

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
FEBRUARY 17th, 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. PRESENTATION –Audit Report by Brian Hake, Kruggel Lawton

3. ITEMS TOO LATE FOR PRINTED AGENDA

- Add to Consent Agenda: Approve adding Sturgis Bank to Financial Institution List
- Add Item 7dd: Approve payment to BG Construction in the amount of \$88,335.45 for Pay Request No. 3

4. APPROVE AGENDA

Iazzetto moved, Males supported, approving the agenda, as amended.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

5. REPORTS

Building
Code Enforcement
Fire
Galien River Sanitary District
Library
LRSB
Marina

NBARA
Park
Pine Grove Cemetery
Pokagon Fund
Police

6. **PUBLIC COMMENTS** – Public comments were heard by the Board.

7. **CONSENT AGENDA**

Iazzetto moved, Heit supported, approving the following items on the consent agenda:

Minutes of the January 20th regular meeting, January 27th AM special meeting & January 27th PM meeting, February 2nd special meeting & February 2nd closed session minutes
Treasurer's Report
Bills

1. General \$79,267.52
2. Public Safety Millage \$127,959.57
3. Park Millage \$6,985.77
4. Building \$9,806.24
5. LRSB Discretionary \$105,017.96
6. Sewer & Water \$212,554.23
7. Marina \$3,061.51
8. Payroll \$91,249.26
9. Trust & Agency \$0

Approve a quote in the amount of \$5,135.72 from B.E.R. Heating & Cooling for a new heater at the water booster station.

Approve hiring Derek Dudiak for snow plowing services at Pleasure Isle Marina at a rate of \$100.00 per plow

Approve a quote and payment of \$4,473.64 from Hoosier Fire Equipment for a rapid attack portable monitor for the Fire Department

Approve adding Sturgis Bank to Financial Institution List

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

8. NEW BUSINESS

a. Employee Handbook Amendment

Males moved, Hannon supported, approving the amended Employee Handbook Policy as presented.

Motion CARRIED

b. Budget Amendments

Males moved, Iazzetto supported, approving the amendments to the 2025-2026 budget as presented.

Motion CARRIED

c. Fire Department ATV

Males moved, Anderson supported, approving the purchase of an ATV/Side x Side with basic outfitting for the Fire Department amount not to exceed \$40,000.

Motion CARRIED

d. Outdoor Assembly Resolution

Males moved, Anderson supported, adopting Resolution 20260217a which states that the township will limit the number of Outdoor Assemblies on April 17th, 18th, 19th and 20th to 7 per day.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

e. Marijuana Ordinance Resolution

Heit moved, Hannon supported, approving Resolution 20260217b which adopts Ordinance 20260217 amending Section 257-3(B) – General Regulations to: 1) require

medical marijuana facilities and adult-use marijuana establishments to notify the township in writing within 3 days of receiving notice from LARA of a complaint or disciplinary action; and 2) state that medical marijuana facilities and adult-use marijuana establishments are ineligible for outdoor assembly licenses for a period of 12 months after a LARA complaint or disciplinary action.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Resolution ADOPTED

f. Marijuana SLU Revocation Policy

lazzetto moved, Hannon supported, approving the Marijuana Special Land Use Revocation Policy as presented.

Motion CARRIED

g. Marijuana Establishment CRA/SLU Violations - Bloomery

Hannon moved, Anderson supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for Bloomery Cannabis at 11429 O'Brien Ct. New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

h. Marijuana Establishment CRA/SLU Violations – House of Dank

Heit moved, Hannon supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for House of Dank at 19333 M-239, New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

Anderson	<u>No</u>
Hannon	<u>No</u>
Heit	<u>No</u>
lazzetto	<u>No</u>
Males	<u>No</u>

Motion DEFEATED

i. Marijuana Establishment CRA/SLU Violations – JARS Cannabis

Hannon moved, Males supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for JARS Cannabis at 19799 US-12, New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

Anderson	<u>No</u>
Hannon	<u>No</u>
Heit	<u>No</u>
lazzetto	<u>No</u>
Males	<u>No</u>

Motion DEFEATED

j. Marijuana Establishment CRA/SLU Violations – Mint Cannabis

lazzetto moved, Heit supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for Mint Cannabis at 18300 W. US-12, New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

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

Motion CARRIED

k. Marijuana Establishment CRA/SLU Violations – Trapstars Outlet

Males moved, Heit supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for Trapstars Outlet at 13964 Grand Ave., New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

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

Motion CARRIED

l. Marijuana Establishment CRA/SLU Violations – Refine New Buffalo

lazzetto moved, Heit supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for Refine New Buffalo at 19281 US-12, New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

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

Motion CARRIED

m. Marijuana Establishment CRA/SLU Violations – The Plug New Buffalo

Hannon moved, Males supported, approving scheduling a hearing on March 24th, 2026, at 6:00 pm for The Plug New Buffalo at 19015 US-12, New Buffalo to consider SLU conditions and revocation.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
lazzetto	<u>Yes</u>

Motion CARRIED

r. Outdoor Assembly Permit – Puff

Heit moved, Males supported, approving an Outdoor Assembly Permit for Puff at 11300 Holiday Drive, New Buffalo, on May 1st & 2nd from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

s. Outdoor Assembly Permit – Mango

Hannon moved, Heit supported, approving an Outdoor Assembly Permit for Mango at 10277 US-12, New Buffalo, on March 28th from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

t. Outdoor Assembly Permit – Cookies

Heit moved, Anderson supported, approving an Outdoor Assembly Permit for Cookies at 19001 US-12, New Buffalo, on March 21st from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Heit moved, Anderson supported, approving an Outdoor Assembly Permit for Cookies at 19001 US-12, New Buffalo, on March 21st from the hours of 9:00 am to 9:00 pm. Applicant to utilize Parking Agreement for overflow parking.

Motion CARRIED

u. Outdoor Assembly Permit – King of Budz

Males moved, Anderson supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239, New Buffalo, on April 20th from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

v. Outdoor Assembly Permit – Kush E Mart

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for Kush E Mart at 19215 US-12, New Buffalo, on April 20th from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Heit moved, Hannon supported, postponing determination until March's regular board meeting on an Outdoor Assembly Permit for Kush E Mart at 19215 US-12, New Buffalo, on April 20th from the hours of 9:00 am to 9:00 pm. Applicant to provide additional parking plan for consideration.

Motion CARRIED

w. Outdoor Assembly Permit – Mango

Males moved, Anderson supported, approving an Outdoor Assembly Permit for Mango at 10277 US-12, New Buffalo, on April 20th from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Males moved, Anderson supported, approving an Outdoor Assembly Permit for Mango at 10277 US-12, New Buffalo, on April 20th from the hours of 9:00 am to 9:00 pm pending approval for extra signage and signage location by Zoning Administrator.

Motion CARRIED

x. Outdoor Assembly Permit – Cannabis Club

Heit moved, Iazzetto supported, approving an Outdoor Assembly Permit for Cannabis Club at 19650 M239, New Buffalo, on April 18th, 19th & 20th from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Heit moved, Iazzetto supported, approving an Outdoor Assembly Permit for Cannabis Club at 19650 M239, New Buffalo, on April 19th & 20th from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Heit moved, Iazzetto supported, approving an Outdoor Assembly Permit for Cannabis Club at 19650 M239, New Buffalo, on April 19th & 20th from the hours of 9:00 am to 9:00 pm. Applicant is required to update site plan location for tent and food truck so that they do not occupy parking spaces.

Motion CARRIED

y. Special Land Use Extension Approval – LJA Holdings VI, LLC

Heit moved, Anderson supported, granting a six-week extension of a preliminary approval of a Special Land Use to LJA Holdings VI, LLC at 19563 US-12, New Buffalo until April 26, 2026.

Roll Call Vote:

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

Motion CARRIED

z. Special Land Use Extension Approval – Joyology

Males moved, lazzetto supported, granting a six-month extension of a preliminary approval of a Special Land Use to Joyology at 19393 US-12, New Buffalo until August 15th, 2026.

Roll Call Vote:

Anderson	<u>No</u>
Hannon	<u>No</u>
Heit	<u>No</u>
lazzetto	<u>No</u>
Males	<u>No</u>

Motion DEFEATED

aa. Special Land Use Extension Approval – PER IV, LLC (13944)

lazzetto moved, Hannon supported, granting a three-month extension of a preliminary approval of a Special Land Use to PER IV, LLC (13944) at 13944 Grand Ave., New Buffalo until June 16th, 2026.

Roll Call Vote:

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

Motion CARRIED

bb. Special Land Use Extension Approval – JMS 75 LLC

Heit moved, Anderson supported, granting a six-month extension of a preliminary approval of a Special Land Use to JMS 75 LLC at 19511 US-12, New Buffalo until September 16th, 2026.

Discussion was held.

Heit moved, Anderson supported, granting a three-month extension of a preliminary approval of a Special Land Use to JMS 75 LLC at 19511 US-12, New Buffalo until June 16th, 2026.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

cc. Special Land Use Extension Approval – Attitude Wellness LLC

Males moved, lazzetto supported, granting a three-month extension of a preliminary approval of a Special Land Use to Attitude Wellness LLC at 19471 US-12, New Buffalo until June 16th, 2026.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

dd. BG Construction Pay Request No. 3

Heit moved, Males supported, approving payment to BG Construction in the amount of \$88,335.45 for Pay Request No. 3.

Motion CARRIED

9. BOARD COMMENTS

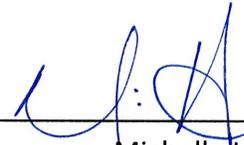
- Installation of broadband is complete in New Buffalo Township and will be powered on this week.
- Lights have been repaired/replaced in the Union Pier area.
- The Second Annual Earth Day Challenge will take place on April 22, 2026
- Harbor Country Drive is currently being patched and will be completely redone this summer
- February is National Library Lovers' Month, so be sure to check out the programming offered by the New Buffalo Township Library.

10. ADJOURNMENT

Hannon moved, Heit supported, adjourning at 7:05 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township