

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING**

**April 9, 2024 6:30 PM  
17425 RED ARROW HIGHWAY,  
NEW BUFFALO, MI 49117**

1. ROLL CALL & PLEDGE OF ALLEGIANCE
2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED (LIMITED TO 3 MINUTES EACH)
3. PRESENTATION – New Buffalo Area Schools Proposed PUD
4. PUBLIC HEARINGS

**PUBLIC HEARING – # 2024-04-01**

The Planning Commission will hear comments on the request of Oasis Wellness Center of Bango Twp IV, LLC regarding Petition for Special Land Use to operate an Adult-Use Marihuana Establishment at Holiday Drive (Division 2), New Buffalo, MI 49117 part of parcel 11-13-0015-0004-07-4.

**PUBLIC HEARING – # 2024-04-02**

The Planning Commission will hear comments on the request of New Buffalo Holdings LLC regarding Petition for Special Land Use Amendment to an existing Adult-Use Marihuana Establishment at 11539 O'Brien Ct, New Buffalo, MI 49117 parcel 11-13-0015-0011-20-8.

**PUBLIC HEARING – # 2024-04-03**

The Planning Commission will hear comments on the request of Mitten State Engineering LLC regarding Petition for Special Land Use to operate an Adult-Use Marihuana Establishment at 11451 O'Brien Ct, New Buffalo, MI 49117 parcel 11-13-0015-0011-24-1.

**5. BUSINESS SECTION**

a. Public Hearing Consideration

*All of today's public hearings have been individually reviewed by each Commissioner by the standards outlined in the New Buffalo Township Zoning Ordinance Article 6.3 Site Plan Standards for Approval and 8.2 Standards for Special Land Use Approval.*

- Special Land Use Case Number 2024-04-01; Oasis Wellness Center of Bango Twp IV, LLC
- Special Land Use Case Number 2024-04-02; New Buffalo Holdings LLC
- Special Land Use Case Number 2024-04-03; Mitten State Engineering LLC

b. Excused Absences

c. Approve Minutes

**6. CORRESPONDENCE**

**7. DISCUSSION – TOWNSHIP PROJECT RECOMMENDATIONS**

**8. ADJOURNMENT**