

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARINGS  
JUNE 2, 2026 6:30 PM  
17425 RED ARROW HIGHWAY,  
NEW BUFFALO, MI 49117  
MINUTES**

**1. Meeting called to order at 6:30**

Present: Anderson, Armstrong, Arvanitis, Lauricella, Nesci, Schmidt, Wagner

Absent: None

Pledge of Allegiance

- 2. Presentation from New Buffalo Area School and Leeward Ventures about the housing project called Bison Preserve which will be located at 11-13-0016-0012-09-0 and 11-13-0016-0025-09-6. It would be developed as a mixed residential community including single-family homes, townhomes, duplexes, triplexes, quads and apartments.**

**3. PUBLIC HEARINGS**

**PUBLIC HEARING – CASE NUMBER 2026-06-01**

Arvanitis moves, Nesci seconds, to open the public hearing on the proposed special land use at 19701 Kluver Road, New Buffalo, MI at 6:58 p.m.

**Motion: Carried**

The Planning Commission will hear comments on the request of Phoenix Logistics for Special Land Use to operate a Contractor Storage Yard at 19701 Kluver Road, New Buffalo, MI 49117 being 11-13-0021-0003-00-5

**COMMENT BY APPLICANT –** Eli Nedeau-Owen the site manager from Phoenix Logistics talked, about using the land as a storage holding area for the data center that is being built in Michigan City for the next 12 – 15 months. Some of the materials that will be stored there is structural steel, concrete block, roofing installation and materials. The only structure that will be there is a small security building and plan on returning the field back to original shape when they are done – all gravel will be dug up and taken away.

**COMMENTS BY THE PLANNING COMMISSION –** The commission did ask what roads they planned on using to get to the site, what materials were going to be stored there, what they planned on doing with the site when done with the Michigan City project, how many acres of the 114 acres will they be using for the storage area, how did this site became the best place to store the materials and concerns that some buildings will start to be built that was not on the application.

**COMMENTS BY ZONING ADMINISTRATOR –** None

**PUBLIC HEARING WRITTEN CORRESPONDENCE** – Received letters from the Richard’s, LaPorte County Commissioner – Joe Haney, Hay Hooks Farms, Woodlands Course at Whittaker – James West and James Fallon, all opposed to Phoenix Logistics using the site.

**PUBLIC COMMENT:** Brad Seiler, Jacob Vravis, Jim Morse, Jason Smith, Billy Kolesar, Denise Churchill, Joshua Fizer and Dan Coffey all spoke, they were all against Phoenix Logistics using this site, concerns for the traffic on Wilson Road and Kluver Road, the wetlands on the property, bringing in soil from the Michigan City project to store on this site, upsetting the natural habitat on the property and bringing up getting their foot in the door for future data centers.

Arvanitis moves, Wagner seconds, to close the public hearing on the proposed special land use at 19701 Kluver Road, New Buffalo, MI 49117 at 7:30 p.m.

Motion: Carried

**4. PUBLIC HEARING**

**PUBLIC HEARING SECTION 455-8.91. MORATORIUM BY RESOLUTION**

**NOTICE OF PUBLIC HEARING**

**AMENDMENT TO ZONING ORDINANCE  
NEW BUFFALO TOWNSHIP, BERRIEN COUNTY, MICHIGAN**

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
June 2, 2026, at 6:30 P.M.**

A Public Hearing will be held by the New Buffalo Township Planning Commission at 6:30 P.M. on Tuesday, June 2, 2026, at the New Buffalo Township Hall, located at 17425 Red Arrow Highway, New Buffalo, MI 49117.

The purpose of the public hearing is to hear comments from the public regarding proposed amendments to the Township Zoning Ordinance. After the public hearing, the Planning Commission will discuss the proposed amendments and may make a recommendation to the Township Board of Trustees.

The following is a summary of the amendments that are being proposed:

**#1 - Addition of New Section 455-8.91 to the Zoning Ordinance.**

**Section 455-8.91. Moratorium by Resolution.**

The Township Board, by resolution, may impose a temporary moratorium upon the review or issuance of any and all applications, permits, rezonings, licenses, or approvals for specific special or other new or emerging land uses in the Township if the Township Board desires to review, enact, or amend provisions of the master plan or zoning ordinance to regulate specific special or other new or emerging land uses

that may impact the health, safety or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property.

- A. **Purpose and Findings.** The resolution must state the purpose of the moratorium and include findings of the Township Board in support of the moratorium.
- B. **Length of Moratorium.** Any resolution adopted pursuant to this Section must specify the length of the moratorium which may not exceed twelve (12) months. The resolution may provide for one (1) extension of the moratorium, by resolution, for up to six (6) months.
- C. **Notice.** Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:
  - 1. A summary of the resolution's effect.
  - 2. The length of the moratorium and whether an extension is possible.
  - 3. Where the public may inspect the resolution enacting the moratorium.

**Arvanitis moves, Schmidt seconds, to open the public hearing on addition of new section 455-8.91 to the zoning ordinance – Moratorium by Resolution at 7:33 p.m.**

**Motion: Carried**

**NO COMMENTS BY ZONING ADMINISTRATOR - None**

**NO PUBLIC HEARING WRITTEN CORRESPONDENCE - None**

**PUBLIC COMMENT – Joyce Mims and Kathy Sorenson talked about short term rentals, Jacob Vraviss and Kim Landess talked about not allowing data centers to the area.**

**Arvanitis moves, Nesci seconds, to close the public hearing on the addition of new section 455-8.91 to the zoning ordinance – Moratorium by Resolution at 7:45 p.m.**

**Motion: Carried**

## **#2 - 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			

**#3 - Amendment of Section 455. Pawnbrokers.**

**[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 5,280 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) Business hours should be Monday through Friday from 9am to 6pm, closed Saturday and Sunday.

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.

Arvanitis moves, Wagner seconds, to open the public hearing on changes made to Amendment Section 455-3.2. Pawnbrokers at 7:50 p.m.

Motion: Carried

COMMENTS BY ZONING ADMINISTRATOR - None

PUBLIC HEARING WRITTEN CORRESPONDENCE - None

PUBLIC COMMENT – Jacob Vravis and Denise Churchill talked about opposing against a Pawn Broker/Pawn Shop.

Armstong moves, Nesci seconds, to close the public hearing on the addition of the changes made to Amendment Section 455-3.2. Pawnbrokers at 7:54 p.m.

Motion: Carried

## 5. BUSINESS SECTION

### SPECIAL LAND USE CASE NUMBER #2026-06-01; PHOENIX LOGISTICS

Arvanitis moves, Nesci second, postpone the approval for Phoenix Logistics until the board can talk to their attorney to have some conditions put into place, road study, the length of use for this property, double check with some agency in Indiana that they may travel the roads they want to use and to make sure they do not disturb the wetlands on the property.

**Roll Call vote:**

**Anderson - Yes  
Armstrong - Yes  
Arvanitis - Yes  
Lauricella - Yes  
Nesci - Yes  
Schmidt - Yes  
Wagner - Yes**

**Motion: Carried**

**ZONING ORDINANCE AMENDMENT SECTION 455-8.91. MORATORIUM BY RESOLUTION**

**Arvanitis moves, Wagner seconds, to recommend approval of the proposed amendment.**

**Roll Call vote:**

**Anderson - Yes  
Armstrong - Yes  
Arvanitis - Yes  
Lauricella - Yes  
Nesci - Yes  
Schmidt - Yes  
Wagner - Yes**

**Motion: Carried**

**ZONING ORDINANCE AMENDMENT SECTION 455-3.2 PAWNBROKERS**

**Arvanitis moves, Nesci seconds, to recommend approval of the proposed amendment.**

**Roll Call vote:**

**Anderson – Yes  
Armstrong – Yes  
Arvanitis – Yes  
Lauricella – Yes  
Nesci – Yes  
Schmidt – Yes  
Wagner – Yes**

**Motion: Carried**

**6. NEW BUSINESS**

**A. Excused absences**

**No excused absences to approve.**

**B. Approve minutes**

Arvanitis moves, Armstrong seconds, to approve the minutes from the April 7, 2026 meeting.

Motion: Carried


**7. NO CORRESPONDENCE TO RECORD**

**8. ADJOURNMENT**

Arvanitis moves, Wagner seconds, to adjourn at 8:10 p.m.

Motion: Carried

Submitted by:

  
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Barbara Anderson, Secretary