

The Special Meeting for July 13, 2021 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 6:01 p.m.

**Pledge of Allegiance.**

**Roll Call: All present.**

Don Stoneburner, Roxanne Lauer, Bill McCollum, Mark Joseph, Paul Billingslea.

**Staff Present:** City Manager; Darwin Watson, Deputy City Clerk; Nancy Griffin; Clerk, Amy Fidler. Also present Mayor John Humphrey; Council members, Mark Robertson and Brian Flanagan.

**Approval of Agenda:** Motion by Lauer, seconded by Stoneburner to approve the agenda with the addition of item 12.5 to discuss and potentially recommend adoption of the Houseal Lavigne Zoning Ordinance Update Proposal:

Voice Vote:

Motion Carried.

**Approval of Previous Minutes, June 1, 2021:** Motion by Joseph, seconded by Lauer to approve the Special Planning Commission Minutes from June 1st, 2021:

Voice Vote:

Motion Carried.

**Public Comment:**

Mary Rose Denton

**Presentation: NuEra Cannabis**

Laura Jaramillo, NuEra Director of Special Projects, gave a short presentation in support of cannabis dispensaries.

**New Business**

**8. Zoning Ordinance Section 2-3 Definitions**

- Discussion of Recreational Vehicle and Equipment definition

City Manager read the definition of recreational vehicle and equipment.

No action taken to update the definition.

**9. Zoning Ordinance Section 3-20 Storage of Recreational Equipment (A)**

- Potential exemptions or exceptions to the storage of recreational equipment

City Manager read the ordinance section 3-2 pertaining to storage of recreational equipment. Chair Billingslea remarked that he feels it is ok for boats to be parked in driveways since New Buffalo is a tourist town with access to Lake Michigan and people will be bringing their boats. The Chair also inquired how

New Buffalo Township handles the issue. Chair Billingslea recommended not to enforce this ordinance too strictly right now. A suggestion from the Mayor was to define the size of the boat that could be parked in driveways.

No action taken to update the storage guidelines.

#### **10. Zoning Ordinance Section 6-3 Uses Permitted by Special Land Use Permit**

- Removal of C. Educational Institutions from listing

The City Manager explained Michigan State law does not require a special land use for Educational Institutions.

No action taken to remove C. Educational Institutions from listing.

#### **11. Zoning Ordinance Section 10-2 Uses Permitted by Special Land Use Permit. Miscellaneous**

- Change Educational Institutions to Permitted by Right

The City Manager proposed a change to the ordinance along with agenda item #12.

No action taken to move Educational Institutions to Permitted by Right

#### **12. Zoning Ordinance Section 11-2 Uses Permitted by Special Land Use Permit. Miscellaneous**

- Change Educational Institutions to Permitted by Right
- Change Residential Dwellings to Special Use

No action taken to update the ordinance for Educational Institution or Residential Dwellings.

#### **12.5 Adoption of the Houseal Lavigne Zoning Ordinance Update Proposal**

Commissioner Joseph would like an update and potential options of existing zoning and to review the City's Master Plan.

Mayor Humphrey was given permission to provide his view of the current position.

Ron Morales, Waya Rentals, was given permission to speak and recommended a change to the minimum duration of rentals to one week, 7 nights.

No action taken to adopt the Houseal Lavigne Zoning Ordinance Update Proposal.

#### **13. Discussion of changing Planning Commission meetings to monthly**

City Manager made a request to change the frequency of the Planning Commission meetings to monthly, from quarterly, with the understanding that if there were no agenda items to discuss, the meeting would be cancelled. The City receives many applications and they would be reviewed more quickly if the Commission met more frequently.

Chair Billingslea is not in favor of meeting monthly and cancelling meetings. He would rather call a special meeting to meet more frequently than to cancel meetings. He mentioned the Commission would meet more frequently during zoning changes.

#### **Commissioner Comment:**

None

**Adjournment:** Motion by Lauer seconded by Stoneburner to adjourn the meeting at 7:17 p.m.

July 13, 2021

SPECIAL PLANNING COMMISSION MEETING

6:00 pm

Voice Vote:  
Motion Carried.

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Paul Billingslea, Chair

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Nancy Griffin, Deputy Clerk