

The Special Meeting for September 16, 2021 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 5:39 p.m.

**Pledge of Allegiance.**

**Roll Call: Present.**

Roxanne Lauer, Bill McCollum, Paul Billingslea.

**Absent:** Don Stoneburner, Mark Joseph

**Staff Present:** City Manager; Darwin Watson, City Clerk; Amy Fidler, Deputy Clerk; Nancy Griffin

**Approval of Agenda:** Motion by Lauer, seconded by McCollum to approve the agenda with moving the site plan review 2 South Franklin Street before the public hearing:

Voice Vote:

Motion Carried.

**Approval of Previous Minutes, July 13, 2021:** Motion by Lauer, seconded by McCollum to approve the Special Planning Commission Minutes from July 13, 2021:

Voice Vote:

Motion Carried.

**Public Comment:**

None

**Site Plan Review- 2 S. Franklin**

Chair Billingslea noted that the application was missing a site plan, drainage information and acknowledged the parking lot was pitched toward the street. Planning Commission needs the information before making a decision.

Motion by Lauer seconded by, McCollum to table the site plan application for construction of a new parking lot located on the property know as 2 S. Franklin Street until we receive all of the missing packet information.

**Roll Call Vote:**

Ayes: Lauer, McCollum, Billingslea

Nays:

Absent: Joseph, Stoneburner

Abstain:

Motion Carried, 3-0

**Public Hearing**

- a. Ordinance to amend sections 2-3, 6-2, 7-2, and 8-2, and add a new section 20-8 to the New Buffalo zoning ordinance

Chair Billingslea opened the public hearing to amend sections 2-3, 6-2, 7-2, and 8-2, and add a new section 20-8 to the New Buffalo zoning ordinance

Joanne Moskovic  
Diane Gajos  
Kristen Hall  
Cynthia Marquard  
Bill Logothethis  
Jason Milovich  
Heather Gradowski  
John Natisis  
Dan Hatch  
Karen Doughty  
Eileen Doherty Piechocki  
Mary Rose Denton  
William Lenga  
Sharyn O'Mara  
Audrey Tuszynski  
Jess Bryar  
Gerry Gajos  
Bart Goldberg  
Sharon Kelly  
Edan Gelt  
Laura Murray  
Enza Raineri  
Ryan Nofziger  
Adam Tynowski  
Betty Biernacki  
Dan Coffey  
Donna Messinger

Chair Billingslea closed the public hearing to amend sections 2-3, 6-2, 7-2, and 8-2, and add a new section 20-8 to the New Buffalo zoning ordinance.

### **New Business**

Ordinance to amend sections 2-3, 6-2, 7-2, and 8-2, and add a new section 20-8 to the New Buffalo zoning ordinance

Planning Commissioners discussed the proposed ordinance to amend sections 2-3, 6-2, 7-2, and 8-2, and add a new section 20-8 to the New Buffalo zoning ordinance. City Attorney, Nick Curcio clarified the introduced revision as an alternative to prohibiting in districts R1, R2, and R3. The

introduced revision narrowed the restriction by removing districts R2 and R3. The proposed amendment would leave R1 as the prohibited district. In addition, the revision recommended periodic reports to the planning commission, of the number of short-term rentals in the ordinance. Suggested evaluation potentially every two years.

City Attorney Curcio encouraged the Planning Commission to take an up or down vote, rather than voting to table the measure as a delay could prevent the city council from acting timely and put a policy in place with the moratorium set to expire November 1, 2021. Attorney Curcio also advised; this is not the first time an ordinance has been brought before the Planning Commission.

City Litigation Counsel Matt Zalewski stated he had nothing specific to add and Attorney Curcio did an excellent summary.

Motion by McCollum seconded by, Lauer to table the proposed resolution until next week.

**Roll Call Vote:**

Ayes: McCollum, Lauer, Billingslea

Nays:

Absent: Stoneburner, Joseph

Abstain:

Motion Carried, 3-0.

**Commissioner Comment:**

Commissioner McCollum made comments on enforcement, and review fee structure.

Chair Billingslea made comments on coming to some resolution on an ordinance.

Commissioner Lauer commented on short-term rental process.

**Adjournment:** Motion by McCollum, seconded by Lauer to adjourn the meeting at 7:50 p.m.

Voice Vote:

Motion Carried.

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Paul Billingslea, Chair

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Amy Fidler, City Clerk