

City of New Buffalo Planning Commission Regular Meeting was called to order by Chair, Paul Billingslea, at 7:03 pm in the City Hall Council Chambers at New Buffalo City Hall, 224 West Buffalo Street, New Buffalo, MI 49117.

The Pledge of Allegiance was led by the Commission.

**Roll Call:**

Present: Chair, Paul Billingslea; Members: Mark Joseph, Roxanne Lauer, Don Stoneburner

Absent: Bill McCollum

Staff Present: City Manager, David Richards; City Clerk, Amy Fidler; Deputy Clerk, Nancy Griffin; Councilmember, Mark Robertson

**Approval of Agenda**

Motion by Member Lauer, seconded by Member Joseph to approve the agenda.

Unanimous 4-0, Motion Carried.

**Approval of Previous Meeting Minutes**

Motion by Member Stoneburner, seconded by Member Lauer to approve the Special meeting minutes of December 3, 2019.

Unanimous 4-0, Motion Carried.

**Public Comment:** None

**Public Hearing**

- a. Site Plan Review/Special Land Use Application, 1112 E. Clay
  - 11-62-8200-0203-04-4
  - 11-62-8200-0206-02-7
  - 11-62-8200-0207-04-0
  - 11-62-8200-0207-02-3

Evan LaDuc of Abonmarche Associates, representing New Buffalo Area Schools presented the variance request in detail to the Commission, including a new STEAM (Science, Technology, Engineering, Arts, Mathematics) building, retention pond, pavilion with restrooms, additional pickleball courts and parking and updates to the basketball court, tennis courts, skateboard park, parking etc. New Buffalo Area Schools is requesting for 68% of the property be hard surface.

- b. Site Plan Review/Special Use Permit, 19 N. Whittaker
  - 11-62-0340-0237-00-5

Patrick Warner presented the plan to the Commission, regarding the expansion of the patio outside seating area and a fence including the addition of seven tables and 28 chairs.

### **Old Business**

None

### **New Business**

- a. Site Plan Review/Special Land Use Application, 1112 E. Clay
  - 11-62-8200-0203-04-4
  - 11-62-8200-0206-02-7
  - 11-62-8200-0207-04-0
  - 11-62-8200-0207-02-3

Motion by Member Stoneburner, seconded by Member Joseph to approve the site plan review/special land use application, 1112 E. Clay allowing for additional lot coverage. Unanimous 4-0, Motion Carried.

- b. Site Plan Review/Special Use Permit, 19 N. Whittaker
  - 11-62-0340-0237-00-5

Motion by Member Lauer, seconded by Member Joseph to approve the site plan review/special use permit, 19 N. Whittaker for the expansion of the patio with a fence. Unanimous 4-0, Motion Carried.

- c. Site Plan Review, 825 S. Whittaker
  - 11-62-8200-0307-02-8

Jason Vandenbrink and Bryan Rieger, representing Ozinga, presented the site plan in detail to the Commission. The plan is to build a compressed natural gas (CNG) station in front of the existing Ozinga location, for motor vehicles that are powered by methane in order to fill a gap in the Department of Energy's MtoM (Michigan to Montana) corridor. The station will use the existing entrance along with an additional entrance/exit with landscaping and fencing allowing vehicles to enter and exit without going through the city. The station will NOT have any outside storage tanks or a convenience store. It will operate on a 24-hour basis and be unattended for use with credit cards or fleet cards only. Fire extinguishers and shutoffs will be available to the Police and Fire Departments in case of an emergency. Ozinga confirmed the plan was approved by the Police and Fire Departments who requested additional shutoffs. Providing electric charging stations is part of a future plan. City Manager, Richards, commented the public would be disappointed if the charging stations were not included.

Motion by Member Joseph, seconded by Member Lauer to approve the site plan review for 825 S. Whittaker for the building of a CNG station.

Unanimous 4-0, Motion Carried.

**Commissioner Comments**

None

**Adjournment**

Motion by Member Joseph, seconded by Member Stoneburner to adjourn the meeting at 7:43 pm.

Unanimous 4-0, Motion Carried.

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Paul Billingslea, Chair

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Ann M. Fidler, City Clerk