

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
JANUARY 20th, 2026, 5:00 P.M.
17425 Red Arrow Hwy. New Buffalo, MI 49117
Minutes**

Supervisor Heit called the meeting to order at 5:00 p.m.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Anderson, Hannon, Heit, Iazzetto, & Males
Not Present: None
Pledge of Allegiance

2. ITEMS TOO LATE FOR PRINTED AGENDA – None

3. APPROVE AGENDA

Iazzetto moved, Males supported, approving the agenda.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

4. REPORTS

Building
Code Enforcement
Fire
Galien River Sanitary District
Library
LRSB
Marina
Park
Pine Grove Cemetery
Pokagon Fund
Police

5. PUBLIC COMMENTS – None

6. CONSENT AGENDA

lazzetto moved, Heit supported, approving items on the consent agenda:

Minutes of the December 15th regular meeting

Treasurer's Report

Bills

1. General \$105,450.63
2. Public Safety Millage \$97,788.11
3. Park Millage \$24,780.37
4. Building \$11,544.89
5. LRSB Discretionary \$1,527.00
6. Sewer & Water \$120,312.11
7. Marina \$1,479.02
8. Payroll \$134,912.37
9. Trust & Agency \$520.00

Approve annual support payment of \$5,000 to the New Buffalo Area Recreational Authority.

Appoint Sandra Sporleder as the Township representative to the New Buffalo Township Library Joint Building Authority Board and Ariann Lawhorn as the jointly appointed member.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

7. NEW BUSINESS

a. Board of Review Resolution – Protest in Writing

Males resolved, Anderson supported, adopting Resolution 20260120a to allow local residents to protest in writing to the Board of Review.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

b. March Board of Review Resolution

Males resolved, Iazzetto supported, adopting Resolution 20260120b to allow the Board of Review to set an alternate date for the March 2026 Board of Review.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

c. July Board of Review Resolution

Heit resolved, Males supported, adopting Resolution 20260120c to allow the Board of Review to set an alternate date for the July 2026 Board of Review.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

d. December Board of Review Resolution

Hannon resolved, Iazzetto supported, adopting Resolution 20260120d to allow the Board of Review to set an alternate date for the December 2026 Board of Review.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Resolution ADOPTED

e. Poverty Guideline Resolution

lazzetto resolved, Heit supported, adopting Resolution 20260120e to adopt the poverty exemption guidelines and asset level test from the US Dept. of Health and Human Services.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Resolution ADOPTED

f. Rental Ordinance Amendment

Hannon resolved, lazzetto supported, adopting Resolution 20260120f to adopt Ordinance 20260120 which amends the Residential Rental and Short-term Rental Licensing Ordinance to not allow license transfers with one change to the Exhibit B to reflect that the ordinance is effective immediately after publication.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Resolution ADOPTED

g. Electronic Transactions ACH Policy

Iazzetto moved, Anderson supported, approving the amended Electronic Transactions ACH policy, ACH vendor list, and ACH Authorization form which allows the township to make tax payments via ACH and requires two-factor authentication for all ACH transactions.

Motion CARRIED

h. Pay Estimate #10, Change Order #5 – Pajay Inc.

Males moved, Hannon supported, approving pay estimate #10 in the amount of \$11,872.19 and change order #5 to Pajay in the amount of \$1,400.00 for the US-12 Water/Sewer Extension Special Assessment District project.

Motion CARRIED

i. Early Voting Agreement

Hannon moved, Anderson supported, approving an Early Voting Site agreement with Berrien County.

Motion CARRIED

j. County Agreement

Iazzetto moved, Heit supported, approving an agreement with Berrien County for tax processing.

Motion CARRIED

k. West Shore Services Weather Sirens

Heit moved, Hannon supported, approving the removal of 5 sirens at a cost of \$12,500.00 for all five (5) sites to West Shore Services, Inc., who will provide a trade-in credit of \$4,500.00 per site, for a total credit of \$22,500.00 and the township will receive a net credit balance of \$10,000.00.

Motion CARRIED

l. Inspection & Fee Schedule Resolution

Males moved, Heit supported, adopting Resolution 20260120g which approves the amended inspection and fee schedule to include Food Trucks as presented.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Resolution ADOPTED

m. Fire Truck Sale

Heit moved, Anderson supported, accepting a bid in the amount of \$25,000 for Grass Rig/Fire Truck 1360.

Motion CARRIED

n. Fireworks Contract

Iazzetto moved, Hannon supported, approving entering into a joint contract with the City of New Buffalo for the July 3rd fireworks display, pending contract review, and to authorize payment of the Township's share of the total cost, not to exceed \$25,000.

Motion CARRIED

o. Special Land Use Extension Approval – Harbor Country Drive LLC

Males moved, Heit supported, granting a one-month extension of a preliminary approval of a Special Land Use to Harbor Country Drive LLC at 18910 Harbor Country Drive, New Buffalo until February 20th, 2026.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

p. Special Land Use Extension Approval – NBT Partners LLC

Hannon moved, Males supported, granting a five-month extension of a preliminary approval of a Special Land Use to NBT Partners LLC at 19317 US-12, New Buffalo until June 16th, 2026.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

q. Special Land Use Extension Approval – Joyology

Heit moved, Hannon supported, granting an eight-month extension of a preliminary approval of a Special Land Use to Joyology at 19393 US-12, New Buffalo until October 19th, 2026.

Roll Call Vote:

Anderson	No
Hannon	No
Heit	No
Iazzetto	No
Males	No

Motion DEFEATED

r. Special Land Use Approval – 19701 New Buffalo Business LLC

Iazzetto moved, Males supported, granting final approval of a Special Land Use to 19701 New Buffalo Business LLC to operate an Adult-Use Marihuana Retail Establishment at 19703 W US 12, New Buffalo, Michigan 49117; being parcel number 11-13-0019-0009-04-0.

with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marihuana Businesses.

Copy of license from the State of Michigan Cannabis Regulatory Agency will be provided yearly upon renewal.

\$5,000 annual administrative fee to be provided to New Buffalo Township by the renewal date of the State of Michigan license.

Maintain current business license registration with the New Buffalo Township Building Department which includes an annual Fire Code Inspection of the premises.

The SLU development agreement and final site plan must be recorded with the Register of Deeds Office with evidence of recording submitted to New Buffalo Township within 45 days.

The SLU is attached to, and shall run with the land for which the permit is granted, and shall be binding upon, and ensure benefit of, all subsequent owners and all occupants of the subject land provided that the new occupant/owner provide proper application for Marihuana Establishment w/supplemental information required, applicable fee, and copy of their State of Michigan Cannabis Regulatory Agency license.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

8. BOARD COMMENTS

- The NBT Fire Department will be participating in the Polar Plunge on February 7, 2026, to benefit the Special Olympics. Please contact Fire Chief Flick if you'd like to donate.
- Thank you to Puff Cannabis and Supergood for their generous donations of \$10,000 each towards the purchase of a side-by-side for the Fire Department.
- The NBT Board, along with Lt. Chartrand of the Berrien County Sheriff's Office, will be hosting a town hall discussion on January 27, 2026, at 6:00. The town hall will take place at the Public Safety Building located at 18959 U.S. 12.
- The Tribute Plaza Patronicity website for donations is coming in February 2026.
- The recently formed Community Growth Alliance has received many applications and will be holding interviews next week.
- The Disc Golf Course at Glassman Park has been nominated for Community Placemaking Award through the Southwest Michigan Regional Chamber.
- Winter property taxes are due in February.

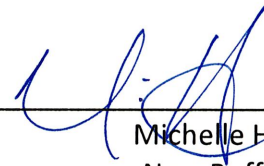
- Over 200 bricks were purchased for Tribute Plaza. While the bricks are done being engraved, they cannot be installed until the use of heavy machinery is complete at the work site.

9. ADJOURNMENT

Heit moved, Hannon supported, adjourning at 5:46 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township