

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 455-1.21 regarding Private Streets. Section 455-1.21 of the Township Code of Ordinances is hereby amended to read as follows, with new text indicated by boldfaced font and deleted text stricken:

- F. Design requirements. The construction of private streets shall conform to the Berrien County Road Department construction standards for local roads, excepting pavement width and grade requirements and as otherwise provided in this chapter, as follows:
- (5) Pavement widths shall conform to the following table. Any private street serving five or fewer parcels which is subsequently extended to serve more than five parcels shall be upgraded in its entirety to meet the pavement width requirements of this section.

Standards	Serving 5 or Fewer Lots (feet)	Serving 6 or More Lots (feet)
Pavement width	18 22	22 24

- (6) Any private street which terminates at a dead end shall provide adequate turnaround for fire trucks and other emergency vehicles as determined by the Zoning Administrator with the Township Engineer. A "hammerhead" turnaround or options other than a circular cul-de-sac may be considered. Private streets serving more than five private properties shall require a cul-de-sac with a minimum radius of ~~40~~ 60 feet or such turnaround adequate to handle fire trucks and other emergency turnarounds as are permitted by the Zoning Administrator and the Township Engineer.

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.