

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 7, 2026, at 6:30 PM
17425 RED ARROW HIGHWAY,
NEW BUFFALO, MI 49117
Minutes**

1. MEETING CALLED TO ORDER AT 6:30

Present: Anderson, Armstrong, Arvanitis, Nesci, Wagner

Absent: Lauricella and Schmidt

Pledge of Allegiance

2. PUBLIC COMMENT – NO PUBLIC COMMENTS MADE

3. BOARD DISCUSSION ON MINOR MODIFICATION PUD NO. 2026-04-01

Wagner moves, Nesci second, to open the discussion on the proposed site plan modification regarding the PUD at Community Hall Rd, Union Pier, MI at 6:32p.m.

MOTION: CARRIED

The Planning Commission heard comments on the request of Driftwood Union Pier, LLC regarding a site plan modification for a Planned Unit Development (PUD) at Community Hall Rd, Union Pier, MI 49129 being 11-13-0336-0073-15-0; 11-13-0550-0001-00-0; 11-13-0550-0002-00-0; 11-13-0550-0003-00-0; 11-13-0550-0004-00-0; 11-13-0550-0005-00-0; 11-13-0550-0006-00-0; and 11-13-0550-0014-00-0.

COMMENT BY APPLICANT: The new owners received a permit from EGLE for a revised site plan that meets their requirements for wetland preservation. The previously approved lot size and overall density remained the same.

COMMENTS BY ZONING ADMINISTRATOR: None

Armstrong moves, Nesci seconds, to close the board discussion on the proposed site plan modification regarding the PUD at Community Hall Rd, Union Pier, MI at 6:39 p.m.

MOTION: CARRIED

4. DISCUSSION TOPIC -- Zoning Ordinance Amendment of Section 455-3.2

Section 1. 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 | | |

Section 2. Amendment of Section 455. Pawnbrokers.

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

[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 ~~1,000~~ **5280** 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) The recommended hours of business should be Monday thru Friday 9:00 am to 6:00 pm, closed Saturday and Sunday's.

~~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. ~~The presence of a use listed in Subsection A that is located outside the geographic boundaries of the Township shall be irrelevant for purposes of calculating and applying the distance requirements of this section.~~

5. BUSINESS SECTION

PUD Minor Modification Case Number 2026-04-01; Driftwood Union Pier, LLC

Findings of Fact:

YES The Zoning Administrator has reviewed the proposed site plan modification regarding the PUD application; Wightman & Associates site plan review findings; and applicant provided corrections/modifications as request and found the application to be in compliance with New Buffalo Township Ordinances.

YES The Planning Commission has reviewed the proposed site plan modification for compliance with the standards of the New Buffalo Township Zoning Ordinance detailed in Articles 6.3 and 7.1.

Nesci moves, Wagner seconds, to recommend approval as submitted.

Case Number 2026-04-01 submitted by Driftwood Union Pier, LLC regarding a site plan modification for a Planned Unit Development (PUD) at Community Hall Rd, Union Pier, MI 49129 being 11-13-0336-0073-15-0; 11-13-0550-0001-00-0; 11-13-0550-0002-00-0; 11-13-0550-0003-00-0; 11-13-0550-0004-00-0; 11-13-0550-0005-00-0; 11-13-0550-0006-00-0; and 11-13-0550-0014-00-0.

Roll Call Vote:

| | |
|------------|--------|
| Anderson | Yes |
| Armstrong | Yes |
| Arvanitis | Yes |
| Lauricella | Absent |

| | |
|---------|---------------|
| Nesci | <u>Yes</u> |
| Schmidt | <u>Absent</u> |
| Wagner | <u>Yes</u> |

MOTION: CARRIED

A. Excused Absences

Armstrong moves, Nesci seconds, to approve the absences for Lauricella and Schmidt at the present meeting.

MOTION: CARRIED

B. Approve minutes

Nesci moves, Armstrong seconds, to approve the minutes from the February 3, 2026, meeting.

MOTION: CARRIED


6. **CORRESPONDENCE:** Zoning Administrator received a letter from Joyce Mims at 4:57 pm April 7, 2026 regarding short term rentals. The letter will be forwarded to the board members for our next meeting.

7. ADJOURNMENT

Wagner moves, Armstrong seconds, to adjourn at 6:58 p.m.

MOTION: CARRIED

Submitted by:



Barbara Anderson, Secretary