NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
August 17th, 2026, 5:00 P.M.
17425 Red Arrow Hwy. New Buffalo, MI 49117
Minutes

Supervisor Heit called the meeting to order at 5:00.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Anderson, Hannon, Heit, Iazzetto, & Males
Not Present: None
Pledge of Allegiance

A moment of silence was held in memory of Jack Rogers, who served as New Buffalo Township Treasurer from 2004-2024.

2. PUBLIC HEARING – TRAP STARS SPECIAL LAND USE

Hannon moved, Males supported, opening the public hearing for Trap Stars Outlet at 13964 Grand Ave., New Buffalo at 5:04 p.m. to consider SLU conditions and revocation, to receive public comment and to 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

Attorney J. Adam Behrendt appeared on behalf of Trap Stars. He acknowledged that violations existed and argued that other dispensaries also have violations. He stated that violations can be corrected through fines and other corrective actions to avoid forty employees losing their jobs. He encouraged the Board to explore other avenues available, like probation, before revoking the Special Land Use Permit.

3. PUBLIC COMMENT ON TRAP STARS SPECIAL LAND USE

- Jacob Vravis, City of New Buffalo, stated that dispensaries shutting down is inevitable.
- Becky Borglin, New Buffalo Township, stated that it is not a good defense to say others have violations too.

Hannon moved, Males supported, closing the public hearing at 5:18 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

4. ITEMS TOO LATE FOR PRINTED AGENDA

- ADD TO CONSENT AGENDA: Approve payment of invoice from Beckett Raeder in the amount of $691.25 for services rendered to update the Master Plan.
- ADD TO CONSENT AGENDA: Approve payment of invoice from SmartSights in the amount of $7,000.00 for WIN-911 Pro Subscription.

5. APPROVE AGENDA

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

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

6. REPORTS

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

7. **PUBLIC COMMENTS** – Public comments were heard by the Board.

8. **CONSENT AGENDA**

Males moved, Iazzetto supported, approving the following items on the consent agenda:

Minutes of the July 20th regular meeting and the July 20th closed session meeting
Treasurer's Report
Bills

1. General $615,535.76
2. Public Safety Millage $248,696.23
3. Park Millage $125,937.55
4. Building $17,630.97
5. LRSB Discretionary $0
6. Sewer & Water $140,049.53
7. Marina $4,550.34
8. Payroll $109,362.48
9. Trust & Agency $0

Approve a quote from Metro Business in the amount of $3,080.00 for a new office desk at the building dept and a quote in the amount of $1,793.58 for 3 new office chairs

Approve Chief Flick applying for a Fire Equipment grant in the amount of $50,000 through the State of Michigan

Approve a quote from The Edge in the amount of $2,339.28 for ProofPoint email filtering for township emails

Approve hiring Andrew Teague as a paid-on call firefighter pending background check

Approve a quote and payment of $1,599.99 to DR Power Equipment for a tow behind trimmer mower for the Park Department

Approve payment of invoice from Beckett Raeder in the amount of $691.25 for services rendered to update the Master Plan.

Approve payment of invoice from SmartSights in the amount of $7,000.00 for WIN-911 Pro Subscription.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

9. OLD BUSINESS

a. Special Land Use Revocation – Trap Stars Outlet

Heit moved, Hannon supported, to proceed with 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

Attorney J. Adam Behrendt was given an opportunity to respond to the public comments received during the public hearing. He stated that violations are alleged, not proven.

Township Attorney Laura Genovich read the Findings of Fact contained in proposed Resolution 20260817a revoking the Special Land Use Permit. Board members discussed and edited the Findings of Fact in open session. Attorney Genovich continued reading the remainder of the resolution. The Board added a section which addresses the decommissioning of the business and added the landowner as a party to be noticed.

Hannon moved, Heit supported, adopting Resolution 20260817a revoking the Special Land Use Permit issued to PER III, LLC d/b/a Trapstars Outlet for the adult-use marihuana retail establishment located at 13965 Grand Avenue.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

10. NEW BUSINESS

a. Zoning Ordinance Amendment

Hannon moved, Anderson supported, adopting Resolution 20260817b which adopts ordinance 20260817 to amend the zoning ordinance which states the Township Board, by resolution, may impose a temporary moratorium.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

b. Special Land Use – Phoenix Logistics

Males moved, Heit supported, granting approval of Special Land Use to Phoenix Logistics to operate a Contractor Storage Yard at 19701 Kluver Road, New Buffalo, MI 49117 being 11-13-0021-0033-00-5 subject to the conditions outlined in attached agreement.

Township Attorney Laura Genovich read aloud the standards for a special land use permit (§455-8.2) and the Board considered those factors

Roll Call Vote:

Anderson	No
Hannon	No
Heit	No
Iazzetto	No
Males	No

Motion DEFEATED

Heit moved, Iazzetto supported, denying approval of Special Land Use to Phoenix Logistics to operate a Contractor Storage Yard at 19701 Kluver Road, New Buffalo, MI 49117 being 11-13-0021-0033-00-5 because the use does not meet the standards set forth in §455-8.2 of the Code of the Township of New Buffalo .

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

c. Planned Unit Development – RMM 13912 LLC & 19701 US 12 LLC

Iazzetto moved, Hannon supported, granting preliminary approval of a Planned Unit Development submitted by RMM 13912 LLC & 19701 US 12 LLC at 19701 US-12 New Buffalo, MI being parcel number 11-13-0019-0009-06-0.

Roll Call Vote:

Anderson	No
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

d. Lift Station Engineering Proposal - Wightman

Males moved, Anderson supported, accepting a proposal from Wightman for design engineering and construction administration services for improvements to lift station 50 in the amount of $41,500.

Motion CARRIED

e. GIS Proposal - Wightman

Males moved, Iazzetto supported, accepting a proposal from Wightman to develop a GIS solution for the Building and Zoning Department, including a GIS database, online and mobile access to construction documents and short-term rental information, integration with BS&A software, and staff training in the amount of $16,300.

Motion CARRIED

f. Outdoor Assembly Permit – Seedz

Heit moved, Males supported, approving an Outdoor Assembly Permit for Seedz Brewery at 16321 Red Arrow Highway on October 3rd, 2026, from the hours of noon to 10:00 pm.

Motion CARRIED

g. Outdoor Assembly Permit – Exit 4 Storage

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for Exit 4 Storage at 8911 US-12 every Friday – Sunday starting September 25th to November 1st, 2026 from the hours of 10:00 am to dusk with the condition that employees, volunteers, and vendors park in west end of fenced area.

Motion CARRIED

h. Outdoor Assembly Permit – Elevated Exotics

Heit moved, Males supported, approving an Outdoor Assembly Permit for Elevated Exotics at 13899 Grand Ave. on September 12th, 2026, from the hours of 11:00 am to 8:00 pm with the condition that there will be no parking on public roads.

Discussion was held

Heit moved, Males supported, approving an Outdoor Assembly Permit for Elevated Exotics at 13899 Grand Ave. on September 12th, 2026, from the hours of 11:00 am to 8:00 pm with the condition that there will be no parking on public roads, if Elevated Exotics is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo.

Motion CARRIED

i. Outdoor Assembly Permit – House of Dank

Males moved, Iazzetto supported, approving an Outdoor Assembly Permit for House of Dank at 19333 M239 on September 25th – September 27th, from the hours of 9:00 am to 8:45 pm, if House of Dank is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo

Motion DEFEATED

j. Outdoor Assembly Permit – Cookies

Heit moved, Anderson supported, approving an Outdoor Assembly Permit for Cookies at 19001 US-12 on October 9th - October 11th, 2026, from the hours of 9:00 am to 9:00 pm with the condition that there be no parking between the utility pole guy wire & US-12, if Cookies is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo

Motion CARRIED

k. Outdoor Assembly Permit – Gramz

Hannon moved, Males supported, approving an Outdoor Assembly Permit for Gramz at 11430 Holiday Drive on September 18th – September 20th, 2026, from the hours of 9:00 am to 9:00 pm, if Gramz is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo

Motion CARRIED

l. Outdoor Assembly Permit – Flowerbowl

Males moved, Heit supported, approving an Outdoor Assembly Permit for Flowerbowl at 10168 US-12 on October 30th & 31st, 2026, from the hours of 9:00 am to 8:45 pm, if Flowerbowl is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo

Motion DEFEATED

m. Outdoor Assembly Permit – High Society

Males moved, Anderson supported, approving an Outdoor Assembly Permit for High Society at 19189 US-12 on August 29th, 2026, from the hours of 9:00 am to 9:00 pm, if High Society is eligible under §257-3(B)(3) of the Code of the Township of New Buffalo

Motion CARRIED

11. BOARD COMMENTS

- Thanks to everyone who came to the 10th Annual Public Safety Day!
- The Fired Up 5K will take place on September 19, 2026. Sign up here: https://runsignup.com/Race/MI/UnionPier/NewBuffaloTownshipFire5K

12. ADJOURNMENT

Iazzetto moved, Heit supported, adjourning at 8:02 p.m.

Motion CARRIED

Submitted By:

Michelle Hannon, Clerk
New Buffalo Township