



**SPECIAL MEETING  
ZONING BOARD OF APPEALS  
Thursday, July 11, 2024 at 5:00 p.m.  
City of New Buffalo  
224 W. Buffalo Street  
New Buffalo MI 49117  
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Previous Minutes – January 17, 2024 (Special)
6. Public Comment
7. Public Hearing
  - a. 208 W. Mechanic Street, (11-62-0340-0078-01-2) – Variance request to reduce front yard setback from 30’ to 20’ and rear yard setback from 30’ to 26’.
  - b. 100 Peninsula Drive, (11-62-6100-0100-00-0) – Variance request to reduce required minimum lot area from 15,000 square feet to 2,304 square feet, to reduce required minimum lot width from 100 feet to 72 feet, to reduce required rear setback from 10 feet to 0 feet, to increase required maximum building height from 35 feet to 40 feet.
8. New Business
  - a. 208 W. Mechanic Street, (11-62-0340-0078-01-2) – Variance request to reduce front yard setback from 30’ to 20’ and rear yard setback from 30’ to 26’.
  - b. 100 Peninsula Drive, (11-62-6100-0100-00-0) – Variance request to reduce required minimum lot area from 15,000 square feet to 2,304 square feet, to reduce required minimum lot width from 100 feet to 72 feet, to reduce required rear setback from 10 feet to 0 feet, to increase required maximum building height from 35 feet to 40 feet.
9. Adjournment

Chair Gabryszewski called the meeting to order at 5:00 p.m.

Pledge of Allegiance – ZBA Board members led the Pledge of Allegiance.

Roll Call: Cooper, Smith, Pokuta, Gabryszewski

Absent: Joseph

City Staff Present: City Manager, Darwin Watson; City Clerk, Amy Fidler

**Approval of Agenda:** Motion by Member Smith, seconded by Member Pokuta to approve the agenda:

Roll Call Vote:

AYES: Smith, Pokuta, Cooper, Gabryszewski

NAYES:

ABSENT: Joseph

ABSTAINED:

Motion Carried, 4-0.

**Approval of Previous Minutes – July 20, 2023:** Motion by Pokuta, seconded by Member Smith to approve the previous minutes from November 16, 2023:

Roll Call Vote:

AYES: Pokuta, Cooper, Smith, Gabryszewski

NAYES:

ABSENT: Joseph

ABSTAINED:

Motion Carried, 4-0.

**Public Comment:** None

Chair Gabryszewski opened the public hearing at 5:03 p.m.

**Public Hearing -** 9 South Barton Street, Hummingbird Lounge (11-62-0340-0335-01-5) – Variance Approval from the 70% maximum lot coverage standard to allow for a proposed building expansion and the addition of pavers in the garden area that will result in a total lot coverage of 83%.

Applicant, Ben Smock presented his project to the board and answered questions regarding the project.

**Public Comment:**

Marc Danesi

Robert Kemper

Chair Gabryszewski closed the public hearing at 5:17 p.m.

**New Business** - Motion by Member Cooper, seconded by Chair Gabryszewski to approve 9 South Barton Street, Hummingbird Lounge (11-62-0340-0335-01-5) – Variance Approval from the 70% maximum lot coverage standard to allow for a proposed building expansion and the addition of pavers in the garden area that will result in a total lot coverage of 83%.

**The board discussed the project and amended the motion to:**

Motion by Member Cooper, seconded by Member Gabryszewski to approve 9 South Barton Street, Hummingbird Lounge (11-62-0340-0335-01-5) – Variance Approval from the 70% maximum lot coverage standard to allow for a proposed building expansion and the addition of pavers in the garden area that will result in a total lot coverage of 83% with the condition that the applicant, Ben Smock submit a storm water management plan to be reviewed and approved by the city:

Roll Call:

Ayes: Cooper, Smith, Pokuta, Gabryszewski

Nays:

Absent: Joseph

Abstained:

Motion Carried: 4-0.

**Adjournment:**

Motion by Chair Gabryszewski, seconded by Member Smith to adjourn the meeting at 5:57 p.m.

Voice Vote, motion carried.

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**Mark Gabryszewski, Chair**

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**Amy Fidler, City Clerk**