

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
May 2nd, 2023 6:30 PM  
17425 RED ARROW HIGHWAY,  
NEW BUFFALO, MI 49117  
Minutes**

**1. ROLL CALL & PLEDGE OF ALLEGIANCE**

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

Absent: Levine

Pledge of Allegiance

**Presentation: Antero Group – NBAS Housing Project**

**2. PUBLIC COMMENT – None**

**3. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT AMENDMENT**

Arvanitis moved and Nesci seconded, to open the public hearing on a Planned Unit Development amendment at 9902 Community Hall Road.

Roll Call Vote:

Armstrong	Yes
Arvanitis	Yes
Iazzetto	Yes
Lauricella	Yes
Levine	Absent
Nesci	Yes
Schmidt	Yes

Motion carried.

**PUBLIC COMMENT**

**Norma Petravicius, 10022 Community Hall Road, Union Pier.**

- Norma wanted to know where the cottages would be located on the property. She had concerns about not having a barrier between the new vintage campers and her property. Additionally, she was concerned that it could become a resort, not a small Bed & Breakfast.

**Joyce Mims, 9691 Community Hall Road, Union Pier.**

- Joyce wanted to make sure the zoning ordinance and master plan was being followed and used for their decision making. She wanted the PC to keep in mind that the Haberichters may not be the owners of the property long term.

**Linus Petravicius, 10022 Community Hall Road, Union Pier.**

- Mr. Petravicius stated he objected to this PUD from the beginning and has concerns.

**Correspondence:** The commissioners received correspondence from the following residents regarding the public hearing:

- Joyce Mims, 9691 Community Hall Rd, Union Pier, MI 49129
- Cem Emiroglu, 9891 Community Hall Rd, Union Pier, MI 49129
- Christine Hauville, Raz Rd.
- Marie Wester, 9834 Community Hall Rd. Union Pier, MI 49129
- Dolores Wilber & Robert Weiss, 9937 Community Hall Rd. Union Pier, MI 49129
- Norma & Linus Petravicius 10022 Community Hall Rd. Union Pier, MI 49129
- Alene Valkanas 9983 Community Hall Rd. Union Pier, MI 49129

Arvanitis moved and Iazzetto seconded, to close the public hearing on a Planned Unit Development amendment at 9902 Community Hall Road.

Roll Call Vote:

Armstrong	Yes
Arvanitis	Yes
Iazzetto	Yes
Lauricella	Yes
Levine	Absent
Nesci	Yes
Schmidt	Yes

Motion carried.

**4. BUSINESS SECTION**

- Planned Unit Development Amendment @ 9902 Community Hall Rd, Union Pier, MI

The Commissioners found the following Findings of Fact:

(The PUD must meet, as a minimum, four (4) of the following nine (9) objectives of the Township)

1. **Amendment does not** permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.
2. **Amendment does** permanently establish land use patterns which are compatible with, or which will protect desirable existing or planned uses.
3. **Amendment does not** accept dedication or set aside open space areas for public use in perpetuity.
4. **Amendment does not** provide alternative uses for parcels that can provide transition between incompatible uses.
5. **Amendment does** promote the goals and objectives of the New Buffalo Township Master Plan.
6. **Amendment does** foster the aesthetic appearance of the Township through quality building design and site development; to provide trees and landscaping beyond minimum requirements; to provide pedestrian amenities beyond the minimum requirement; to preserve unique and/or historic sites or structures; or to provide open space or other desirable features of a site beyond minimum requirements.
7. **Amendment does not** bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.
8. **Amendment does** provide a diverse mix of housing options, price points, and opportunities to rent or purchase.
9. **Amendment does not** preserve agricultural land in the Township while concentrating development in areas with public services, as specified in Section 6.3.

Armstrong moved, Nesci seconded to approve the request of Julie & Eric Haberichter regarding Petition for Planned Unit Development Amendment to revise the language of the original approval of “five tourist cottages” to allow for the use of vintage campers located at 9902 Community Hall Rd, Union Pier, MI 49129 parcel 11-13-0336-0070-04-7, with the following conditions:

1. Petitioner must create a natural barrier between their property and neighboring property at 10022 Community Hall Rd, 11-13- within 6 months from May 2<sup>nd</sup>, 2023.
2. Petitioner must be in compliance with the township water and sewer ordinances and comply with any modifications the Utility Department may require.
3. Petitioner will limit the number of cottages on the property to the two (2) existing cottages and two (2) vintage campers, maximum of four (4) cottages, excluding the existing Inn.

Roll Call Vote:

Armstrong	Yes
Arvanitis	Yes
Iazzetto	Yes
Lauricella	Yes
Levine	Absent
Nesci	Yes
Schmidt	Yes

Motion carried.

Schmidt moved, Nesci seconded to approve the request of Julie & Eric Haberichter regarding Petition for Planned Unit Development Amendment to revise the language of the original approval to allow use of the Pool House for small events hosted by registered guests for their groups located at 9902 Community Hall Rd, Union Pier MI 49129 parcel 11-13-0336-0070-04-7.

Roll Call Vote:

Armstrong	Yes
Arvanitis	Yes
Iazzetto	Yes
Lauricella	Yes
Levine	Absent
Nesci	Yes
Schmidt	Yes

Motion carried.

**b. Excused Absences**

Arvanitis moved, Armstrong seconded to excuse Vern Levine's absence.

Motion carried.

**c. Approve Minutes**

Arvanitis moved, Iazzetto seconded to approve the minutes of the March 2023 meeting.

Motion carried.

**5. CORRESPONDENCE – none**

**6. ADJOURMENT**

Arvanitis moved, Nesci seconded to adjourn at 7:45 pm.

Motion carried.

Respectfully submitted by,

Carol Schmidt, Planning Commission Secretary