

The Rescheduled Regular Planning Commission Meeting on July 17, 2025, was called to order by Chair Schmidt at 5:32 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:** Members Barclay, Kissman, Lantis, and Schmidt  
Absent – Member Rau

**Staff Present:** City Manager Watson, Deputy Clerk Schroeder

**Approval of Agenda:** Motion by member Kissman, seconded by member Barclay to approve the agenda.

Voice Vote, Motion Carried

**Approval of Previous Minutes, June 3, 2025:** Motion by member Lantis, seconded by member Kissman to approve the previous minutes.

Voice Vote, Motion Carried

**Public Comment:** None

**The public Hearing for 211 S Whittaker was opened at 5:34 p.m. and closed at 5:34 p.m. with no comments.**

**New Business:**

**211 S Whittaker Special Use Permit:** Motion by member Barclay, seconded by member Kissman to recommend the special use permit for 211 S. Whittaker to be designated as a multi-family dwelling.

Roll Call Vote:

AYES: Barclay, Lantis, Kissman and Schmidt

NAYES:

ABSENT: Rau

ABSTAINED:

4-0, Motion Carried

There was a discussion on the use variance request from the property owner of 45 S Whittaker. The planning commission members considered the location of the property, the master plan and the current use. The members agreed the location in the Central Business District is not ideal for residential properties. Changing the use is not recommended since the use is currently a business, was purchased as a business and has been used as a business for quite some time. The planning commission does not recommend a use variance be granted. The application will move forward to the Zoning Board of Appeals for consideration.

July 17, 2025

RESCHEDULED REGULAR PLANNING COMMISSION MEETING

5:30 p.m.

**Adjournment:** Motion by member Barclay, seconded by member Kissman, to adjourn the meeting at 6:33 p.m.

a.s.

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Debbie Schmidt, Chair

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Amber Schroeder, Deputy Clerk