

**NEW BUFFALO TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING/PUBLIC HEARING
October 14, 2025 10:30AM
17425 RED ARROW HIGHWAY
NEW BUFFALO, MI 49117**

1. ROLL CALL

Call to order @ 10:30am.

Present: Rick Novacek, Traci Lauricella, Howard Males, Jerry Agema
Absent: Sue Rogers,

2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED - None

3. PUBLIC HEARINGS

CASE NUMBER ZBA 2025-10-01 – Withdrawn by Applicant

Traci Lauricella moved, to open the public hearing for Case Number 2025-10-02 Howard Males second

MOTION: CARRIED

CASE NUMBER ZBA 2025-10-02

The Zoning Board of Appeals will hear comments on the request of Tyler Cravens on behalf of El Dorado LLC regarding the following property described as property tax no. 11-13-2700-0005-00-1 located at 19297 US 12 and property tax no. 11-13-2700-0009-00-6 located at 13700 El Dorado Blvd, New Buffalo, MI 49117.

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 31 extra spaces for a total of 98 parking spaces. Prior variance was granted for a total of 67 parking spaces.

APPLICANT COMMENT

Tyler Cravens stated that the additional parking request was to accommodate shared parking with 19309 US 12.

Traci Lauricella asked about future use when no longer neighbors. Tyler Cravens stated that there will be a shared parking agreement between the land owners.

Howard Males asked about maintenance, upkeep, landscaping and handicapped parking.

Tyler Cravens stated that the shared parking agreement would cover all items with the exception of the handicapped parking which is already being provided for along the building.

CORRESPONDENCE None

PUBLIC COMMENT None

Jerry Agema moved, to close the public hearing for Case Number 2025-10-02 Traci Lauricella second.

MOTION: CARRIED

4. BUSINESS SECTION

CASE NUMBER ZBA 2025-10-02

The Zoning Board of Appeals will now consider the request Tyler Cravens on behalf of El Dorado LLC regarding the following property described as property tax no. 11-13-2700-0005-00-1 located at 19297 US 12 and property tax no. 11-13-2700-0009-00-6 located at 13700 El Dorado Blvd, New Buffalo, MI 49117.

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 31 extra spaces for a total of 98 parking spaces. Prior variance was granted for a total of 67 parking spaces.

ZBA Findings of Fact:

Condition 1: There are special conditions or circumstances peculiar to the property in question, which causes practical difficulty to the applicant and are not generally applicable to other properties in the same zoning district.

is (X) is not () met because: _____

Condition 2: Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by the owners of other properties in the same district.

is (X) is not () met because: _____

Condition 3: The special conditions or circumstances did not result from the actions of the applicant or applicant's predecessors in interest.

is (X) is not () met because: _____

Condition 4: Granting the variance will not confer on the applicant any special privilege denied by this Ordinance to other lands, structures or buildings in the same district.

is (X) is not () met because: _____

Condition 5: The variance shall be no greater than reasonably necessary.

is (X) is not () met because: _____

Condition 6: Nonconforming use of neighboring lands, structures or buildings shall not be grounds for a variance, except that front yard setback requirements may be reduced to conform generally with other buildings on the same side of the block.

is (X) is not () met because: _____

Condition 7: Increased financial return shall not by itself be grounds for a variance.

is (X) is not () met because: _____

Condition 8: The variance will not be significantly detrimental to adjacent property, the surrounding neighborhood, public health, safety and welfare or the intent and purpose of this Ordinance.

is (X) is not () met because: _____

Condition 9: The condition or situation of the specific piece of property for which the variance is sought is not so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this chapter would involve practical difficulties.

is (X) is not () met because: _____

Traci Lauricella moved to recommend approval with the following conditions: Property Tax no. 11-13-2700-0005-00-1 and 11-13-2700-0009-00-6 be combined; Copy of the shared parking agreement be provided to the Township along with maintenance agreement and plan for safety.

Howard Maled second

ROLL CALL VOTE:

Novacek	Yes
Lauricella	Yes
Rogers	Absent
Males	Yes
Agema	Yes

MOTION: CARRIED

5. APPROVE MINUTES

Jerry Agema moved, to approve the minutes from the August 12, 2025 Regular Meeting Traci Lauricella second.

MOTION: CARRIED

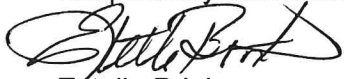
6. CORRESPONDENCE - None

7. ADJOURNMENT

Howard Males moved to adjourn at 10:49am Traci Lauricella second

MOTION: CARRIED

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Estelle Brinkman", written in a cursive style.

Estelle Brinkman
Acting Secretary
Zoning Board of Appeals



The Gateway of Michigan

Zoning Board of Appeals Decision

Hearing Number: 2025-10-02 Hearing Date: October 14, 2025

Applicant: Cravens/EI Dorado LLC

Address: 19297 US 12 & 13700 El Dorado, New Buffalo, MI 49117

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 31 extra spaces for a total of 98 parking spaces. Prior variance was granted for a total of 67 parking spaces.

() variance is granted

() is not granted

(X) is granted with the following conditions: 19297 US 12 + 13700 El Dorado Combined Shared parking agreement provided; maintenance & safety plan provided

Vote of ZBA Members

Signatures of ZBA Members

(Yes) (No) Rick Novacek, Chairman

(X) (No) Traci Lauricella, Vice Chair

(Yes) (No) Sue Rogers

(Yes) (No) Howard Males

(Yes) (No) Jerry Agema

[Signature]

Traci Lauricella

Absent

[Signature]

[Signature]

I, Estelle Brinkman, recording secretary of the New Buffalo Township Zoning Board of Appeals, certify that on this date: 10/14/25

I witnessed the signatures set forth above and attest to the accuracy of this report.

[Signature]
Signature, Recording Secretary
Zoning Board of Appeals

www.newbuffalotownship.org

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