

NEW BUFFALO TOWNSHIP BOARD
PUBLIC HEARING/REGULAR MEETING
MARCH 21, 2011
17425 RED ARROW HIGHWAY
NEW BUFFALO, MICHIGAN

Supervisor Dudiak called the meeting to order at 7:00 p.m.

Call to Order

Board Members Present: Dudiak, Heit, Oselka, Rahm, and Rogers

Dudiak led the Pledge of Allegiance

PUBLIC COMMENTS ON AGENDA ITEMS

REPORTS

Monthly departmental reports were received.

Reports

AGENDA ITEMS

Rogers moved, Oselka seconded to approve items on the consent agenda:

Consent
Agenda

Minutes of the February, 21, 2011 Meeting

Treasurer's Report

Bills

- 1. General \$120,864.20
- 2. Building \$14,277.57
- 3. Sewer \$124,474.94
- 4. Water \$132,187.01
- 5. Liquor \$395.61
- 6. Ambulance \$8,869.67
- 7. Park Millage \$3,337.00

Berrien County Payment for February, 2011 Police Protection.

Dudiak	Yes
Heit	Yes
Oselka	Yes
Rahm	Yes
Rogers	Yes

Motion Carried

3. We have concluded that none of the activities will be detrimental to the general welfare of the properties surrounding the Campground by reason of traffic, noise, smoke, fumes, glare or odors. No one has brought forward any information to contradict this judgment.
4. The use is an improvement because it provides another service to people who come to enjoy Lake Michigan amenities or the bucolic beauty of the area, shop and eat at local establishments, or visit the Casino. People who travel in Recreational Vehicles will now have a place to stay longer in our area or to stop overnight at a place near the highway.
5. There are no specific design standards in 15.7 that apply. There are design standards of the DNR that must be complied with.
6. The use complies with the New Buffalo Master Plan as amended since it is in a location south of the area where we want to encourage a mixture of commercial, recreational, and housing in a “town centre” atmosphere. This Town Centre has been placed by the Master Plan in the area between Exit One on I-94 and the edge of the City of New Buffalo. This Campground which is south of Exit 1 on I-94 will provide another option for persons to stay and enjoy the “town centre” once it has been created. In fact this development should encourage the development of commercial and recreational activities in the “Town Center” since it offers a clientele that travel in Recreational Vehicles to support such development.
7. The Planning Commission finds that since the Campground is to comply with State regulations, it is satisfied with the ingress and egress “driveways” being 20 feet in width.

Conditions:

1. The Development shall comply with all the applicable requirements of a local, state, and federal laws or regulations. Specifically, the Special Land Use shall be subject to the owner obtaining all State of Michigan Permits necessary for creating a “Campground”
2. The owner of the property has indicated his application that the State Review shall include a consideration of determining if and where wetlands exist and the acquisition of all permits necessary under Part 301 (streams) and part 303 (wetlands) if applicable. Construction of each phase of the Campground shall not commence until the Zoning Administrator receives confirmation from the DNR that they have reviewed the property and are satisfied that either no 301 or 303 permits are needed or that the permits have been issued.
3. Lighting shall be constructed in such a way that it does not cause glare or lighting that spills onto adjoining properties.
4. Edge of Property (do not go beyond this line) signs shall be posted on the entire perimeter of the property to make sure campers do not trespass onto neighboring properties.

Proper recording of documents pursuant to Section 15.6 shall be completed prior to the beginning of any construction.

Dudiak Yes
Heit Yes
Oselka Yes
Rahm Yes
Rogers Yes

Motion Carried

Rogers moved, Heit seconded to approve the Water and Sewer Connection Agreements with New Buffalo Fast Foods, Inc.

Water/Sewer
Agreements
NB Fast Food

Dudiak Yes
Heit Yes
Oselka Yes
Rahm Yes
Rogers Yes

Motion Carried

Rogers moved, Heit seconded to approve the proposal from Wightman & Associates, Inc. for \$30,100 for engineering, surveying, design, and bidding for the Memorial Park nature trails. This project is contingent on receiving the requested grant from The Pokagon Fund.

Wightman
Proposal
Nature Trails

Motion Carried

Oselka moved, Rahm seconded to appoint Katharine Butler as an alternate to the Board of Review, term expiring 12-31-12, to be paid Board of Review pay when serving.

Butler as
Alternate to
BOR

Motion Carried

Rahm moved, Dudiak seconded to accept, with regret, the resignation letter from Daniel Podjan.

Daniel
Podjan
Resignation

Motion Carried

Rogers moved, Dudiak seconded to approve the request to transfer ownership of a liquor license from Stateline Enterprises, Inc. to Lipner Enterprises, Inc. for the property at 19393 U.S. 12 (Buffalo Liquors establishment).

Transfer
of Liquor
License

Motion Carried

Dudiak moved, Oselka seconded to approve payment to Howard's Excavating for \$1,200 for the demolition and clean up of the Jim Corwin property.

Howard's
Excavating
Payment
Corwin
Clean Up

Motion Carried

Heit moved, Rogers seconded to add to the agenda the approval of the Memorial Park landscaping/irrigation/shade structure quote, the Memorial Park lighting and lawn tractor quotes and appropriate down payments, the invoice for continuing disclosure reporting services from ACI Finance, and the quote from LaPorte Seamless Gutter.

Agenda
Additions

Dudiak Yes
Heit Yes
Oselka Yes
Rahm Yes
Rogers Yes

Motion Carried

Heit moved, Oselka seconded to approve the proposal from Groundworkes, Inc. for \$54,033 for Memorial Park landscaping, irrigation, and shade structure, and to approve a down payment for half, \$27,016.50. \$10,749, which is required for the irrigation system to be ordered, to be paid immediately and to be taken from the Park Millage funds until Pokagon Fund grant money arrives.

Groundworkes
Proposal
Approval

Motion Carried

Rogers moved, Oselka seconded to approve the proposal from Mead & White for \$14,302 for lighting for the Memorial Park basketball and volleyball courts, pending receipt of Pokagon Fund grant funds.

Memorial
Park
Court
Lighting

Motion Carried

Dudiak moved, Oselka seconded to approve the proposal from Rigg's Outdoor Power Equipment for \$4,670 for a lawn tractor for Memorial Park, pending receipt of Pokagon Fund grant funds.

Rigg's
Lawn Tractor
Proposal

Motion Carried

Rogers moved, Dudiak seconded to approve payment of the invoice for \$450 for continuing disclosure reporting services from ACI Finance, Inc.

ACI Finance
Invoice

Motion Carried

Oselka moved, Heit seconded to approve the quote from LaPorte Seamless Gutter for \$3,046 for gutters and downspouts for the Memorial Park pavilion, to be paid from Park Millage funds.

Memorial
Park Pavilion
Gutters

Motion Carried

Public Comments were heard.

Rahm moved, Dudiak seconded to adjourn at 8:00 p.m.

Adjournment

Motion Carried

Submitted,

Paul Oselka
Clerk