

The Special Meeting for February 17, 2021 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 7:00 p.m.

**Roll Call: All present.** Don Stoneburner, New Buffalo, MI, Berrien County; Roxanne Lauer, New Buffalo, MI, Berrien County; Bill McCollum, Union Pier, MI, Berrien County; Mark Joseph, New Buffalo, MI, Berrien County; Paul Billingslea, Puerto Vallarta, Jalisco State, Mexico.

**Staff Present:** Interim City Manager, Rich Killips, Building Official, Ted Hanson, City Clerk, Amy Fidler

**Approval of Agenda:** Motion by Lauer, seconded by Stoneburner to approve the agenda: roll call vote, motion carried, 5-0

**Approval of Previous Minutes:** Motion by Lauer, seconded by Joseph to approve the Special Planning Commission Minutes on August 25, 2020: roll call vote, motion carried, 5-0.

**Public Comment:**

William Lenga wanted it to be on record that he sent a letter of support for the Hummingbird Lounge and the Beer Church. Mr. Lenga was very clear that he supported both projects and hopes the Board approves both projects.

**Public Hearing**

**Special Use Permit- 9 S. Barton Street**

Motion by Joseph, seconded by Lauer to open public hearing for 9 S. Barton Street: roll call vote, motion carried, 5-0.

No Public Comment

Motion by Lauer, seconded by Stoneburner to close public hearing for 9 S. Barton Street: roll call vote, motion carried, 5-0.

**New Business**

**Site Plan Review “Outside Seating Request” – 9 S. Barton Street**

Owner, Ben Smock went into details regarding his site plan and answered all of the board members questions regarding his site plan for outside seating.

Member Stoneburner inquired about shared parking with 5/3 Bank. Ben Smock said the bank and the 9 S. Barton have a long-term relationship with shared parking.

Member McCollum inquired if the outside patio would have music. Ben Smock stated that it would have ambient music playing but the music would be facing away from the neighbors' homes and said it wouldn't be a problem.

Motion by Lauer, seconded by Joseph to approve the special use request for outside seating for 9 S. Barton Street: roll call vote, motion carried 5-0.

Motion by Lauer, seconded by McCollum to approve the site plan as presented: roll call vote, motion carried, 5-0.

### **Site Plan Review “Outside Seating Request” – 36 S. Whittaker Street**

Kyle Kuipers from Rockford Construction presented the site plan for 36 S. Whittaker Street on behalf of Jean/John Lustina of the Beer Church.

Kyle went into details of the site plan. The Beer Church will be adding an elevated deck that would add about 60 seats, they will also be adding a roof on the upper level to protect the bar.

The Beer Church will be adding about 1089 square feet of parking under the deck. The Board asked questions regarding having another staircase for staff and Building Official, Ted Hansom added that the board just had to approve the site plan and after that he will make sure they follow all building codes,

Motion by Stoneburner, seconded by McCollum to approve the site plan application for construction of additional outdoor restaurant seating for 36 S. Whittaker Street: roll call vote, motion carried, 5-0.

### **Site Plan Review “New Office Building Request” – 120 W. Buffalo Street**

Bill McCollum presented the site plan for 120 W. Buffalo Street on behalf of owner, Neena Vlamis. This building will be A&N Mortgage it is adjacent to Go/Lo gas station. It has received ZBA approval for reduction and side setback on February 3, 2021.

The building will have eight parking spaces and they need one more parking space which could be either on Barker Street or use the parking lot of City Hall.

Motion by Lauer, seconded by Stoneburner to approve the site plan application for A&N Mortgage as presented: roll call vote, motion carried, 4-0. McCollum - Abstained

### **Presentation- 1 N. Whittaker Street, Presenter- William McCollum**

Bill McCollum gave a detailed presentation of two different options in regard to the building of 1 N. Whittaker Street. His clients are ready to put \$1,000,000.00 into the building. Mr. McCollum went over this same presentation to the City Council on February 16, 2021. He and his clients just wanted to get all of the different boards to start thinking about the options. Mr. McCollum plans on taking his presentation to the DDA at their next meeting to get the board feedback on the different options for the building.

Commissioner Comments:

Paul Billingslea stated the outside dining would be optimal at 1 North Whittaker Street.

Mayor Humphrey is supportive of this project; however, parking is a concern.

Mark Joseph stated that this project at 1 N. Whittaker Street would be a wonderful enhancement to the City.

Stoneburner was concerned about the dining in the alleyway.

**Adjournment:** Motion by McCollum, seconded by Lauer to adjourn the meeting at 8:15 p.m.: roll call vote, motion carried, 5-0.

Motion by McCollum seconded by, Lauer to adjourn the meeting at 8:15 p.m.

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Paul Billingslea, Chair

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Ann M. Fidler, Clerk

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