

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
June 16th, 2025, 4:00 P.M.
17425 Red Arrow Hwy. New Buffalo, MI 49117
Minutes**

The meeting was called to order by Supervisor Heit at 4:00 p.m.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Anderson, Hannon, Heit, Iazzetto, and Males

Not Present: None

Pledge of Allegiance

2. PUBLIC HEARING ON THE 2025-2026 BUDGET

Males moved, Heit supported, opening the public hearing on the 2025-2026 budget.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

PUBLIC COMMENT ON 2025-2026 BUDGET

- Jacob Vraviss of the City of New Buffalo spoke in support of using marijuana money for workforce housing.

Hannon moved, Males supported, closing the public hearing on the 2025-2026 budget.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

3. PRESENTATION – Community Connect

New Buffalo Fire Chief, Jamie Flick, presented on the functionality of Community Connect and encouraged all residents of the Township to sign up using the QR Code.

4. PRESENTATION – Safe Streets for All, Antero Group

Eric Neagu of the Antero Group gave a brief presentation on this grant opportunity for the improvements planned for Harbor Country Drive.

5. ITEMS TOO LATE FOR PRINTED AGENDA

- Add to Consent Agenda: Approval of Abonmarche invoices in the amount of \$13,960.75 for services in connection with Veterans Park and \$4,724.16 for services in connection with Glassman Park.
- Remove Item 10k: Special Land Use Extension Approval – RY Ventures LLC

6. APPROVE AGENDA

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

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

7. REPORTS

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

8. PUBLIC COMMENTS – Public comments were heard by the board.

9. CONSENT AGENDA

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

Minutes of the May 19th regular meeting and the May 23rd special meeting

Treasurer's Report

Bills

1. General \$115,473.58
2. Public Safety Millage \$181,623.85
3. Park Millage \$13,416.92
4. Building \$7,554.30
5. LRSB Discretionary \$48,096.46
6. Sewer & Water \$83,212.03
7. Marina \$3,954.69
8. Payroll \$88,252.80
9. Trust & Agency \$0

Approve \$6,530.00 to Bio-Care for physicals for the Fire Department.

Accept a proposal from Lakeshore Recycling & Disposal LLC for trash pickup for the hall, marina, public safety building and fire station 1.

Approve a \$5,000 stipend for the Zoning Administrator, Code Enforcement Officer, Building Dept. Assistant and the Building Official.

Approve a quote from Beckett & Raeder in the amount of \$9,000 for a Master Plan update.

Approve a quote from The Edge IT in the amount of \$4,798.86 for Cisco firewall, malware, and extended warranty.

Approval of Abonmarche invoices in the amount of \$13,960.75 for services in connection with Veterans Park and \$4,724.16 for services in connection with Glassman Park.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

10. NEW BUSINESS

a. 2024-2025 Budget Amendments

Males moved, Anderson supported, approving the 2024-2025 Budget Amendments as presented.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

b. 2025 Budget & Millages Resolution

Males moved, Hannon supported, adopting Resolution 20250616a which adopts the 2025-2026 Budget and sets the General Operation Millage at .3696 mill, the Park Millage at .3558 mill and Public Safety Special Assessment at 2.1 mills.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

c. Resolution to Establish Township Officers' Salaries

Hannon resolved, Males supported, adopting Resolution 20250616b to Establish Township Officer's Salaries, effective July 1st, 2025.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

d. Employee Wages

Males moved, Heit supported, approving a 3% increase for all full-time employees, including the Assistant Fire Chief & Fire Inspector, Cleaning, & Firefighter wages, and a step increase for the Building Assistant’s hourly pay to \$26.31 effective July 1st, 2025, in addition to increasing firefighter training wages to \$18.00/hour.

Motion CARRIED

e. Sewer Ordinance

Heit resolved, Hannon supported, approving Resolution 20250616c which adopts Ordinance 20250616 to amend the Sewer Ordinance.

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

f. Code Enforcement Resolution

Iazzetto resolved, Heit supported, approving Resolution 20250616d which appoints Jonathan Jackubowski, the New Buffalo Township Zoning Administrator, the New Buffalo Township Fire Chief, the New Buffalo Township Fire Inspector, the Berrien County Sheriff’s Office and its employees or designees, the Pokagon Band Tribal Police and its employees or designees, and the Michigan State Police and its employees or designees as Ordinance Enforcement Officers with the duties and authority set forth in Chapter 36 of the Township Code of Ordinances.

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

g. Safe Streets for All Resolution

Heit resolved, Iazzetto supported, adopting Resolution 20250616e which authorizes a Safe Streets for All Grant application to the USDOT to support roadway safety improvements.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

h. Veteran's Park Artwork Quote

Males moved, Iazzetto supported, approving a quote from Artist Josh Andres in the amount of \$40,000 for a metal globe, \$12,000 for metal lettering and \$12,500 for the branches of service plaques and payment of half down.

Motion CARRIED

i. Outdoor Assembly Permit – Michiana Humane Society

Males moved, Heit supported, approving an Outdoor Assembly Permit for the Michiana Humane Society on July 26th, 2025, at 9101 Kruger Road, Union Pier from 5:30 pm to 10:00 pm.

Motion CARRIED

j. Pay Application 7 – Pajay Inc.

Iazzetto moved, Anderson supported, approving Pay Estimate 7 for the US-12 Utility Extension Project in the amount of \$154,334.25 to Pajay Inc.

Motion CARRIED

k. ~~Special Land Use Extension Approval – RY Ventures LLC~~ (Removed from Agenda)

I. Special Land Use Extension Approval – FHB2 LLC

Heit moved, Anderson supported, granting a 6-month extension of a preliminary approval of a Special Land Use to FHB2 LLC at 19818 M239, New Buffalo until January 21st, 2026.

Roll Call Vote:

Anderson	No
Hannon	No
Heit	No
Iazzetto	No
Males	No

Motion DEFEATED

m. Special Land Use Approval – Michigan Pure Green LLC

Heit moved, Hannon supported, granting final approval of a Special Land Use to Michigan Pure Green LLC to operate an Adult-Use Marihuana Retail Establishment at 19215 US 12, New Buffalo, Michigan 49117; being parcel number 11-13-0017-0013-00-2 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.

Discussion was held.

Heit moved, Hannon supported, granting final approval of a Special Land Use to Michigan Pure Green LLC to operate an Adult-Use Marihuana Retail Establishment at

19215 US 12, New Buffalo, Michigan 49117; being parcel number 11-13-0017-0013-00-2 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.
- **The business license shall not be issued until after outdoor lighting is installed and approved by the New Buffalo Township Zoning Department.**

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

n. Special Land Use Approval – HODAI Bangor, LLC

Iazzetto moved, Heit supported, granting Final Approval of a Special Land Use to HODAI Bangor, LLC to operate an Adult-Use Marihuana Retail Establishment at 19333 M239, New Buffalo, Michigan 49117; being parcel number 11-13-0022-0001-02-7 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.
- The Adult-Use Marihuana Retail Establishment shall not open until the finished grade driveway on M239 has been installed and road widening required by MDOT.
- The driveway off Wilson Road will be an exit only.

Discussion was held.

Hannon moved, Heit supported, postponing Final Approval of a Special Land Use to HODAI Bangor, LLC to operate an Adult-Use Marihuana Retail Establishment at 19333 M239, New Buffalo, Michigan 49117, until after the work required by MDOT is complete and approved by MDOT.

Motion CARRIED

11. BOARD COMMENTS

- The New Buffalo Community Education Foundation will hold a stakeholder engagement meeting on Monday, June 30th at 10:00 am at the Pokagon Room at the NB Township Library.
- Deputy Root has started working our extra summer patrol. Weather permitting, he will be on a motorcycle.
- We will hopefully have some more bids for the Glassman Park Disc Golf course ADA area and pavilion pad soon.
- Veteran's Park will go out for bid soon.
- The Red Arrow Trail ribbon cutting will take place on Friday, June 27th at 10:00 at the intersection of Red Arrow Highway and Lakeside Road in Chikaming Township.
- Saturday, June 28th, participating businesses along Red Arrow Highway will celebrate and show their support of the completed trail in New Buffalo and Chikaming Townships with Red Arrow Trail Day! Participating businesses will participate by offering items named after the trail, offer specials or free items to celebrate.

- Treasurer Patty Iazzetto graduates from Leadership Accelerator on July 10th! Congrats Patty!!
- Music in the Park starts Wednesday, June 18th. featuring P.T. and the Cruisers! Music will start at 7pm and Brian the Munchie Man will be ready with food by 6:30pm.

12. ADJOURNMENT

Heit moved, Iazzetto supported, adjourning at 5:24 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township