

April 19, 2023

ZONING BOARD OF APPEALS SPECIAL MEETING

5:00 pm

Chair Smith called the meeting to order at 5:03 p.m.

Pledge of Allegiance – ZBA Board members led the Pledge of Allegiance.

Roll Call: Members Cooper, Gabryszewski, Pokuta, Joseph, Chair Smith

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

**Approval of Agenda:** Motion by Member Gabryszewski, seconded by Member Pokuta to approve the agenda:

Roll Call Vote:

AYES: Gabryszewski, Pokuta, Joseph, Cooper, Smith

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

**Approval of Previous Minutes – February 9, 2023:** Motion by Member Cooper, seconded by Member Joseph to approve the previous minutes from February 9, 2023:

Roll Call Vote:

AYES: Pokuta, Joseph, Cooper, Gabryszewski, Smith

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

**Public Comment:**

None

**Public Hearing:**

**Chair Smith opened the public hearing for 1 N. Whittaker Street at 5:05 p.m.**

**1 N. Whittaker** (11-62-0340-0233-01-8) - Requests variance for signage permitted in the Central Business District per the City of New Buffalo Zoning Ordinance.

**Public Comment:**

John Lustina

Jessica Vargas explained and answered the board members questions regarding the applicants request for a variance from the sign ordinance to install (2) two tenant signs on the mechanical screen above the roof line of the building along the US 12 façade. Also, the applicant requested a variance to install internally illuminated signs as part of the entire building package.

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**Chair Smith closed the public hearing for 1 N. Whittaker Street at 5:23 p.m.**

**New Business**

**1 N. Whittaker** (11-62-0340-0233-01-8) - Requests variance for signage permitted in the Central Business District per the City of New Buffalo Zoning Ordinance.

Motion by Member Cooper, seconded by Member Gabryszewski to deny the variance for 1 N. Whittaker Street as presented as the variance does not meet the conditions cited in Section 21-8 (B) of the Zoning Ordinance:

Roll Call:

Ayes: Cooper, Gabryszewski, Pokuta, Smith

Nays: Joseph

Absent:

Abstained:

Motion Carried: 4-1.

Motion by Member Cooper, seconded by Member Gabryszewski to adjourn the meeting at 5:36 p.m.

Voice vote, motion carried.

amf

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**Tom Smith, Chair**

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**Amy Fidler, City Clerk**