

**NEW BUFFALO TOWNSHIP BOARD
SPECIAL BOARD MEETING
June 22, 2026, at 5:00 P.M.
17425 Red Arrow Highway, 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 (arrived at 5:19 p.m.), Hannon, Heit, Iazzetto, Males
Not Present: None
Pledge of Allegiance

2. PUBLIC COMMENTS – Public comments were heard by the Board.

3. PUBLIC HEARING – MINT CANNABIS SPECIAL LAND USE

Iazzetto moved, Males supported, opening the public hearing for Mint Cannabis, located at 18300 W. US-12, New Buffalo, Michigan, to consider Special Land Use conditions and revocation, to receive public comment and consider matters relating to the conditions and potential revocation of the Special Land Use Permit.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

COMMENTS FROM MINT CANNABIS – Attorney Nadeem Harfouch appeared with the Owner of Mint Cannabis (“Mint”), Fadi Kenya. Attorney Harfouch stated that Mint has not received a CRA violation and noted that the Warning Letter issued by the CRA specifically states that it is for educational purposes. He stated further that the CRA does not have a process to dispute warning letters and that no formal complaint was issued by the CRA.

The Township Board inquired as to what was learned from the Warning letter and what internal actions were taken as a result of the Warning Letter. Kenya stated that Standard Operating Protocol (“SOP”) was updated and employee training was conducted.

COMMENTS FROM CODE ENFORCEMENT – Code Enforcement Officer Jackubowski reported that Mint has had no ordinance violations.

COMMENTS FROM BERRIEN COUNTY SHERIFF’S OFFICE – Lt. Chartrand reported that his squad has responded to five calls total, three for false alarms, a domestic dispute, and an employee/employer dispute. The employee who was the subject of the dispute made allegations

that he would contact the CRA.

PUBLIC COMMENT ON MINT CANNABIS SPECIAL LAND USE

- Jacob Vravis, City of New Buffalo, stated that it is difficult to make a formal complaint because the Township has not released guidance. He stated further that he disagrees that Mint did not have an opportunity to dispute the warning letter.
- Michale Lynch, New Buffalo Township, referenced a recent Order issued by a federal judge regarding the Revocation Policy which addressed grounds for revocation. He warned not to overstep the State and advised to let the CRA act first.

Heit moved, Hannon supported, closing the public hearing at 5:35 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

4. PUBLIC HEARING – TRAP STARS OUTLET SPECIAL LAND USE

Hannon moved, Anderson supported, opening the public hearing for Trap Stars Outlet at 13964 Grand Ave., New Buffalo to consider Special Land Use conditions and revocation, to receive public comment and consider matters relating to the conditions and potential revocation of the Special Land Use Permit.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

COMMENTS FROM TRAP STARS OUTLET – Attorney Adam Behrendt appeared with a store manager, Angelo, from Trap Stars Outlet (“Trap Stars”). Attorney Behrendt stated that the CRA has already adjudicated and resolved two enforcement actions with Consent Orders. He stated further that Trap Stars denies the allegations in the unresolved Formal Complaints. One of the unresolved Complaints results from an inventory person having a day off and the other arose from sales being preloaded into the Point of Sale (“POS”) system during a promotional event.

The Township Board inquired as to what internal actions were taken as a result of the CRA enforcement actions. Angelo stated that Trap Stars updated SOPs, hired a backup inventory

person and an IT guy to watch surveillance video every day, the door to the sales floor remains locked and customers have to be buzzed in, the security guard manages the line of customers waiting to enter the sales floor, transactions are no longer preloaded, three managers are on the floor at all time to ensure compliance with SOPs, and weekly meetings are held with employees. He stated further that the last update to the SOPs was after the most recent CRA Formal Complaint.

COMMENTS FROM CODE ENFORCEMENT – Code Enforcement Officer Jackubowski reported the following history of violations:

- December 19, 2024: Trap Stars received a warning about an illegal, mobile billboard located at 19511 US Highway 12. Fire Chief Flick reported the illegal, mobile billboard was back at the 19511 US Highway 12 property on December 22, 2025. A New Buffalo Township Planning Commissioner reported the same illegal, mobile billboard on December 24, 2024. A Citation was issued on January 2, 2025.
- January 15, 2025: A written warning was issued for the business being open to customer sales after hours.
- October 15, 2025: A Citation was issued for the wall sign being illuminated after business hours.
- April 17, 2026: A Citation was issued for the business being open to customer sales after hours. Jackubowski was provided surveillance video from a neighboring business.
- April 18, 2026: Jackubowski observed the smell of cannabis coming from the line of customers outside of Trap Stars, which was not being addressed by the security guard overseeing the line.

COMMENTS FROM BERRIEN COUNTY SHERIFF OFFICE – Lt. Chartrand reported 14 calls for service, five false alarms, three traffic-related incidents; three private property traffic crashes, a land dispute regarding the location of a sidewalk and drainage pipe, an assault and battery, as well as the following:

- Lt. Chartrand has been onsite at Trap Stars several times noticed the door to the sales floor propped open;
- Lt. Chartrand has received calls from law enforcement in neighboring states, including Lake County, Indiana, regarding out-of-state traffic stops where arrestees reported purchasing bulk amounts of marijuana from Trap Stars. He advised those officers to report incidents to the CRA;
- A trespass complaint resulting from Trap Stars employees waking through the backyard of a residential property to get to work from an AirBNB. Trap Stars was uncooperative and would not provide video or an employees' names for the investigation;
- A citation was issued on April 20, 2026, to someone consuming marijuana in the parking lot;
- A citation was issued on April 19, 2026, for indecent exposure after witnessing someone urinating on a neighboring parcel; and
- After receiving calls from out-of-state law enforcement agencies, Lt. Chartrand requested that the Berrien County narcotics team do compliance checks on dispensaries. In March 2026, an undercover deputy was able to purchase one pound of marijuana in one transaction without a receipt. CRA confirmed the transactions were recorded hours later

at 2.5 hours per transaction. The bulk purchase was never reported to CRA or police as required by the CRA.

PUBLIC COMMENT ON TRAP STARS OUTLET SPECIAL LAND USE

- Jacob Vraviss, City of New Buffalo, referenced his experience fire extinguisher code violations and stated that cameras were installed at the cannabis establishment where he previously worked. He stated that they checked IDs and never sold to kids. He opined that it is unfair to other establishments who follow ordinances.

Heit moved, Males supported, closing the public hearing at 6:10 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

5. PUBLIC HEARING – REFINE NEW BUFFALO SPECIAL LAND USE

Iazzetto moved, Anderson supported, opening the public hearing for Refine New Buffalo at 19281 US-12, New Buffalo to consider Special Land Use conditions and revocation, to receive public comment and consider matters relating to the conditions and potential revocation of the Special Land Use Permit.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

COMMENTS FROM REFINE NEW BUFFALO – Owner Tom Farrell stated that he is a small business owner with small children who has invested his life savings here. He has other cannabis businesses outside of New Buffalo Township. Farrell explained the CRA's "on-hold" process and the steps taken by Refine New Buffalo ("Refine") as a result of the incident leading to the first Formal Complaint, including: added a physical count to be compared to the inventory/POS systems before moving items to the quarantine room; quarantined items are removed completely from POS system so that the sale cannot be overridden. Farrell stated further that the second Formal Complaint resulted from an anonymous tip, which was found to be false. He consulted with the CRA regarding compliance with the 2.5 ounce per transaction limit. Refine ultimately updated its SOPs to eliminate multiple, consecutive transactions of 2.5 ounces.

COMMENTS FROM CODE ENFORCEMENT – Code Enforcement Officer Jackubowski reported one Citation for having the wall sign on after hours. He stated further that Refine received a warning before a Citation was issued.

COMMENTS FROM BERRIEN COUNTY SHERIFF OFFICE – Lt. Chartrand reported eight calls for service, including a lost credit card, found property, a crash in the parking lot, intoxicated driver (traffic-related incident), and a vehicle in the lot after hours. He also reported that Farrell contacted him to investigate missing deliveries. The problem was identified and reported during the same day.

PUBLIC COMMENT ON REFINE NEW BUFFALO SPECIAL LAND USE

- Jacob Vravis, City of New Buffalo, stated that Treez, the supplemental POS/inventory system utilized by Refine, is not good because it is prone to internet outages. He stated further that internet issues could have contributed to the Formal Complaints.

Andeson moved, Hannon supported, closing the public hearing at 6:34 p.m.

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

6. PUBLIC HEARING – THE PLUG NEW BUFFALO SPECIAL LAND USE

Heit moved, Anderson supported, opening the public hearing for The Plug New Buffalo at 19015 US-12, New Buffalo to consider Special Land Use conditions and revocation, to receive public comment and consider matters relating to the conditions and potential revocation of the Special Land Use Permit.

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

COMMENTS FROM THE PLUG NEW BUFFALO – Attorney William Thompson appeared on behalf of The Plug New Buffalo ("The Plug"). He stated that the Formal Complaint arose from an anonymous tip and The Plug is disputing the Complaint. He confirmed that The Plug was having

issues with its video surveillance system overheated and stated that the door is locked for data protection. He stated further that The Plug tried to download the video requested by the CRA after receiving the preservation notice but was unable to do so before the hard drive failed. He also stated that that The Plug has 28 cash registers and there is no way to keep track of customers who are “scamming the system”. He referenced 6,000-10,000 sales per month at The Plug and noted that the three which are the subject of the Formal Complaint are only a small fraction of those sales. Attorney Thompson went through the Formal Complaint count-by-count. The first count is regarding the hard drive failure and counts two through five are all regarding surveillance video. Count six references misleading materials and The Plug had to put the exact weight of the product on the label. Counts seven and eight are for failure to report material changes to the business after licensure and criminal activity to the CRA. Thompson stated that The Plug updated its SOPs and conducted additional employee training as a result of the Formal Complaint.

COMMENTS FROM CODE ENFORCEMENT – Code Enforcement Officer Jackubowski reported one Citation for having the wall sign on after hours. He stated further that The Plug received a warning before a Citation was issued.

COMMENTS FROM BERRIEN COUNTY SHERIFF OFFICE – Lt. Chartrand reported that his squad has responded to 28 calls, 23 of which were alarms. Other calls included a two private property crashes, traffic-related arrest, fight in the parking lot.

PUBLIC COMMENT ON THE PLUG NEW BUFFALO SPECIAL LAND USE

- Jacob Vraviss, City of New Buffalo, applied to work at The Plug and it was never communicated to him that he was hired.

Iazzetto moved, Anderson supported, closing the public hearing at 7:04 p.m.

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. Special Land Use Revocation – Mint Cannabis

Heit moved, Anderson supported, revoking the Special Land Use for Mint Cannabis at 18300 W. US-12, New Buffalo effective immediately.

Discussion was held.

Heit moved, Anderson supported, establishing findings of fact to support revocation of the Special Land Use for Mint Cannabis at 18300 W. US-12, New Buffalo.

Roll Call Vote:

Anderson	No
Hannon	No
Heit	No
Iazzetto	No
Males	No

Motion DEFEATED

b. Special Land Use Revocation – Trap Stars Outlet

Hannon moved, Iazzetto supported, establishing findings of fact to support revocation of the Special Land Use for Trap Stars Outlet at 13964 Grand Ave. New Buffalo.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

Discussion was held.

Hannon moved, Iazzetto supported, postponing establishing findings to support revocation of the Special Land Use for Trap Stars Outlet at 13964 Grand Ave. New Buffalo until a hearing on other allegations is held on July 20, 2026, at 5:00 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

c. Special Land Use Revocation – Refine New Buffalo

Hannon moved, Males supported, establishing findings of fact to support revocation of the Special Land Use for Refine New Buffalo at 19281 US-12, New Buffalo.

Roll Call Vote:

Anderson	No
Hannon	No

Heit	<u> </u>	No
lazzetto	<u> </u>	No
Males	<u> </u>	No

Motion DEFEATED

d. Special Land Use Revocation – The Plug New Buffalo

Hannon moved, Heit supported, establishing findings of fact to support revocation of the Special Land Use for The Plug New Buffalo at 19015 US-12, New Buffalo.

The Township Board came to a consensus that voting no on this motion would be without prejudice to revocation in the future.

Roll Call Vote:

Anderson	<u> </u>	No
Hannon	<u> </u>	No
Heit	<u> </u>	No
lazzetto	<u> </u>	No
Males	<u> </u>	No

Motion DEFEATED

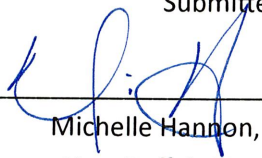
8. ADJOURNMENT

Heit moved, lazzetto supported, adjourning at 7:35 p.m.

Motion CARRIED

Meeting adjourned at 7:35 p.m.

Submitted By:



 Michelle Hannon, Clerk
 New Buffalo Township