

The Regular Planning Commission Meeting on June 4, 2024 was called to order by Chair, Paul Billingslea at 5:33 p.m. in the City Council Chambers at New Buffalo City Hall, 224 W. Buffalo Street, New Buffalo, MI 49117.

The Pledge of Allegiance was led by the Planning Commission.

Roll Call: Schmidt, Rau, Lantis, Joseph, Billingslea

Staff Present: City Manager Watson, City Clerk Fidler and Deputy Clerk Schroeder.

Approval of Agenda: Motion by member Rau, seconded by member Lantis to approve the agenda.

Voice Vote, Motion Carried.

Approval of Previous Minutes, May 15, 2024, Special Meeting: Motion by member Schmidt, seconded by member Rau to approve the previous minutes.

Voice Vote, Motion Carried

Public Comment:

None

Public Hearing – Draft Zoning Ordinance

Chair Billingslea opened the public hearing on the Draft Zoning Ordinance at 5:35 p.m.

Public Comment:

Dan Coffey
Diane Pyshos
Ben Smock
Robert Kemper
William Lenga

Chair Billingslea closed the public hearing on the Draft Zoning Ordinance at 5:53 p.m.

New Business:

Draft Zoning Ordinance: Motion by Chair Billingslea, seconded by member Rau to table the draft zoning ordinance pending another work session.

Voice Vote, Motion Carried.

Petite Acres, 1109 E. Buffalo – Site Plan Review

Britney Thomas-Gurley, from Brooks Architecture attended the meeting, as well as owners, Justin and Jeana Cohen. The Cohen's and Britney Thomas-Gurley explained the project to the Planning Commission members and answered all their questions.

Motion by member Schmidt, seconded by member Rau to approve the site plan with the contingency that the variance that goes before the Zoning Board of Appeals on June 17, 2024 is approved.

June 4, 2024

REGULAR PLANNING COMMISSION MEETING

5:30 p.m.

Roll Call Vote:

AYES: Schmidt, Rau, Lantis, Joseph, Billingslea

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

Adjournment: Motion by member Schmidt, seconded by member Joseph to adjourn the meeting at 7:10 p.m.

Voice Vote, Motion Carried.

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Paul Billingslea, Chair

Amber Schroeder, Deputy Clerk