

NOTICE OF PUBLIC HEARING

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

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION
September 2, 2025, 6:30 P.M.**

A Public Hearing will be held by the New Buffalo Township Planning Commission at 6:30 P.M. on Tuesday, September 2, 2025, 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 hereby 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
Commercial Uses											
Food trucks, vendor trucks, and pop-up operations*					P	P	P	P	P		

Section 2. Amendment of Section 455-5.13. Food trucks, vendor trucks, and pop-up operations.

Section 455-5.13 of the Township Zoning Ordinance is hereby amended to read as follows, with new text indicated by boldfaced font and deleted text stricken:

Vendor trucks shall be permitted as a principal or accessory use in the districts specified. Prior to beginning the operation, vendor trucks must obtain **a business license pursuant to Chapter 132 of the Code** ~~zoning permit certifying that they~~ **and** meet the following standards:

- C. Waste receptacles shall be provided for the general public in the vicinity of the vendor truck. All litter and debris must be removed from site ~~within 48 hours after use~~ **immediately upon close of business**. Violation will result in a fine established by the Township Board per each day of violation.
- F. In the course of granting a special use permit, the ~~Planning Commission~~ **Zoning Administrator** may establish screening requirements in addition to any that may be required in § 455-4.3.

- G. Food trucks shall not occupy or obstruct the use of any fire lane, required off-street parking facility, or landscaped area required in Article 4, or create a traffic or safety hazard as determined by the ~~Planning Commission~~ **Zoning Administrator or its designee.**
- H. Upon discontinuance of vendor truck uses, any temporary structures shall be removed ~~within 48 hours~~ **immediately upon close of business.**
- I. Hours of operation for a vendor truck shall be limited to between 8:00 a.m. and ~~9:00~~ **10:00** p.m. The Zoning Administrator may impose further limitations as necessary due to the site's location within the Township, adjacent land uses, or other factors.
- K. Food trucks and any associated seating or tables shall maintain a minimum ten-foot setback from all driveways, public sidewalks, utility boxes and vaults, ramps for barrier-free access, ~~or buildings entrances, and exits or emergency access ways.~~
- M. Food trucks, vendor trucks, and pop-up operations shall comply with all relevant county, state, and federal regulations, and shall demonstrate compliance to the Zoning Administrator prior to receiving a **business license** ~~zoning permit.~~
- N. ~~Food trucks, vendor trucks, and pop-up operations shall qualify as a temporary use and require only a zoning permit pursuant to § 455-10.8 for approval rather than site plan review. A~~ **Food Truck Vending permit must be submitted online through the Township's website at least 48 hours prior to operating at any location.**
- ~~O. Any zoning permit for a food truck, vendor truck, or pop-up operation shall be effective for 30 consecutive days beginning on the date it is issued. The permit may be renewed for one additional thirty consecutive day period within a calendar year, provided the use has been conducted in accordance with the requirements of this chapter.~~

Section 3. Amendment of Section 455-13.1 – Terminology

Section 455-13.1 of the Township Zoning Ordinance is hereby amended to read as follows, with new text indicated by boldfaced font and deleted text stricken:

FOOD TRUCK VENDING

Offering for sale, serving, preparing or vending food and/or beverages from a food truck which meets the definition of a "food service establishment" under Public Act 92 of 2000 which may include the sales of branded items consistent with foods, such as a tee shirt or other items bearing the name of the organization engaged in food truck vending.

Make any other changes deemed appropriate after the Public Hearing.

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:

New Buffalo Township Building Department
c/o Estelle Brinkman, Building & Zoning Dept Administrator
17425 Red Arrow Highway

New Buffalo, Michigan 49117
1-269-469-3112
1-269-469-9972 fax

Persons requiring reasonable accommodations 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.