

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
April 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

- Add to Consent Agenda:
 - Approve payment of Flowpoint Environmental Systems invoice in the amount of \$4,814.24 for a credit card add on for the water filling station
 - Approve payment of Barrett-Deezal Construction invoice in the amount of \$1,400.00 for work on the Glassman Park parking lot
 - Approve payment of Treecore quote in the amount of \$2,275.00 for park clean up and work not to exceed \$5,000.00 to remove dead trees at the Public Safety Building
 - Approve payment of SMR Communications invoice in the amount of \$3,902.35 for radios for the Fire Department
 - Approve postage in the amount \$2,158.88 for mailing notices
- Remove Item 7(k): Special Land Use Approval – PER IV LLC
- Add Item 7(m): Approval of MEC Invoice in the amount of \$105,300.00 for installation of fiber
- Add Item 7(n): Approval of BG Construction Partial Payment Request No. 5 in the amount of \$38,502.00 for work at Tribute Plaza

3. APPROVE AGENDA

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

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 – Public comments were heard by the Board.

6. CONSENT AGENDA

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

Minutes of the March 16th regular meeting, April 6th and April 9th special meetings and April 6th closed session
Treasurer's Report
Bills

1. General \$532,451.34
2. Public Safety Millage \$387,597.03
3. Park Millage \$55,952.23
4. Building \$25,118.33
5. LRSB Discretionary \$110,498.66
6. Sewer & Water \$478,379.63
7. Marina \$7,572.18
8. Payroll \$95,960.24
9. Trust & Agency \$420.75

Approve quotes from Jake Russell in the amounts of \$7,500 for cutting back brush along the Red Arrow Trail, \$3,000 for course clearing maintenance at the Glassman Park Disc Golf Course, and \$2,800 for Galien River Water Trail maintenance.

Approve quotes from Tuscan Valley in the amounts of \$2,881.00 for planting 5 trees to and \$2,103.60 for landscaping clean up and mulching at the Public Safety Building.

Approve a quote from BG Construction in the amount of \$13,536.50 for a foot washing station at the Union Pier Trailhead.

Approve a quote from BG Construction in the amount of \$2,852.50 for retaining wall repair at township hall

Approve payment of Flowpoint Environmental Systems invoice in the amount of \$4,814.24 for a credit card add on for the water filling station

Approve payment of Barrett-Deezal Construction invoice in the amount of \$1,400.00 for work on the Glassman Park parking lot

Approve payment of Treecore quote in the amount of \$2,275.00 for park clean up and work not to exceed \$5,000.00 to remove dead trees at the Public Safety Building

Approve payment of SMR Communications invoice in the amount of \$3,902.35 for radios for the Fire Department

Approve postage in the amount \$2,158.88 for mailing notices

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

7. NEW BUSINESS

a. Corridor Improvement Authority Resolution

Hannon moved, Males supported, adopting Resolution 20260420a which states the township board will hold a public hearing on May 18th on extending the Corridor Improvement Authority an additional 10 years.

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

b. America 250 Proclamation Resolution

Heit moved, Anderson supported, adopting Resolution 20260420b which proclaims the Township of New Buffalo hereby joins The Rebecca Dewey Chapter of the National Society Daughters of the American Revolution, in commemorating the 250th anniversary of the signing of the Declaration of Independence, on July 4th, 2026 and that the Township Board of the Township of New Buffalo encourages all Township residents and local communities to join in the celebration.

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. Safe Streets for All Resolution

Males moved, lazzetto supported, adopting Resolution 20260420c which authorizes the submission of a grant application to the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program.

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

d. Fire Equipment Payment

Hannon moved, lazzetto supported, approving payment of \$53,985 to MI Rescue Resources LLC for new equipment for the Fire Department.

Motion CARRIED

e. Special Land Use Extension Approval – 19325 US HWY 12 LLC

Males moved, Heit supported, granting a 6-month extension of a preliminary approval of a Special Land Use to 19325 US HWY 12 LLC at 19325 US-12, New Buffalo until November 20, 2026.

Discussion was held.

Hannon moved, Anderson supported, postponing determination of a 6-month extension of a preliminary approval of a Special Land Use to 19325 US HWY 12 LLC at 19325 US-12, New Buffalo until the Township Board's regular meeting on May 18, 2026.

Roll Call Vote:

Anderson	<u>Yes</u>
----------	------------

Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

f. Outdoor Assembly Permit – Lume

Males moved, Heit supported, approving an Outdoor Assembly Permit for Lume at 19471 US-12, New Buffalo, on May 2nd & May 3rd, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

g. Outdoor Assembly Permit – Timber

lazzetto moved, Heit supported, approving an Outdoor Assembly Permit for Timber at 19615 US-12, New Buffalo, on May 30th, 2026, from the hours of 9:00 am to 7:30 pm.

Motion CARRIED

h. Outdoor Assembly Permit – Puff

Males moves, Andeson supported, approving an Outdoor Assembly Permit for Puff at 11300 Holiday Drive, New Buffalo, on June 6th, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

i. License Transfer – Oasis Wellness of Bangor Twp IV LLC

Males moves, Hannon supported, granting a license transfer from Oasis Wellness of Bangor Twp IV LLC to Gramz NB, LLC for a Marihuana Retail Establishment at 11430 Holiday Drive, New Buffalo. Approval is contingent upon the applicant providing the Township with a final license issued by the Michigan Cannabis Regulatory Agency prior to reopening. The applicant shall adhere to all SLU requirements including but not limited to annual license fee of \$5,000, township fire code inspections, and compliance with all State, County and Township regulations.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

j. Special Land Use Approval – Simple AG New Buffalo II LLC

Heit moved, Anderson supports, granting final approval of a Special Land Use to Simple AG New Buffalo II LLC to operate an Adult-Use Marihuana Retail Establishment at 18910 Harbor Country Drive, New Buffalo, Michigan 49117; being parcel number 11-13-0015-0007-10-3 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

k. Special Land Use Approval – PER IV LLC

Removed from Agenda

l. Special Land Use Approval – LJA Holdings VI LLC

Males moved, Heit supported, granting final approval of a Special Land Use to LJA Holdings VI LLC to operate an Adult-Use Marihuana Retail Establishment at 19563 US-12, New Buffalo, Michigan 49117; being parcel number 11-13-0019-0014-00-5 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

m. MEC Invoice

Heit moved, lazzetto supported, approving payment of MEC Invoice in the amount of \$105,300.00 for installation of fiber.

Motion CARRIED

n. BG Construction Payment Request #5

Heit moved, lazzetto supported, approving payment of BG Construction Payment Request No. 5 in the amount of \$38,502.00 for work at Tribute Plaza.

Motion CARRIED

8. BOARD COMMENTS

- New Buffalo Township's Second Annual Earth Day Challenge will take place on April 22nd. Thanks to Supergood and King of Budz for picking up trash last week!
- Broadband installation is complete in New Buffalo Township.
- Completion of Tribute Plaza is not delayed yet and the Township is still hoping for a ribbon cutting at the end of May. Concrete will be poured once we have a few dry days in a row.
- The Township passed a year-long moratorium on data centers on April 9, 2026.
- Supervisor Heit's email was hacked. Please delete any strange emails that you may receive.
- Big thanks to our 4-20 team who made this year's celebration go smoothly!
- The Township will holding a special celebration to commemorate the 250th anniversary of America on July 1st in Memorial Park.

9. ADJOURNMENT

lazzetto moved, Males supported, adjourning at 6:04 p.m.

Motion CARRIED

Board tour of Station 1 – Cancelled

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township