



The Gateway of Michigan

Building and Zoning Department

New Buffalo Township Planning Commission NOTICE OF PUBLIC HEARING

Public Hearing Case Number 2026-02-01

The New Buffalo Township Planning Commission will hold a Public Hearing on Tuesday, February 3, 2026, at 6:30 p.m. at the New Buffalo Township Hall located at 17425 Red Arrow Highway, New Buffalo, MI 49117.

The Planning Commission will hear comments on the request of RMM 13912 LLC & 19701 US 12 LLC for a Planned Unit Development (PUD) to consist of a proposed 153 home sites intended for year-round workforce residents located at 19701 US 12 (11-13-0019-0009-06-0) and 13912 Grand Ave (11-13-3100-0043-01-5) New Buffalo, MI, 49117.

A copy of the complete file is available at the Building Department and may be viewed Monday through Friday from 9:00 a.m. until 4:00 p.m.

You may attend the hearing in person or by representative and ask to be heard or you may send written comment prior to the hearing to:

Estelle Brinkman
Building & Zoning Department Administrator
17425 Red Arrow Highway
New Buffalo, Michigan 49117
1-269-469-3112
1=269-469-9972 fax

People requiring reasonable accommodation due to disabilities in order that meetings are accessible to them are requested to notify the Township Clerk at 1-269-469-1011 no later than 5 business days prior to the date of the meeting of such disability.

NOTICE OF PUBLIC HEARING

AMENDMENT TO ZONING ORDINANCE
NEW BUFFALO TOWNSHIP, BERRIEN COUNTY, MICHIGAN

NEW BUFFALO TOWNSHIP PLANNING COMMISSION
February 3, 2026, at 6:30 P.M.

A Public Hearing will be held by the New Buffalo Township Planning Commission at 6:30 P.M. on Tuesday, February 3, 2026, at the New Buffalo Township Hall, located at 17425 Red Arrow Highway, New Buffalo, MI 49117.

The purpose of the public hearing is to hear comments from the public regarding proposed amendments to the Township Zoning Ordinance. After the public hearing, the Planning Commission will discuss the proposed amendments and may make a recommendation to the Township Board of Trustees.

The following is a summary of the amendments that are being proposed:

Section 1. Amendment of Section 455-3.2. Regulated uses table.

Section 455-3.2 of the Township Zoning Ordinance is proposed to be amended to read as follows, with new text indicated by boldfaced font and deleted text stricken:

Regulated Uses	Zoning Districts										
	AG-R	R-1	R-2	MR	C-1	C-2	UPV	UPC	I	F-1	M
Residential Uses											
Residential rentals and residential short-term rentals	P	P	P	P	P		P	P			P

Section 2. Amendment of Section 455. Residential Rentals and Residential Short-Term Rentals.

[NEW SECTION] Residential rentals and residential short-term rentals. Residential rentals and residential short-term rentals are allowed in the following zoning districts subject to the New Buffalo Township Residential Rental and Short-Term Rental Licensing Ordinance under §332 of the Code:

- (1) AG-R – Agricultural Residential District;**
- (2) R-1 – Low-Density Residential District;**
- (3) R-2 – Medium-Density Residential District;**
- (4) MR – Manufactured Residential District;**
- (5) C-1 – General Commercial District;**
- (6) UPV – Union Pier Village;**
- (7) UPC – Union Pier Corridor; and**
- (8) M – Marihuana Overlay Business District.**

Make any other changes deemed appropriate after the Public Hearing.

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