

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
February 6, 2024 6:30 PM  
17425 RED ARROW HIGHWAY,  
NEW BUFFALO, MI 49117**

- 1. ROLL CALL & PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED (LIMITED TO 3 MINUTES EACH)**
- 3. PUBLIC HEARING**

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:

455-1.5 Accessory Uses, Buildings, and Structures

A. Accessory Uses

Add subsection: 4. Waterfront Properties: Detached garages are permitted in the front yard of residential properties abutting Lake Michigan or the Galien River. The garage shall maintain a minimum front and side yard setback as required for the district.

455-2.2 Intent of Established Zoning Districts

Industrial District (I) The intent of the Industrial zoning category is to provide space for wholesale, warehousing, light manufacturing, and other production-oriented uses. The zone's purpose is to allow a limited range of such employment-generating uses in locations where they have access to transportation infrastructure and utilities but are not detrimental to surrounding commercial areas or residential neighborhoods. Other permitted uses include manufactured housing and mobile home parks.

455- 3.2 Regulated Uses Table – Does not allow manufactured housing and mobile home parks in Industrial – ADD as permitted use in Industrial

REMOVE as permitted uses in AGR, R1 & R2

Change Manufactured Homes (with foundations) to Manufactured Housing & Mobile Home Parks and add P (permitted) to Industrial and MR districts.

Article 13 Definitions

Add –

Lot, Through: Any interior lot having frontage on two parallel streets. These lots are considered to have 2 front yards, with the remaining yards being side yards.

Add –

#### 455-4.4 Signs

##### F. Freestanding/Monument Sign

Subsection 3: or create a completely new section which would require renumbering this section of ordinance moving forward to the end of the article.

3. Where two or more businesses are located on the same parcel a Business Center Sign shall be used in place of individual freestanding/monument signs to minimize or limit any clear vision issues. Limit one sign per street frontage but not more than two signs, provided that the lots have two street frontages with a minimum of at least fifty feet. Size: No greater than 80 square feet. Location: Minimum of 15 feet from any property line. Height: No higher than 10 feet.

Remove 455-4.6. Illumination

Make any other changes deemed appropriate after the Public Hearing.

#### 4. BUSINESS SECTION

- a. Zoning Ordinance Amendment
- b. Excused Absences (if any)
- c. Approve Minutes
- d. Reschedule May 7, 2024 meeting date

#### 5. CORRESPONDENCE

#### 6. ADJOURNMENT