



City of New Buffalo
Planning Commission Special Meeting
Tuesday, June 1, 2021 at 7:00 P.M.
AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/87292923401?pwd=cDkxZlZOSXVjc0dDREJqYlhiQVVFdz09>

Meeting ID: 872 9292 3401

Passcode: 653449

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Previous Minutes- April 20, 2021
5. Public Comment
6. Public Hearing
 - a. 1 N. Whittaker - Site Plan & Special Use request for Restaurant outdoor seating area
7. New Business
 - a. 1 N. Whittaker - Site Plan & Special Use request for Restaurant outdoor seating area
8. Commissioner Comments
9. Adjournment

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 13th, 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 13th 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.

ng.

Paul Billingslea, Chair

Nancy Griffin, Deputy Clerk



City of New Buffalo

Special Use Permit Staff Report

Hearing Date: February 17, 2021

Project Number: PZ21-0002

Applicant: Damon Marano

Subject Property Address 1 N. Whittaker Street, New Buffalo, MI 49117

Nature of the Request: Site Plan & Special Use request for Restaurant outdoor seating area.

Zoning District: CBD "Central Business District"

OVERVIEW

The applicant is Damon Marano, of 1 N. Whittaker, New Buffalo, MI 49117. The applicant requests a special use permit for eating establishment outdoor seating. Article 10 Sec. 10-2 "Uses permitted by right and special use permit". Allows (item 20) "Outdoor seating/service with special use permit.

This location, 1 N Whittaker Street current tenant is Pharmacy. Building to be renovated for several future tenants. All appropriate construction permits would be required.

Recommendation: Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Zoning Administrator to approve the special use request for outside seating establishment at 1 N Whittaker Street with any requested stipulations from Planning Commission.

Respectfully submitted,

Ted Hanson
Building Official
City of New Buffalo

Section 10-1 Intent and purpose.

This district is intended to provide convenience retail and services, specialty retail, tourist-oriented retail and services, entertainment establishments, and professional offices in a concentrated, but well-designed manner. This district is intended to serve the local residents as well as the vacationing or visiting public.

Section 10-2 Uses permitted by right and special use permit.

[Amended 2-19-2008 by Ord. No. 175; 9-22-2008 by Ord. No. 177; 2-2-2012 by Ord. No. 184]

Land or buildings in the CBD District may be used for the following uses "by right" or by "special use permit" as identified. Those uses permitted by special use permit shall be reviewed in accordance with provisions contained in Article 17.

Land Use	Permitted by Right	Special Use
GROCERY, FOOD STUFFS, PHARMACIES AND RELATED USES		
1. Grocery store	X	
2. Convenience store selling foods, without gasoline sales	X	
3. Specialty food stores including: meat market, bakery, produce, candy/nuts, and health food store	X	
4. Bulk food sales (retail)	X	
5. Pharmacy (without drive-through service)	X	
6. Pharmacy (with drive-through service)		X
7. Medical supplies	X	
8. Liquor sales	X	
AUTOMOTIVE, GASOLINE, AND MARINE SALES AND SERVICE		
9. Automotive parts		X
10. Marine supplies (not including watercraft sales and service)	X	
11. Marine supplies (including watercraft sales and service)		X
OFFICES		
12. Executive, professional, and administrative offices	X	
13. Medical offices, out-patient clinics, and emergency medical center		X
14. Real estate and insurance	X	
15. Veterinary office (but not including outdoor kennels, run, or exercise facilities)	X	
16. Government and community service facility (but not including penal institutions, halfway houses, work release facilities, or facilities of a similar character)	X	
17. Financial institutions including: banks, credit unions, savings and loan, mortgage, stock brokerage, and investments, but without drive-through facilities	X	
18. Financial institutions including: banks, credit unions, savings and loan, mortgage, stock brokerage, and investments, with drive-through facilities		X
RESTAURANTS, LOUNGES, BARS, AND PUBS		
19. Restaurants, cafes, coffee shops and ice cream shops (without drive-through service)	X	
20. <u>Outdoor seating/service</u>		X
21. Bars, lounges, or pubs (not including adult entertainment)	X	
GENERAL AND SPECIALITY RETAIL AND PERSONAL SERVICES		
22. Sporting goods (not including recreational vehicle sales and service)	X	
23. Bait shops	X	
24. General merchandise stores limited to new merchandise and entirely within an enclosed building (includes department and variety stores)	X	
25. Used retail merchandise sales conducted entirely within an enclosed building and handling product lines classified as antiques, used, secondhand, surplus or factory seconds		X
26. Stores selling small appliances, computers/software, office equipment, camera/photo supplies, and electronics	X	
27. Personal services including: hair salons, beauty/barber shops, florists, health and fitness clubs, photographic studios, travel agencies, locksmith, tax services, video rental (non-adult), dry cleaners (non-industrial), pet grooming and commercial day care	X	
28. Massage services		X

City Staff
Use Only

Project Name
Project Number
Review Fee Paid
Escrow Fee Paid

PZ 21-0002

PAID

APR 21 2021

City of New Buffalo

APPLICATION TO: PLANNING COMMISSION ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes (). Incomplete applications cannot be processed.

I. Applicant and Owner Information

RECEIVED

APR 19 2021

A) Applicant(s) principal contact:

Name

DAMON MARANO

Address

Telephone
email

E) Property owner(s) CITY OF NEW BUFFALO

Name ?

Address

SAME

Telephone
email

B) Applicant(s) secondary contact:

Name

N/A

Address

Telephone
email

F) Architect (if applicable):

Name

WILLIAM MCCOLLUM

Address

Telephone
email

C) Agent or Attorney (if applicable):

Name

N/A

Address

Telephone
email

G) Engineer (if applicable):

Name

N/A

Address

Telephone
email

D) Is the property held in Trust*:

Yes - Answer below

No - Skip below

Name of Trust _____

Address _____

Telephone _____

email _____

* Trusts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

H) Applicant is (circle one):

Property owner

Attorney

Agent

Engineer

Other: _____

Proceed to Next Page

II. Purpose of Application

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

Site Plan Approval

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split – Subdivision or Land Division

Other: _____

B) The reasons for the requested action(s) are as follows:

SITE PLAN APPROVAL FOR OUT DOOR DINING.

WITH PROPERTY LIMITS.

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

N/A

~~D)~~ The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property: Yes No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:

III. Site and Surrounding Property Information

A) Common address or property location of subject property:

1 N. WHITTIER

B) Legal description (attach an additional sheet if necessary):

C) Permanent Real Estate Tax Identification Number: _____

D) Parcel Size: _____

Square feet

Acres

Dimension of lot frontage

Dimension of lot depth

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	<u>CBD</u>	<u>COMMERCIAL</u>
2. Adjoining property:		
a) North of Site	<u>_____</u>	<u>PARKING LOT / COMM.</u>
b) South of Site	<u>_____</u>	<u>PARKING LOT / COMM.</u>
c) East of Site	<u>_____</u>	<u>COMMERCIAL</u>
d) West of Site	<u>_____</u>	<u>COMMERCIAL + 1 APT</u>

F) Describe any existing structures or other improvements and physical attributes of the site:

NO CHANGE EXCEPT FOR OUTDOOR DINING @
WHITTIER ST.

IV. Description of the Proposed Development

A) Please describe the proposed use of the land and/or building assuming approval of the request:

EXISTING BUILDING TO HOUSE VARIOUS COMMERCIAL
VENTURE + EXISTING PHARMACY.

B) What is the proposed time frame for the build-out of this development: 2021 - 2022

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Building Use	Number of Buildings	Building Area (sq ft)	Total Building (sq ft)	Required Parking Spaces	Water Connections and Sizes	Sewer Connections and Sizes
Single Family R-1						
Two Family R-2						
Mufty-Family R-3						
Central Business CBD	1	12,900 ⁰	12,900	186		
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
TOTAL	1	12,900 ⁰	12,900 ⁰	186		

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have: N/A

- 1) Average daily traffic count for the proposed development: _____
- 2) Peak traffic flow count for the proposed development: _____
- 3) How many lineal feet of roadway is proposed to be developed: _____
- 4) How many cul-de-sacs will be constructed as part of this project: _____
- 5) How many curb cuts to City, County or State roads are proposed: _____

E) Does the request contemplated in this application concern any hazardous materials:

No

Yes – describe the type and quantity of materials (attach extra pages if necessary):

A) X Plat of Survey with legal description.

B) X Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.

C) N/A Floodplain map (engineer's drawing or FEMA map showing location of subject property).

D) _____ Application fee in the amount of \$ 350 ?

E) N/A High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).

F) N/A Application for permits (specify type):

- 1) Michigan DOT _____
- 2) County Road Commission _____
- 3) County Health Department _____
- 4) State Dept. of Public Health _____
- 5) Michigan DEQ _____
- 6) Others _____

G) _____ Sand Dune Permit for Construction (if applicable).

VI. Additional Information - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or shadows, suggesting it's a scan of a physical document. There is no handwriting or other markings on the page.

VII. Signature and Declaratory Statement

- A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, DAMON MARANO, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature:

Damon Marano

Date: 4/12/21

D) Notary Public Certification Statement:

I, Torre Palandri, Notary Public in and for the State of Michigan this 12 day of April, 2021 the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

My commission expires: 4/16/23

VIII. City Staff Review

- A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: _____

Approval: Yes No Signature: _____

Conditions: Attached None Title: _____

- B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

Building Inspector: _____ Date: _____

Zoning Administrator: _____ Date: _____

Initial meeting date: _____



THE OFFICE OF WILLIAM O. MCCOLLUM
16109 Red Arrow Highway, P. O. Box 13 Union Pier, MI 49129
(312) 550-7008 bill@mccollumarchitects.com

April 16, 2021

Renovation of a Commercial Building Located at 1 North Whittaker, New Buffalo, MI Job Number 2073

SITE PLAN APPROVAL APPLICATION

We are submitting this package for Site Plan Approval for a renovation of this building. We have included all site-specific information that will be required for this approval. However, until a tenant has been selected, no information is available for the interior layout or for exterior treatments.

The focus of this project will be to gut the entire structure (with the exception of the Pharmacy space) to create a clean slate to house a restaurant and 2-3 commercial retail spaces on the first floor. The existing pharmacy is to remain and shall retain the existing drive thru window. Although there was previously Scotty's Bar located in the basement, inclusion of this historical space is not included in this application. The basement will be used for storage by the new tenants on the main floor.

The building is **not being expanded and no variances** are being requested. In fact, the size of the building is being reduced.

1. The intersection of Whittaker and Buffalo Streets is very congested with pedestrian and vehicular traffic.
2. To relieve this condition, we are planning on removing the existing front façade wall and replacing it with a new front wall set back 13'.
3. The newly vacated space shall be used for outdoor dining that sets within the property lot lines. *(see sheet A-5 for more detailed information)*

We are **requesting permission for outdoor seating** along Whittaker Street; all of which will be contained within the property lot lines. Owners are no longer requesting seating to be extended into the public way due to the location of the existing planters that inhibit the ability to maintain a 12' clearance. *(see A-5)*

Onsite **parking** shall be provided by the "shared" parking lots with Barney's Grocery Store and this property. The shared parking lots set on this property and across the street. *(see A-7 for more detail)*

1. The suggested parking for both facilities is 186 spaces.

2. By combining both lots, the adjacent on-street parking, and the lot across the street, there are a total of 260 spaces. In addition, there are other public parking spaces within the CBD district.

19-9 Standards for Site Plan review

We believe that all the requested information has been supplied on these drawings; specifically including:

- A-0 Survey** for subject property
- A-1 General Site plan** included the shared parking lots
- A-2 Building Site Plan**
- A-3 Drainage Design**
 - a. Existing downspouts with cast iron interceptors extending below grade and connected to a storm water system that is connected to an existing ditch across the street beyond Farina's parking lot.
 - b. There have been no previous complaints regarding flooding; therefore, we assume that there are no current issues.
- A-4 First Floor Plan**
- A-5 Enlarged 1st floor Plan @ Whittaker Street**
- A-6 Exterior elevations**
- A-7 Parking Plan and calculations**
- A-8 3-D renderings**

CONCERNS OF THE PLAN COMMISSION

Privacy Provisions

There are no changes to the existing adjacent buildings being addressed.

The existing trash enclosure will be shared by both adjacent property owners; some minor repairs are needed.

The fence between the neighboring mixed-use building to the North will have to be repaired.

Emergency Vehicle Accessibility

The building is surrounded on all four sides with ample vehicular accessibility.

There are no existing issues.

Connective Access to Public Streets

There are over 5 existing driveways in place; no current issues exist.

Pedestrian Circulation System

We are utilizing the existing sidewalks and curbs that are in place.

By removing the existing wall facing Whittaker street and a portion of the building, we have visually added an additional 13' setback from the Whittaker St. curb.

Lighting

There shall be wall mounted exterior lighting above each of the 4 entrances. The parking lot is lit by the existing streetlights.

No new lighting is proposed at this time.

Fence Design

The current fence around the dumpsters shall be shared by both parties.
No other future work, except repairs, is to be included at this time.

Landscaping Design;

Space for any landscaping within this property is non-existent. The proposed outdoor seating will have flower boxes.

Accessibility:

The entire site and entrances to both buildings are accessible and shall remain so.

CERTIFICATE OF SURVEY

I, MICHAEL A. FREEDMAN, A LICENSED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THE DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND: LOT 8, A. 7 & 8, BLKCE 32, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF NEW BUFFALO, BERLIN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LOTS "C" OF DEED, PAGE 122, BERLIN COUNTY RECORDS.

SUBJECT TO ANY AND ALL EASEMENTS AND EXTENSIONS OF RECORD OR OTHERWISE

Michael A. Freedman
MICHAEL A. FREEDMAN
LICENSED PROFESSIONAL SURVEYOR No. 40114

12/15/2019
DATE OF CERTIFICATE

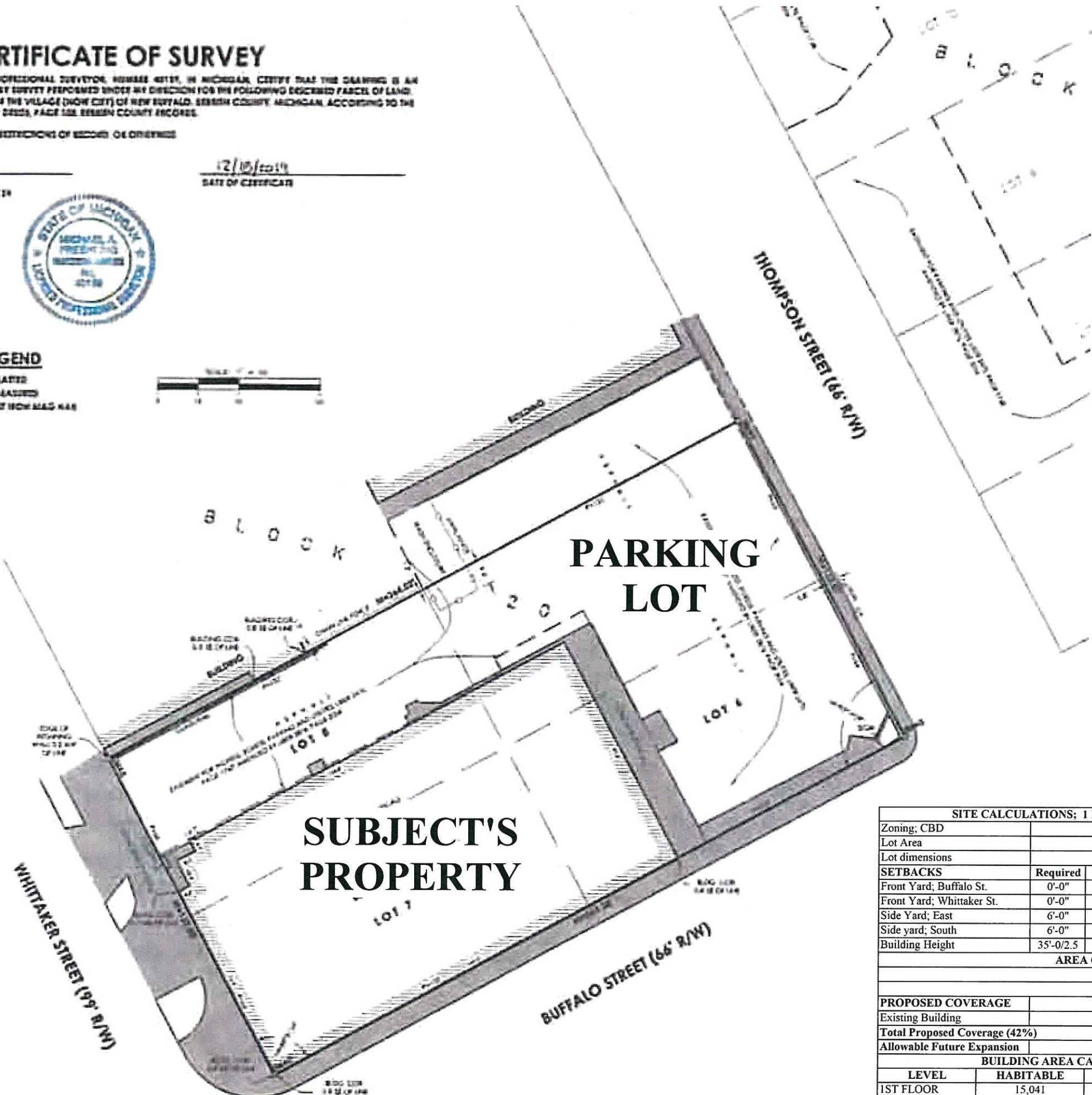
CERTIFIED TO:
DANIEL LLC
CHICAGO TITLE OF MICHIGAN, INC.



LEGEND

- F = FLATTED
- H = MEASURED
- SHADE = SET FROM MAG. MAG.

SCALE: 1" = 40'



PARKING LOT

SUBJECT'S PROPERTY

ARCHITECTURAL	
A-0	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	DRAINAGE DESIGN
A-4	1ST FLOOR PLAN
A-5	ENLARGED 1ST FLOOR PLAN
A-6	EXTERIOR ELEVATIONS
A-7	PARKING ANALYSIS
A-8	3-D VIEWS

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1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117

SITE CALCULATIONS; 1 N. Whittaker St. New Buffalo, MI 49117				
Zoning; CBD		Lot		Comments
Lot Area		34,924 sf		
Lot dimensions		264.38' X 132'		
SETBACKS	Required	Existing		
Front Yard; Buffalo St.	0'-0"	0.4'		
Front Yard; Whittaker St.	0'-0"	0.2'		
Side Yard; East	6'-0"	43'-5"		
Side yard; South	6'-0"	94'-5"		
Building Height	35'-0/2.5	23'-6"		
AREA CALCULATIONS				
				ALLOWABLE SF COV.
				70% 24,446
PROPOSED COVERAGE				ACTUAL COVERAGE
Existing Building				15,041
Total Proposed Coverage (42%)				15,041
Allowable Future Expansion				9,405
BUILDING AREA CALCULATIONS; GROSS SQ. FT.				
LEVEL	HABITABLE			TOTAL
1ST FLOOR	15,041			15,041
BASEMENT	15,041			15,041
GRAND TOTAL	30,082			30,082

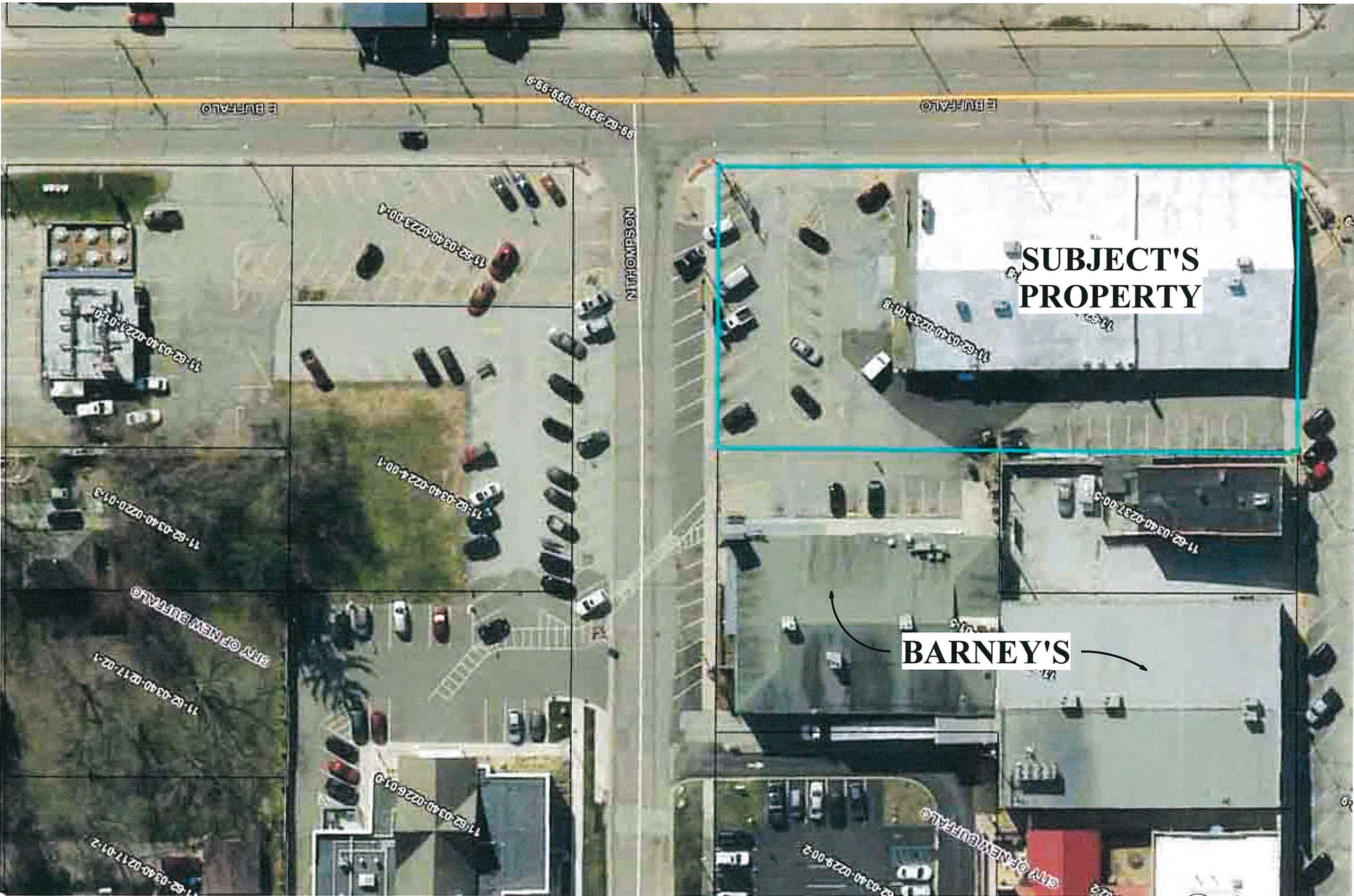
REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

Job Number: # 2073
Drawn by: Mateja Horonic-Kidder

SITE SURVEY

A-0

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1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117


REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN	04/19/21
COMMISSION	

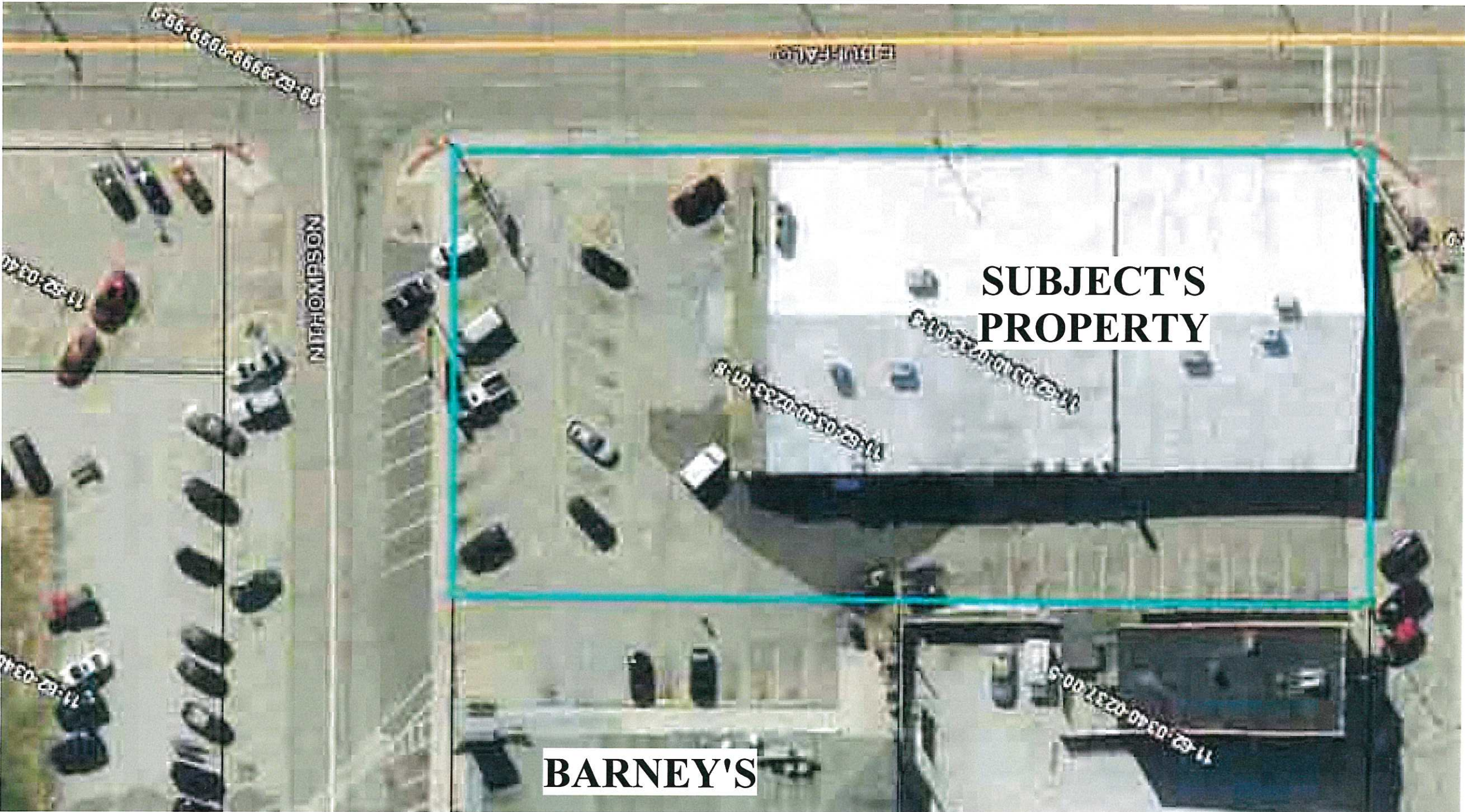
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SITE PLAN

A-1
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SITE PLAN
20'-0" = 1'-0"




○ ENLARGED SITE PLAN
1/16" = 1'-0"
0' 2' 4' 8' 16' 32'

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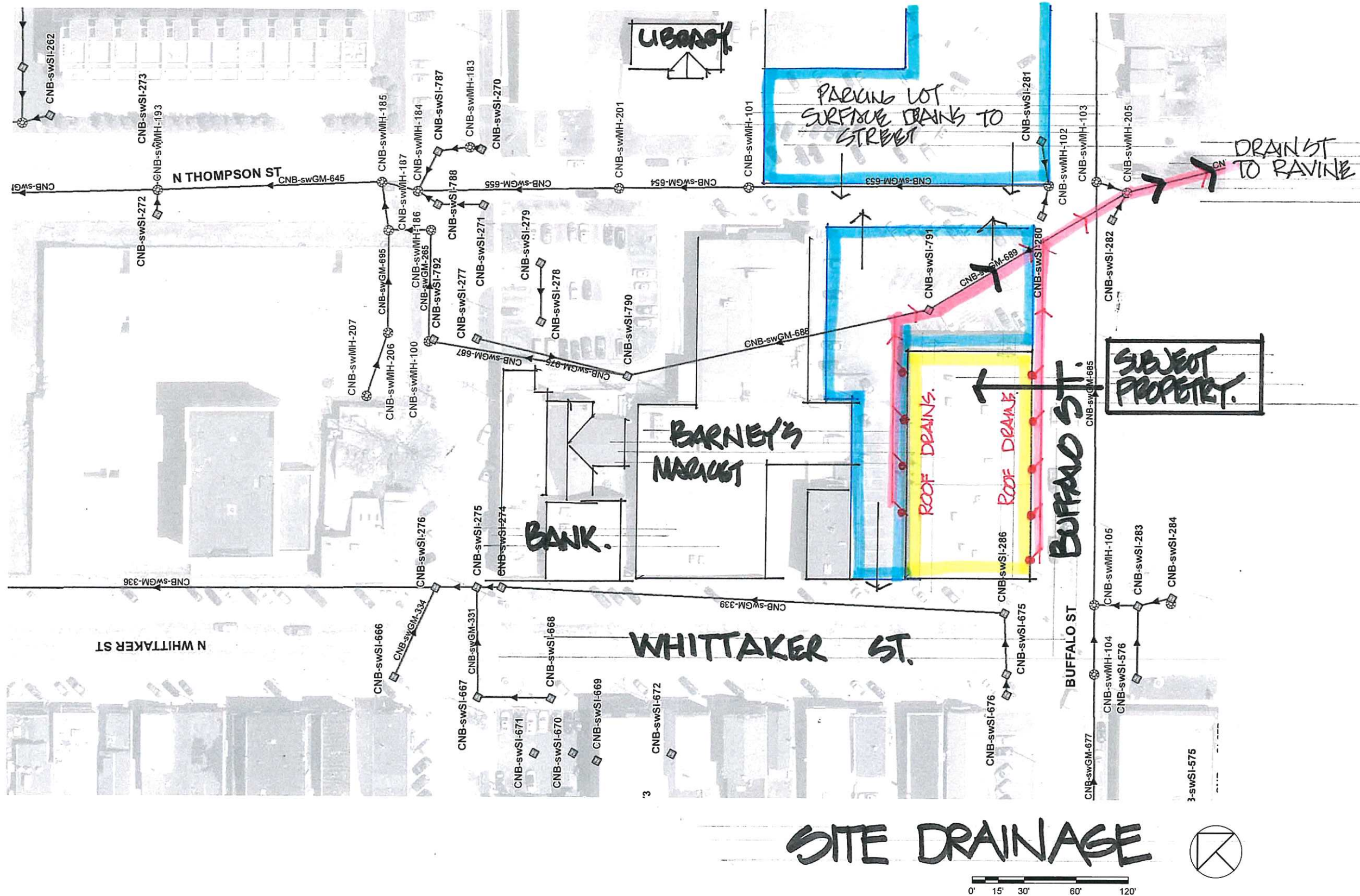
1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117

REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

Job Number: # 2073
Drawn by: Mateja Horonic-Kidder

ENLARGED
SITE PLAN

A-2
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1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117

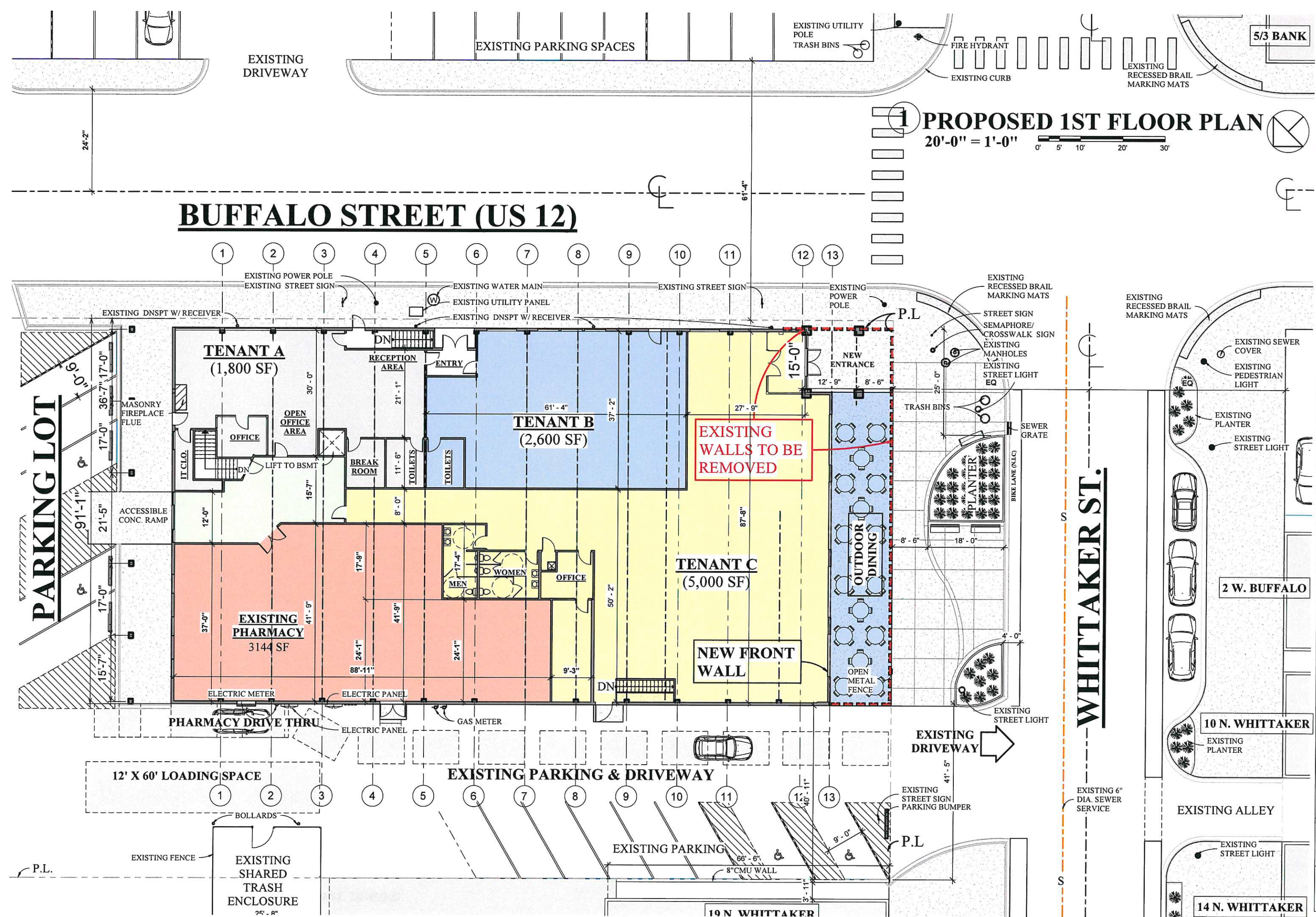
REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

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DRAINAGE
DESIGN

A-3
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Job Number: # 2073
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A-4

1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117

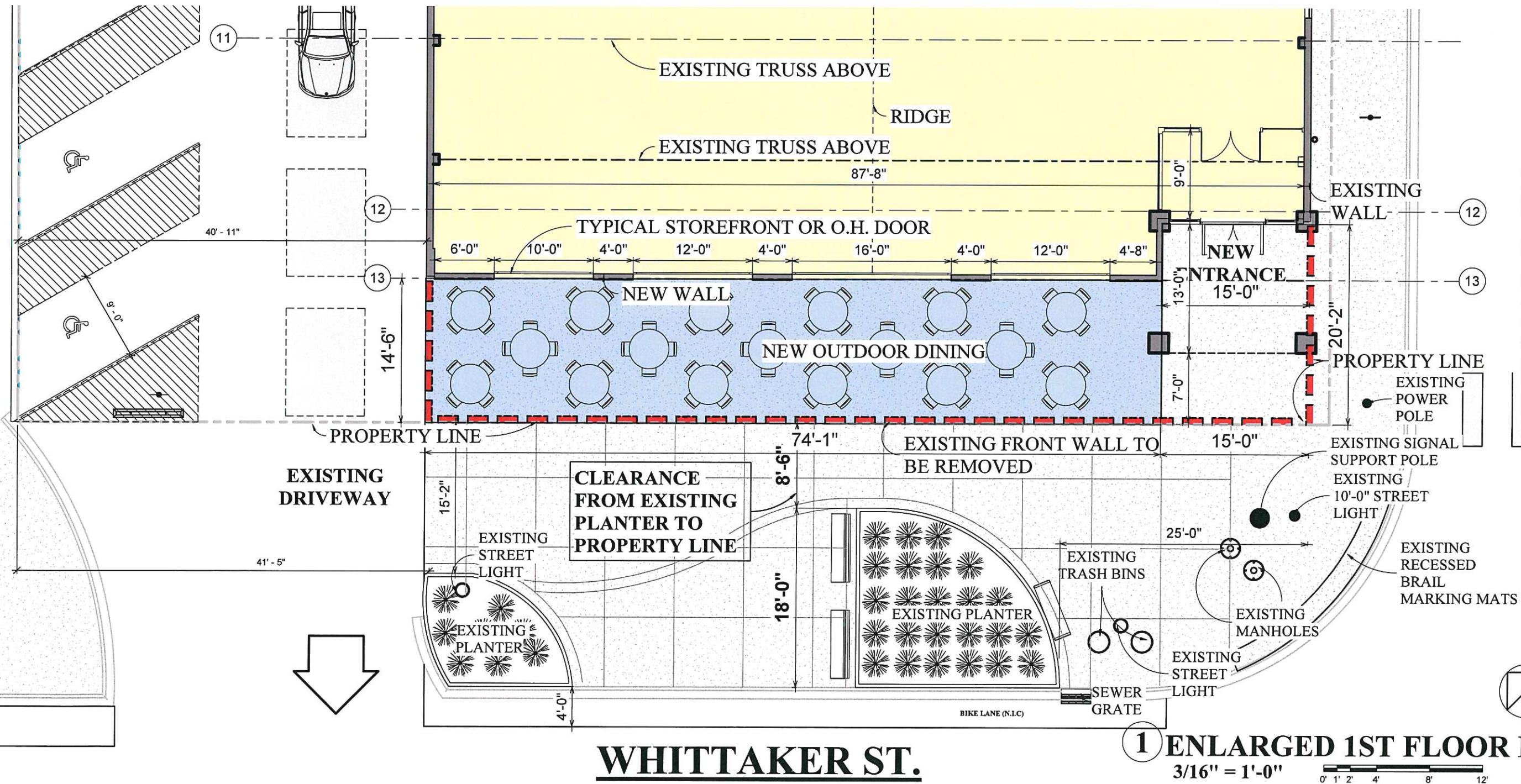
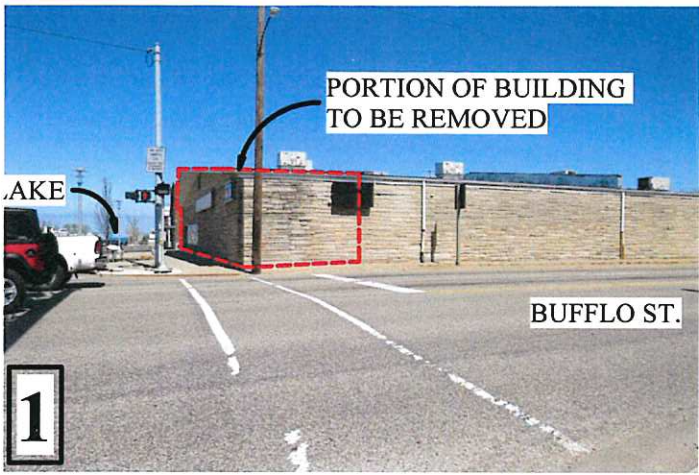
REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

Job Number: # 2073
Drawn by: Mateja Horonic-Kidder

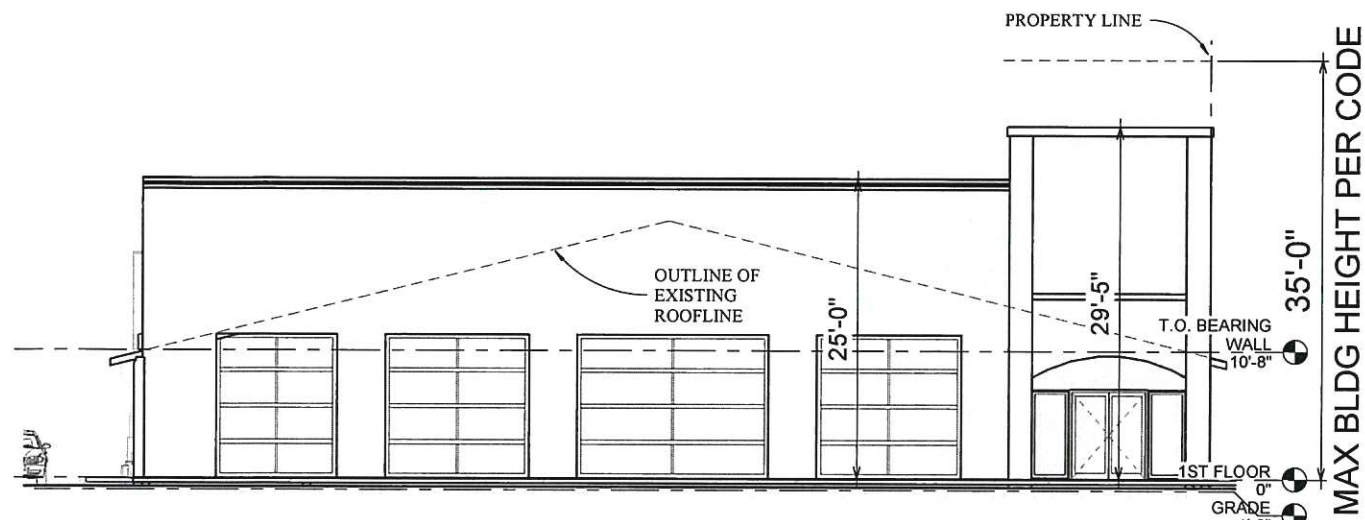
ENLARGED
1ST FLOOR
PLAN

A-5

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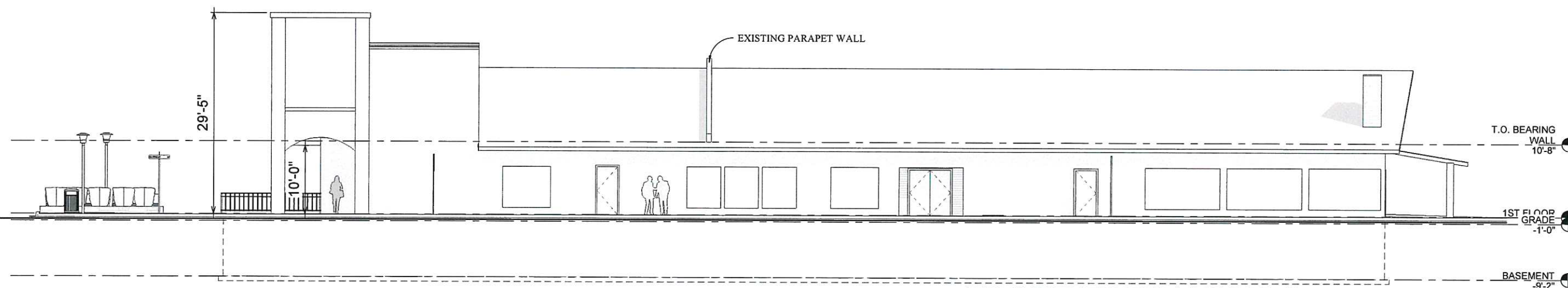
1 ENLARGED 1ST FLOOR PLAN
3/16" = 1'-0"
0' 1' 2' 4' 8' 12'



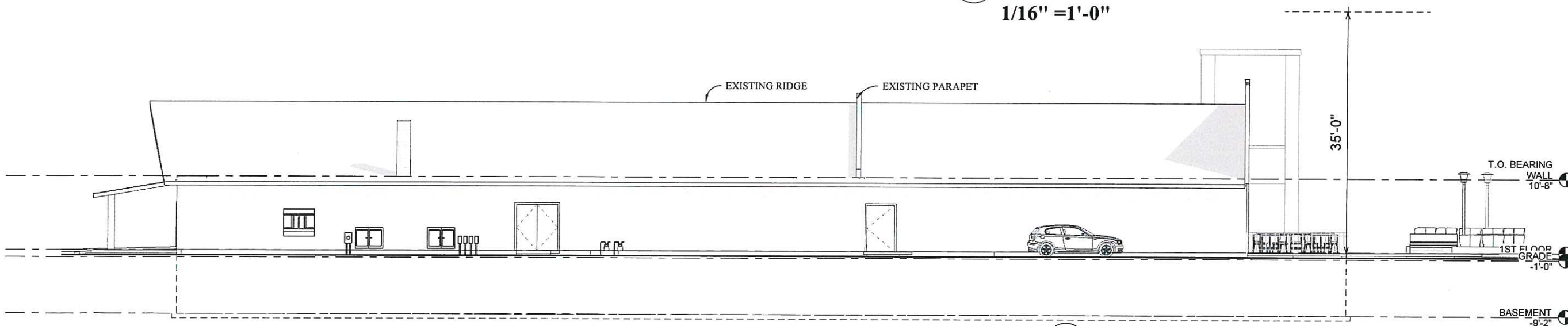
2 FRONT ELEVATION @ WHITTAKER ST.
1/16" = 1'-0"



4 SIDE ELEVATION @ PARKING LOT
1/16" = 1'-0"



1 FRONT ELEVATION @ BUFFALO ST.
1/16" = 1'-0"



3 SIDE ELEVATION @ ALLEY
1/16" = 1'-0"

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1 NORTH WHITTAKER ST.
NEW BUFFALO, MI 49117

REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

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EXTERIOR ELEVATIONS

A-6

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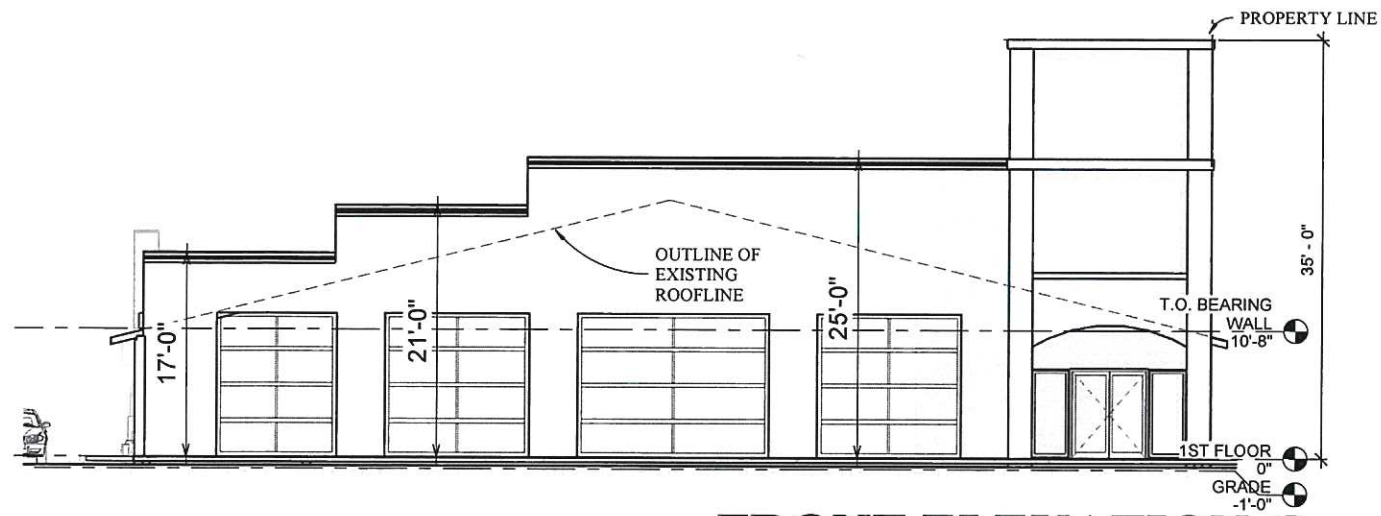
REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

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EXTERIOR
ELEVATIONS

A-6

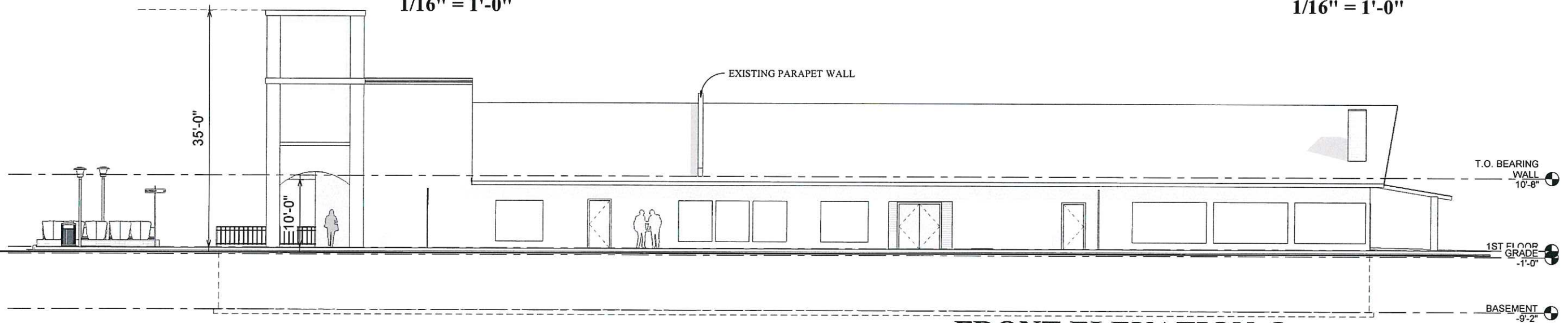
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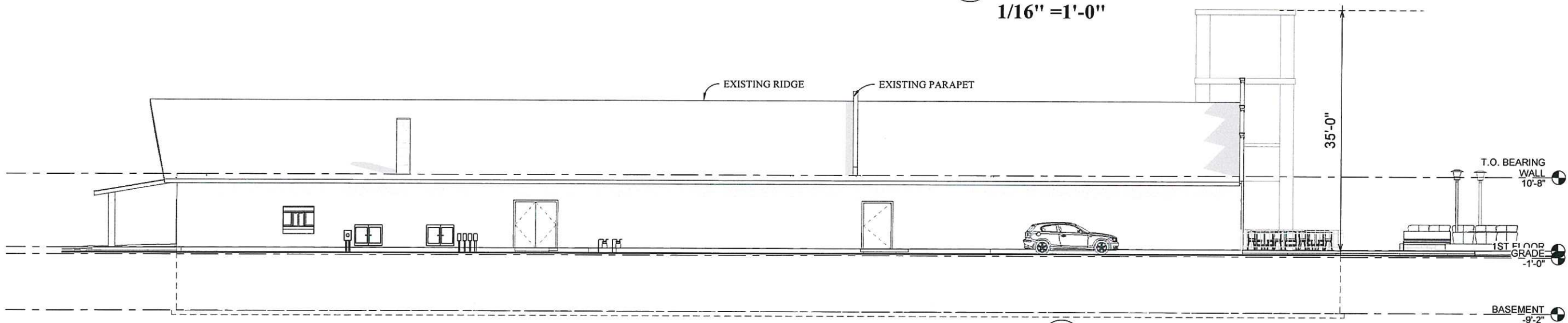
FRONT ELEVATION @
2 WHITTAKER ST.
1/16" = 1'-0"



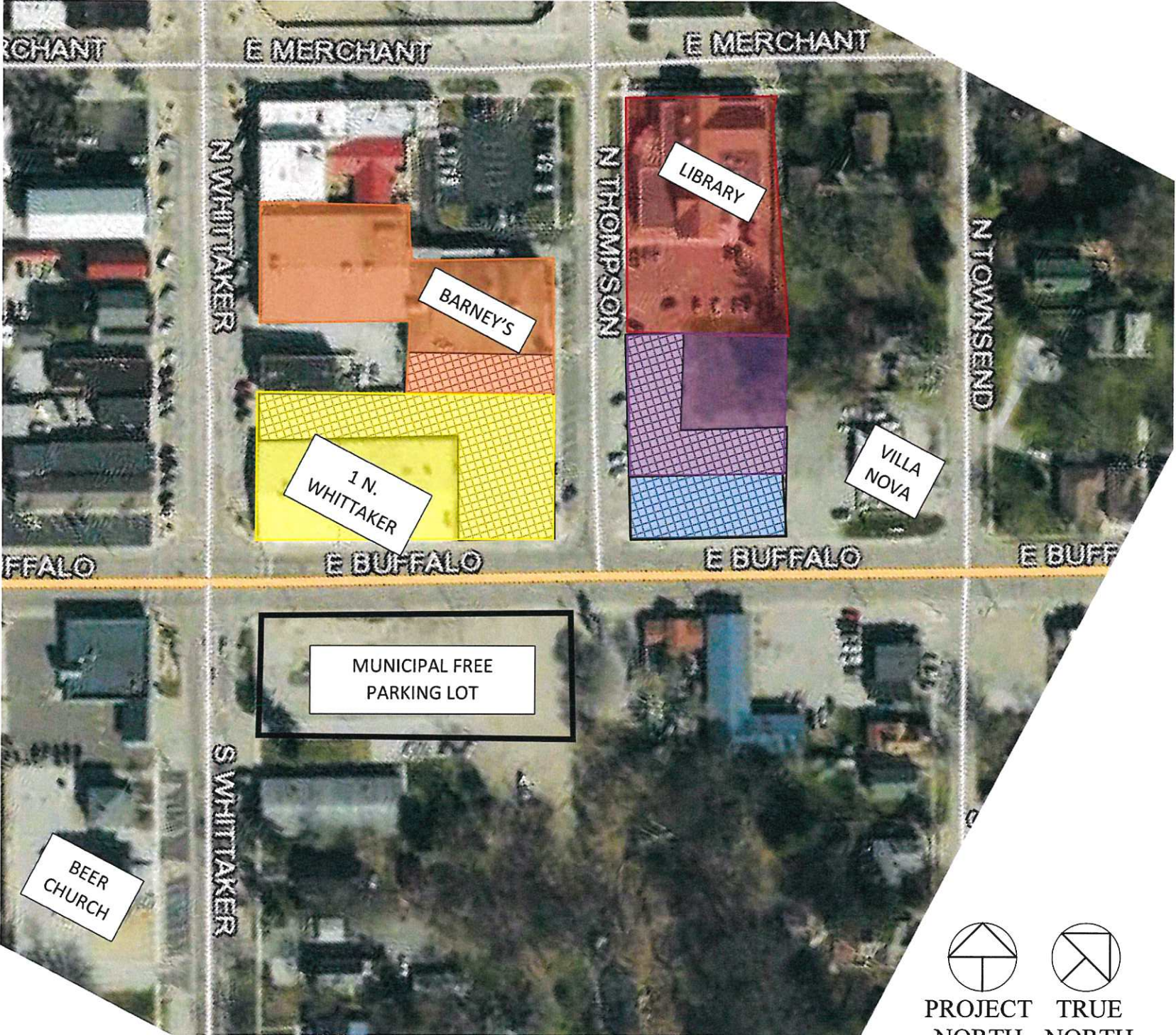
SIDE ELEVATION @
4 PARKING LOT
1/16" = 1'-0"



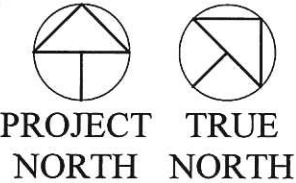
FRONT ELEVATION @
1 BUFFALO ST.
1/16" = 1'-0"



3 SIDE ELEVATION @ ALLEY
1/16" = 1'-0"








 **PARKING ANALYSIS PLAN**
NTS




PARKING ANALYSIS

PARCEL OWNERSHIP:

-  PARCEL A: TWO THOMPSON LLC AKA BARNEY’S (EZRA SCOTT, LLC)
-  PARCEL B: 1 NORTH WHITTAKER LLC (FORMERLY BUFFALO TRADING/ GRAND VARIETY)
-  PARCEL C: EZRA RAY, LLC
-  PARCEL D: NEW BUFFALO LIBRARY (FORMERLY EZRA SCOTT, LLC)
-  PARCEL E: FREIDANDERSON, LLC

EASEMENTS IN PLACE:

 PARCELS A & B HAVE PARKING RIGHTS TO PARCELS D & E, AS WELL AS WITH EACH OTHER.

PARCEL A:	21,300 BUILDING AREA	<u>ON-STREET W/ IN 1 BLOCK</u>	
	9 PARKING SPACES	THOMPSON STREET:	9 SPACES
PARCEL B:	12,900 SF BUILDING AREA	WHITTAKER STREET:	20 SPACES
	30 PARKING SPACES	<u>MERCHANT STREET:</u>	<u>20 SPACES</u>
PARCEL C:	0 SF BUILDING AREA		49 SPACES
	38 PARKING SPACES	MUNICIPAL LOT:	85(+/-)
PARCEL D:	N/A	TOTAL AVAILABLE PARKING SPACES	
PARCEL E:	0 SF BUILDING AREA	ADJACENT TO PARCELS A & B:	
	<u>49 PARKING SPACES</u>		<u>260 SPACES</u>
	126 PARKING SPACES		

PARKING REQUIRED:

NONE PER ARTICLE 15-3 IN CBD DISTRICT WHEN ADEQUATE PARKING IS AVAILABLE SURROUNDING USE.

SUGGESTED PARKING REQUIREMENTS PER SECTION 15-6

RESTAURANT:	16 PER 1,000 SF = 16x5 =	80 SPACES
OFFICE/ RETAIL:	3 PER 1,000 SF = 3x8 =	24 SPACES
GROCERY:	4 PER 1,000 SF = 4x21 =	82 SPACES
		186 SPACES

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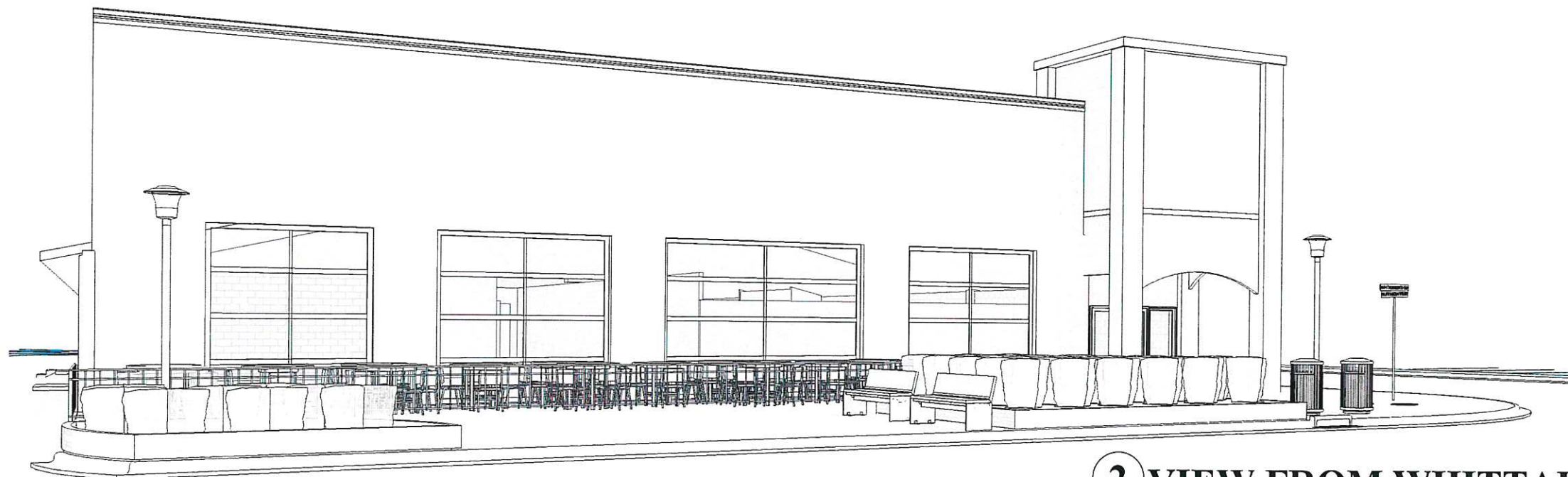
REVISIONS	
COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21
Job Number: # 2073	
Drawn by: Mateja Horonic-Kidder	
PARKING ANALYSIS	

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**VIEW FROM CORNER OF
① WHITTAKER/BUFFALO ST.**



② VIEW FROM WHITTAKER ST.

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REVISIONS

COUNCIL MTG	02/16/21
CITY COUNCIL	03/12/21
PLAN COMMISSION	04/19/21

Job Number: # 2073

Drawn by: Mateja Horonic-Kidder

3-D VIEWS

A-8

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