

**NEW BUFFALO TOWNSHIP BOARD  
REGULAR MEETING  
March 16th, 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**

- Add to Consent Agenda: Approve quote and payment to Art FX in the amount of \$120.00 for temporary "no parking" signs to be installed along Wilson Road

**3. 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

**4. REPORTS**

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

Police

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

6. **CONSENT AGENDA**

Iazzetto moved, Hannon supported, approving items on the consent agenda:

Minutes of the February 17<sup>th</sup> regular meeting  
Treasurer's Report  
Bills

1. General \$69,507.88
2. Public Safety Millage \$137,136.36
3. Park Millage \$91,673.72
4. Building \$11,443.87
5. LRSB Discretionary \$0
6. Sewer & Water \$334,765.14
7. Marina \$1,106.44
8. Payroll \$92,352.63
9. Trust & Agency \$407.00

Approve the bulk water rate of \$10.00 per 1,000 gallons for the Water Department

Approve Clerk & Deputy Clerk attend conference in the amount of \$800 in registration fees, lodging, mileage and meals

Approve quote and payment of \$3,297.00 for new microphone components from Techxperience

Approve a quote and payment of \$2,811.00 to Pro Safety Innovations for an AED device with a climate-controlled cabinet for Memorial Park

Approve quotes from Tuscan Valley in the amounts of \$1,197.60 for spring cleanup and \$6,428.20 for removal of bushes and planting grasses at Pleasure Isle Marina

Approve quote and payment to Art FX in the amount of \$120.00 for temporary "no parking" signs to be installed along Wilson Road

Roll Call Vote:

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

Males Yes

Motion CARRIED

**7. NEW BUSINESS**

**a. Pokagon Fund Grant**

Hannon moved, Males supported, approving a grant application to the Pokagon Fund in the amount of \$7,500 for school supplies at Public Safety Day and a grant for \$9,000 for half the cost of a lighted traffic sign trailer.

Motion CARRIED

**b. Regional Transportation Authority Resolution**

Males moved, Anderson supported, adopting Resolution 20260316 which states the Township's support of a regional transportation authority.

Roll Call Vote:

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

Resolution ADOPTED

**c. Bond Payments**

Heit moved, Hannon supported, approving two water/sewer bond payments, one in the amount of \$107,950 and one in the amount of \$212,800 both to US Bank.

Motion CARRIED

**d. Berrien County Road Department Agreements**

lazzetto moved, Heit supported, approving agreements with the Berrien County Road Dept. for road work on Shedd Rd., Lakeshore Rd., Holiday Dr., Marquette Dr., and Oak Hill Springs subdivision in the amount of \$890,164.16 with payment of 50% up front.

Motion CARRIED

**e. Berrien County Road Department Invoice**

Males moved, Anderson supported, approving payment of two invoices totaling \$101,140.46 to the Berrien County Road Dept. for the Marquette Greenway.

Motion CARRIED

**f. Berrien County Sheriff Vehicle**

Hannon moved, Males supported, approving the cost of outfitting a New Buffalo Township patrol vehicle for the Berrien County Sheriff's Office in an amount not to exceed \$49,000.

Motion CARRIED

**g. Hire Seasonal Employees**

Males moved, Heit supported, approving hiring Brody Nikkel, Nicholas Wolfe, and Braedan Bergerson, at a rate of pay of \$15.50 per hour and Drew Bowen at a rate of \$16.00 per hour as Park Department seasonal employees starting on May 1<sup>st</sup> to November 1<sup>st</sup>.

*Discussion was held.*

Males moved, Heit supported, approving hiring Brody Nikkel, Nicholas Wolfe, and Braedan Bergerson, at a rate of pay of \$15.50 per hour and Drew Bowen at a rate of \$16.00 per hour as Park Department seasonal employees starting on May 1<sup>st</sup> to October 1<sup>st</sup>.

Motion CARRIED

**h. Full-Time Firefighter**

Heit moved, Iazzetto supported, approving moving Firefighter Emily Walters to full-time starting April 5<sup>th</sup> at a pay rate of \$25.00 per hour with full benefits and \$1,875.00 in HSA funds.

Motion CARRIED

**i. Outdoor Assembly Permit – Trapstars**

Heit moved, Anderson supported, approving an Outdoor Assembly Permit for Trapstars at 13964 Grand Ave, New Buffalo, on April 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> from the hours of 9:00 am to 9:00 pm.

Motion DEFEATED

**j. Outdoor Assembly Permit – House of Dank**

lazzetto moved, Heit supported, approving an Outdoor Assembly Permit for House of Dank at 19333 M239, New Buffalo, on April 18<sup>th</sup>, 19<sup>th</sup> from the hours of 9:00 am to 9:00 pm.

Motion            DEFEATED

**k. Outdoor Assembly Permit – Cookies**

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for Cookies at 19001 US-12, New Buffalo, on April 20<sup>th</sup> from the hours of 9:00 am to 9:00 pm.

Motion            CARRIED

**l. Outdoor Assembly Permit – Kush E Mart**

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

Motion            CARRIED

**m. Special Land Use Approval – Attitude Wellness LLC**

Heit moved, Anderson supported, granting Final Approval of Special Land Use to Attitude Wellness LLC to operate an Adult-Use Marihuana Retail Establishment at 19471 W US 12, New Buffalo, Michigan 49117; being parcel number 11-13-0019-0004-00-0.  
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

**n. Special Land Use Approval – New Buffalo Investments LLC**

Males moved, Heit supported, granting Final Approval of Special Land Use to New Buffalo Investments LLC to operate an Adult-Use Marihuana Retail Establishment at 10309 US 12, New Buffalo, Michigan 49117; being parcel number 11-13-0001-0016-00-5. 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	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
lazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

**8. BOARD COMMENTS**

- Bids for the remaining section of the Marquette Greenway will open in July 2027 and construction is anticipated to begin in October 2027.
- Work continues at Tribute Plaza. An announcement will be made once the ribbon-cutting is scheduled.
- The Second Annual Earth Day Challenge will take place on April 22<sup>nd</sup>. Chikaming Township will also be participating this year. Harbor Country Rolloff has generously donated two dumpsters for the event.
- The Township received a marijuana excise tax distribution from the State of Michigan in the amount \$1,404,444.59 for 2025.
- The Township will be able to accept credit card payments for everything except permit fees beginning tomorrow.

**9. ADJOURNMENT**

Heit moved, Hannon supported, adjourning at 6:02 p.m.

Motion CARRIED

Submitted By:

  
\_\_\_\_\_  
Michelle Hannon, Clerk  
New Buffalo Township