



**REGULAR MEETING  
ZONING BOARD OF APPEALS  
Thursday, November 16, 2023, at 5:00 p.m.  
City of New Buffalo  
224 W. Buffalo Street  
New Buffalo MI 49117  
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Previous Minutes – July 20, 2023
6. Public Comment
7. New Business
  - a. Organizational Meeting
8. Adjournment

July 20, 2023

ZONING BOARD OF APPEALS SPECIAL MEETING

5:00 pm

Chair Smith called the meeting to order at 5:00 p.m.

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

Roll Call:

Present: Members Cooper, Gabryszewski, Pokuta, Chair Smith

Absent: Member Joseph

City Staff Present: City Clerk, Amy Fidler

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

Roll Call Vote:

AYES: Gabryszewski, Pokuta, Cooper, Chair Smith

NAYES:

ABSENT: Joseph

ABSTAINED:

Motion Carried, 4-0.

**Approval of Previous Minutes – May 24, 2023:** Motion by Member Pokuta, seconded by Member Gabryszewski to approve the previous minutes from May 24, 2023:

Roll Call Vote:

AYES: Cooper, Gabryszewski, Pokuta, Chair Smith

NAYES:

ABSENT: Joseph

ABSTAINED:

Motion Carried, 4-0.

**Public Comment:** None

**Chair Smith opened the public hearing for 142 S. Whittaker Street at 5:02 p.m.**

**Public Hearing:** 142 S. Whittaker (11-62-0340-0390-00-8) – Requests a variance for the reduction in the side yard setback requirement.

Applicant Thomas and Mary Prenta discussed and answered the boards questions regarding the variance request.

Public Comment: None.

**Chair Smith closed the public hearing for 142 S. Whittaker Street at 5:06 p.m.**

July 20, 2023

ZONING BOARD OF APPEALS SPECIAL MEETING

5:00 pm

**New Business**

**142 S. Whittaker** (11-62-0340-0390-00-8) – Requests a variance for the reduction in the side yard setback requirement.

Motion by Member Gabryszewski, seconded by Member Pokuta to approve the variance for 142 S. Whittaker Street as presented as the variance does meet the conditions cited in Section 21-8 (B) of the Zoning Ordinance:

Roll Call:

Ayes: Cooper, Gabryszewski, Pokuta, Chair Smith

Nays:

Absent: Joseph

Abstained:

Motion Carried: 4-0.

Motion by Chair Smith, seconded by Member Pokuta to adjourn the meeting at 5:13 p.m.

Roll Call:

Ayes: Gabryszewski, Pokuta, Cooper, Chair Smith

Nays:

Absent: Joseph

Abstained:

Motion Carried: 4-0.

amf

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**Tom Smith, Chair**

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**Amy Fidler, City Clerk**