

The Special Meeting for June 28, 2022 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 5:30 p.m.

The Pledge of Allegiance was led by the Planning Commission.

**Roll Call:** Member Schmidt, Rau, McCollum, Joseph, Chair Billingslea

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

**Approval of Agenda:** Motion by Member McCollum, seconded by Member Rau to approve the agenda:

Voice Vote, Motion Carried.

**Approval of Previous Minutes: April 5, 2022:** Motion by Member McCollum, seconded by Member Schmidt to approve April 5, 2022 meeting minutes.

Voice Vote, Motion Carried.

**Public Comment: None**

#### **Public Hearing**

Public Hearing on 207 N. Whittaker Street – Special Use request for a restaurant with an outdoor seating area was opened by Chair Billingslea at 5:32 p.m.

Ben Holland, owner of 207 N. Whittaker spoke in detail regarding his project. Seating capacity would be approximately 300 seats. (100 inside, 143 outside, 50 seats on the covered second floor). The restaurant would offer 17 parking spots onsite. The onsite plus available community parking equal 172 parking spaces. (The zoning requirement for commercial business district parking requirement is 171 parking spaces).

**Public Comment:** Dan Buie, resident of Dunescape, stated he is concerned about noise, parking, and traffic. He has been in contact with Ben Holland and has discussed his concerns, and will continue to stay in touch with the owner.

Public Hearing on 207 N. Whittaker Street – Special Use request for a restaurant with an outdoor seating area was closed by Chair Billingslea at 6:27pm.

#### **New Business**

**207 N. Whittaker Street – Special Use request for a restaurant with an outdoor seating area:** Motion by Member Joseph, seconded by Member McCollum to approve the special request for outdoor seating at 207 N. Whittaker Street:

Roll Call Vote:

AYES: Rau, Joseph, McCollum, Schmidt, Chair Billingslea

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

**207 N. Whittaker Street – Site Plan Review:** Motion by Member McCollum, seconded by Member Rau to approve the site plan review for 207 N. Whittaker Street:

Roll Call Vote:

AYES: McCollum, Rau, Schmidt, Joseph, Chair Billingslea

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

**Adjournment:** Motion by Member McCollum, seconded by Member Joseph to adjourn the meeting at 6:55 p.m.

Voice Vote

Motion Carried.

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Paul Billingslea, Chair

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Amy Fidler, City Clerk