

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

The meeting was called to order at 6:33 p.m.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Armstrong, Arvanitis, Iazzetto, Lauricella, Nesci, Wagner

Absent: Schmidt

Pledge of Allegiance

2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED

Comments were heard by the Planning Commission.

3. PUBLIC HEARING

Nesci moved, Wagner seconded, to open the public hearing on the proposed amendments to the Township Zoning Ordinance at 6:38 p.m.

Motion: CARRIED

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.

COMMENTS BY ZONING ADMINISTRATOR

Zoning Administrator Estelle Brinkman reported that this section was previously omitted from the zoning ordinance, which has created nonconformance.

COMMENTS BY PLANNING COMMISSION

The commission discussed replacing "Lake Michigan or the Galien River" with "waterfront". After discussion, no changes were made to this proposed amendment.

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.

COMMENTS BY ZONING ADMINISTRATOR

Zoning Administrator Estelle Brinkman reported that the "Manufactured Housing & Mobile Home Parks" needs to be added to the Regulated Uses Table.

COMMENTS BY PLANNING COMMISSION

The commission discussed the differences between manufactured homes with and without foundations. The commission agreed that the "Manufactured Housing & Mobile Home Parks" should be removed as permitted uses in AGR, R1 & R2 but decided against changing Manufactured Homes (with foundations) to Manufactured Housing & Mobile Home Parks, which are already permitted in 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

COMMENTS BY ZONING ADMINISTRATOR

Zoning Administrator Estelle Brinkman reported that the definition of "through lot" is missing from the ordinance. She also reported that she would like to think about illumination more before amending this portion of the ordinance.

COMMENTS BY PLANNING COMMISSION

The commission discussed whether directional signs should be allowed in addition to business center signs to direct customers to businesses on interior lots. It was decided that wayfinding signs for businesses should be special land use. A definition for "business center" will need to be added to the ordinance, in addition to standards for the special land use.

Make any other changes deemed appropriate after the Public Hearing.

COMMENTS BY PLANNING COMMISSION

The commission discussed amending the marihuana ordinance as follows: adding a minimum distance requirement between marihuana establishments (1,000 feet); adding a minimum distance requirement between marihuana establishments and residential-zoned areas (1,000 feet); removing the phrase "within the township" with regard to the minimum distance between marihuana establishments and residential-zoned areas; as well as adding a minimum distance requirement between marihuana establishments and government buildings, schools, and churches (1,000 feet). The commission also discussed the need for enforcement to ensure that businesses are compliant with site plans approved by the Planning Commission. The commission further determined that murals should be a special land use.

COMMENTS BY ZONING ADMINISTRATOR

Zoning Administrator Estelle Brinkman reported that any changes to the marihuana ordinance would apply only to new applications once the amended ordinance is approved.

Arvanitis moved, Iazzetto seconded, to close the public hearing on the zoning ordinance amendments at 7:28 p.m.

Motion: CARRIED

4. BUSINESS SECTION

a. Zoning Ordinance Amendment

Arvanitis moved, Wagner seconded, to table approving amendments to the zoning ordinance until the Planning Commission's meeting in May.

Motion: CARRIED

b. Excused Absences (if any)

Iazzetto moved, Armstrong seconded, to approve the absence for Schmidt at the present meeting.

Motion: CARRIED

c. Approve Minutes

Arvanitis moved, Wagner seconded, to approve the minutes from the January 9, 2024 Regular PC meeting.

Motion: CARRIED

d. Reschedule May 7, 2024 meeting date

The commission tabled rescheduling this meeting until its March meeting.

5. ADDITIONS TO AGENDA

a. Reschedule April 2, 2024, Meeting

Arvanitis moved, Iazzetto seconded, to reschedule the Planning Commission's April meeting to April 9, 2024, at 6:30 p.m.

Motion: CARRIED

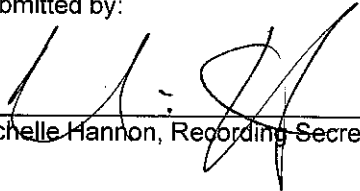
6. CORRESPONDENCE – None

7. ADJOURNMENT

Arvanitis moved, Wagner seconded, to adjourn at 7:32 p.m.

Motion: CARRIED

Submitted by:



Michelle Hannon, Recording Secretary