

The Special Meeting for April 20, 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, New Buffalo, MI, Berrien County;  
Mark Joseph, New Buffalo, MI, Berrien County;  
Paul Billingslea, New Buffalo, MI, Berrien County.

**Staff Present:** City Manager, Darwin Watson; Deputy City Clerk, Nancy Griffin; Chief of Police, Rich Killips

**Approval of Agenda: Motion** by Commissioner Lauer seconded by Commissioner Stoneburner to approve the agenda:

Roll Call Vote:

Ayes: Lauer, Joseph, McCollum, Stoneburner, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**Approval of Previous Minutes: Motion** by Commissioner Lauer, seconded by Commissioner Joseph to approve the Special Planning Commission Minutes from April 13<sup>th</sup>, 2021:

Roll Call Vote:

Ayes: McCollum, Lauer, Stoneburner, Joseph, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**Old Business**

**Motion** by Commissioner Joseph, seconded by Commissioner Lauer to untable the motion made on April 13<sup>th</sup> Planning Commission meeting to amend section 2-3 and add a new section 6-5 to the New Buffalo zoning ordinance to cap the total number of short-term rental units in the city's R-1 zoning district:

Roll Call Vote:

Ayes: Joseph, Lauer, Stoneburner, McCollum, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**To amend section 2-3 and add a new section 6-5 to the New Buffalo zoning ordinance to cap the total number of short-term rental units in the city's R-1 zoning district**

Commission discussed the responsibilities of the Planning Commission regarding city zoning and short-term rentals.

Decision made to make the following resolution:

**Motion** by Chair Billingslea seconded by Commissioner Lauer to recommend to the City Council: 1) the removal of the Short-Term Rental moratorium from all zoning districts other than R-1; and 2) replace "not exceed 65" in the proposed language for Section 6-5 (A) with "be determined by the New Buffalo City Council":

Roll Call Vote:

Ayes: Stoneburner, Lauer, McCollum, Joseph, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**New Business**

**Site plan amendment for Beer Church**

Commission discussed and clarified the site plan amendment is to remove parking spaces and add seating. The Planning Commission is reviewing since the proposed seating would increase by more than 10% from the original plan.

**Motion** by Commissioner Stoneburner, seconded by Commissioner Joseph to approve the site plan amendment for the Beer Church as presented to increase seating and removal of parking spaces:

Roll Call Vote:

Ayes: Lauer, Joseph, McCollum, Stoneburner, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**Commissioner Comment: None**

**Motion** by Chair Billingslea, seconded by Commissioner Joseph to close the business portion of the meeting:

Roll Call Vote:

Ayes: McCollum, Lauer, Stoneburner, Joseph, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

**Public Comment:**

Bill Lenga  
Heather Gradowski  
Ryan Fritts  
John Natsis  
Julie Ritchie  
Chris Yonker

Dan Coffey  
Sharon Kelly  
Cynthia Marquard  
Laura Murray  
Eden/Kennedy

**Adjournment: Motion** by Commissioner Joseph, seconded by Commissioner Lauer to adjourn the meeting at 7:41 p.m.:

Roll Call Vote:

Ayes: Joseph, Lauer, Stoneburner, McCollum, Billingslea

Nays:

Absent:

Abstain:

Motion Carried, 5-0.

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Paul Billingslea, Chair

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Nancy Griffin, Deputy Clerk