONING	64,968	79,421	101,728	46,925	63,625	78,200	67,710	84,295	115,214	112,714	-2.16%
TOTAL	4,498,111	16,001,195	3,673,309	5,776,648	4,450,582	6,344,252	12,967,990	10,351,241	10,826,198	5,118,517	-52.72%

BUILDING PERMITS AND FEES COMPARISON

FEES

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CATEGORY										
COMMERCIAL	7,183	53,614	6,465	13,210	6,143	12,929	39,010	19,725	12,044	6,328
INDUSTRIAL	2,435	332	1,363	0	2,682	2,325	1,570	0	3,634	292
RESIDENTIAL	7,812	10,832	11,006	9,879	10,303	7,951	11,274	15,594	20,229	18,972
MISC	1,273	781	1,085	980	1,167	1,283	850	1,583	2,022	990
ZONING PERMIT	390	580	640	350	500	640	415	545	595	605
TOTAL	19,093	66,139	20,559	24,419	20,795	25,128	53,119	37,447	40,024	27,187

NUMBER OF PERMITS

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CATEGORY										
COMMERCIAL	11	14	10	15	16	15	21	15	25	13
INDUSTRIAL	3	1	2	0	2	4	2	0	3	1
RESIDENTIAL	53	54	64	58	58	55	61	71	80	80
MISC	25	12	15	15	20	25	17	16	22	13
ZONING PERMIT	39	38	56	32	47	49	41	51	58	65
TOTAL	131	119	147	120	143	148	142	153	188	172

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

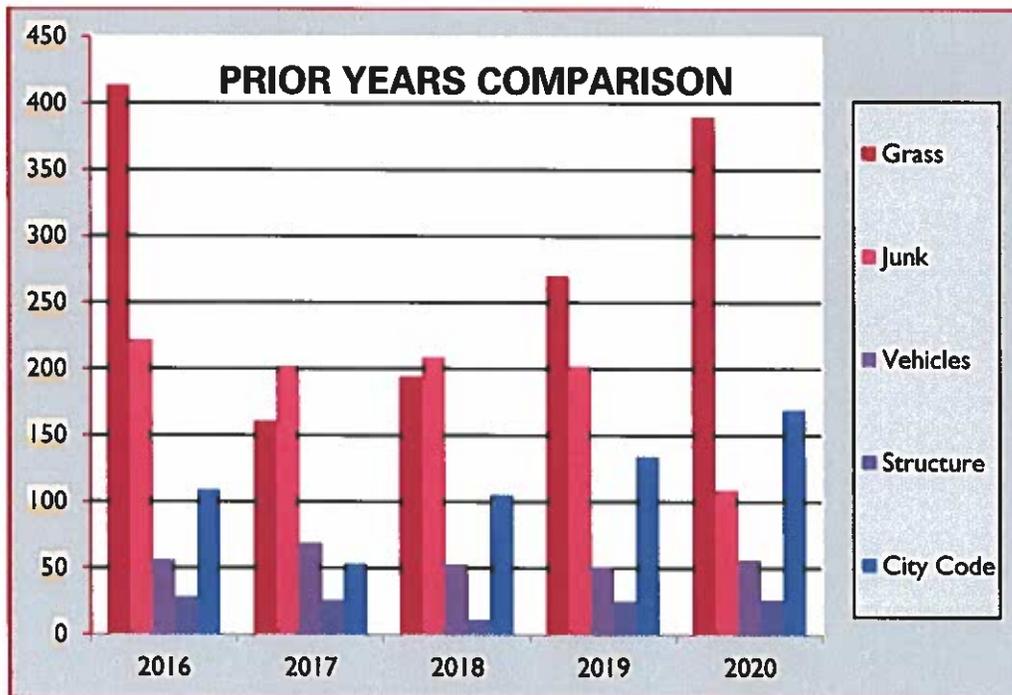
CODE ENFORCEMENT

In 2020, the department processed 767 code enforcement issues and resolved 773 issues. Forty-five issues remain open. There were 57 civil infraction citations issued.

2020 VIOLATIONS:

LUDINGTON CITY CODE (GRASS)	390
JUNK	109
LUDINGTON ZONING ORDINANCE #23-00	15
BUILDING CODE	1
PROPERTY MAINTENANCE (STRUCTURE)	26
IN-OPERABLE VEHICLES	56
CITY CODE	169
FIRE CODE	<u>1</u>
TOTAL	767

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



RENTAL INSPECTION PROGRAM

RENTAL UNIT SUMMARY AS OF 12/31/20

UNITS REGISTERED TO DATE	1573
HUD INSPECTED UNITS	-386
½ OF 6 UNITS OR MORE	-210
TOTAL UNITS TO BE INSPECTED	977
TOTAL TO BE INPECTED YEARLY	326

INSPECTION SUMMARY

INITIAL INSPECTIONS SCHEDULED	952
RE-INSPECTIONS SCHEDULED	198
"NO SHOWS"	20
CANCELLATIONS ** DUE TO COVID	603
TOTAL INSPECTIONS COMPLETED	567

1,573 units were registered (9 short-term rentals) and 25 units transferred ownership in 2020. 567 rental inspections were made. 234 units passed inspection and 166 units had violations. There were 384 certificates issued and 35 units are pending payment to be certified. 10 rental inquiries were sent out to possible rental units.

PLANNING AND ZONING

2020 Planning Commission Members:

Cory Rickett, Chairperson
Melissa Reed, Vice-Chair
Jeff White, Secretary
Kathy Winczewski,
City Council Liaison

John Terzano
Patrick O'Hare
Adam Johnson
John Kreinbrink
Roger Starr

Zoning Administrator Review:

- 4 Commercial
- 14 Garages
- 31 Residential Alterations
- 5 Residential Homes/Apts.
- 8 Signs
- 65 Utility buildings/fences

Site Plan Review:

- 30 x 40 Commercial building to be used as a barbershop/office, 301 E. Ludington Ave.

Special Land Use Approvals:

- Group daycare home (7-12 children), 604 E. Melendy St.
- Garage exceeding total square feet allowed, 201 N. Washington St.
- Single-Family home in the R3A (Multi-Family) district, 211 S. Lakeshore Dr.
- Five-unit townhouse development in the Mc (Maritime Comm) district, 302 S. James St.
- Waterfront Planned Development for three-unit townhouse development, 110 W. Danaher St.
- Waterfront Planned Development, Preliminary Sketch Plan, for 58-unit apartment development, 509 Lake St.

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

- Allow adaptive reuse of existing buildings as a special land use in the Limited Commercial District.
- Allow conversions of single and two-family dwellings in the R2A district.
- Changes to special land use requirements of two-family dwellings.
- Allow Mobile Food Vendors on private property in the downtown areas.

- Allow Mobile Food Vendors as an accessory use in the Motel-Resort district.

Training:

- Commissioner O'Hare completed the Citizen Planner's course.
- Several members attended "Strong Towns", with speaker Chuck Marohn.

2020 Zoning Board of Appeals Members:

Cory Rickett, Chairperson

Sonja Siewert, Vice-Chair

Mike Nekola

Peter Graham

Linda Miller

Margi Ashton

Nanette Kibbey-Schribner

The Zoning Board of Appeals did not meet in 2020.