



The Gateway of Michigan

Building and Zoning Department

New Buffalo Township Planning Commission

NOTICE OF PUBLIC HEARING

Public Hearing Case Number 2026-06-01

The New Buffalo Township Planning Commission will hold a Public Hearing on Tuesday, June 2, 2026 at 6:30p.m. at the New Buffalo Township Hall located at 17425 Red Arrow Highway, New Buffalo, MI 49117.

The Planning Commission will hear comments on the request of Phoenix Logistics for Special Land Use to operate a Contractor Storage Yard at 19701 Kluver Rd., New Buffalo, MI 49117 being 11-13-0021-0003-00-5.

A copy of the complete file is available at the Building Department and may be viewed Monday through Friday from 9:00 a.m. until 4:00 p.m.

You may attend the hearing in person or by representative and ask to be heard or you may send written comment prior to the hearing to:

Estelle Brinkman
Building & Zoning Department Administrator
17425 Red Arrow Highway
New Buffalo, Michigan 49117
1-269-469-3112
1-269-469-9972 fax

Persons requiring reasonable accommodations due to disabilities in order that meetings are accessible to them are requested to notify the Township Clerk at 1-269-469-1011 no later than 5 business days prior to the date of the meeting of such disability.

www.newbuffalotownship.org

ph: 269-469-3112 ~ fx: 269-469-9972 ~ 17425 Red Arrow Highway, New Buffalo, MI 49117

NOTICE OF PUBLIC HEARING

**AMENDMENT TO ZONING ORDINANCE
NEW BUFFALO TOWNSHIP, BERRIEN COUNTY, MICHIGAN**

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION
June 2, 2026, at 6:30 P.M.**

A Public Hearing will be held by the New Buffalo Township Planning Commission at 6:30 P.M. on Tuesday, June 2, 2026, at the New Buffalo Township Hall, located at 17425 Red Arrow Highway, New Buffalo, MI 49117.

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:

#1 - Addition of New Section 455-8.91 to the Zoning Ordinance.

Section 455-8.91. Moratorium by Resolution.

The Township Board, by resolution, may impose a temporary moratorium upon the review or issuance of any and all applications, permits, rezonings, licenses, or approvals for specific special or other new or emerging land uses in the Township if the Township Board desires to review, enact, or amend provisions of the master plan or zoning ordinance to regulate specific special or other new or emerging land uses that may impact the health, safety or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property.

- A. **Purpose and Findings.** The resolution must state the purpose of the moratorium and include findings of the Township Board in support of the moratorium.
- B. **Length of Moratorium.** Any resolution adopted pursuant to this Section must specify the length of the moratorium which may not exceed twelve (12) months. The resolution may provide for one (1) extension of the moratorium, by resolution, for up to six (6) months.
- C. **Notice.** Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:
 1. A summary of the resolution's effect.
 2. The length of the moratorium and whether an extension is possible.

3. Where the public may inspect the resolution enacting the moratorium.

#2 - Amendment of Section 455-3.2. Regulated uses table.

Section 455-3.2 of the Township Zoning Ordinance is hereby amended to read as follows, with new text indicated by boldfaced font and deleted text stricken:

Regulated Uses	Zoning Districts										
	AG-R	R-1	R-2	MR	C-1	C-2	UPV	UPC	I	F-1	M
Commercial Uses											
Pawnbrokers									S		

#3 - Amendment of Section 455. Pawnbrokers.

[NEW SECTION] Pawnbrokers.

In addition to all requirements of Article 8 and any other requirements of this Zoning Ordinance or Township ordinances, and any conditions imposed by the Planning Commission in granting special use approval, all pawnbrokers must comply with the following requirements.

- A. Pawnbrokers are allowed by special land use in the following zoning districts subject to the New Buffalo Township Ordinance Regulating Pawnbrokers under §298 of the Code:
 - 1) I – Industrial District.
- B. It shall be unlawful for any person to operate or cause to be operated a pawnshop within 5,280 feet of:
 - 1) A church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities;
 - 2) A public or private educational facility, including but not limited to child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities; "school" includes the school grounds, but does not including facilities used primarily for another purpose and only incidentally as a school;
 - 3) A boundary of a residential district as defined in the New Buffalo Township Zoning Ordinance and Zoning Map;
 - 4) A municipal building, including facilities, out buildings, private or public cemeteries.
 - 5) A public park, memorial park or recreational area which has been designated for park or recreational activities, including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the

Township which is under the control, operation, or management of the Township park and recreation authorities;

- 6) The property line of a lot devoted to a residential use as defined in the New Buffalo Township Zoning Ordinance;**
 - 7) An entertainment business which is oriented primarily towards children or family entertainment;**
 - 8) A licensed premises, licensed pursuant to the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, as amended, Michigan Medical Marihuana Facilities Licensing Act, 2016 PA 281, as amended, or Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018; or**
 - 9) A licensed premises, licensed pursuant to the alcoholic beverage control regulations of the state.**
 - 10) Business hours should be Monday through Friday from 9am to 6pm, closed Saturday and Sunday.**
- C. For the purpose of Subsection A of this section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used to conduct pawnbroker business, to the nearest property line of the premises of a use listed in Subsection A.**