

**NEW BUFFALO TOWNSHIP BOARD  
REGULAR MEETING  
August 18<sup>th</sup>, 2025, 4:00 P.M.  
17425 Red Arrow Hwy. New Buffalo, MI 49117  
Minutes**

Supervisor Heit called the meeting to order 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. ITEMS TOO LATE FOR PRINTED AGENDA**

- Add to Consent Agenda: Approve invoice from Flowpoint Environmental Systems, Inc. in the amount of \$32,662.31 for the water filling station.

**3. APPROVE AGENDA**

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

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

**4. REPORTS**

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

Presentation of Berrien County Sheriff's Office Lifesaving Award to Deputy Samuel Whittaker for his response to a medical emergency within New Buffalo Township.

Presentation by Berrien County Register of Deeds Lora Freehling on Property Alert.

**5. PUBLIC COMMENTS** – Public comments were heard by the board.

**6. CONSENT AGENDA**

Iazzetto moved, Heit supported, approving the following items on the Consent Agenda:

Minutes of the July 21<sup>st</sup> regular meeting and July 21<sup>st</sup> closed session

Treasurer's Report

Bills

1. General \$118,215.94
2. Public Safety Millage \$122,714.33
3. Park Millage \$122,356.00
4. Building \$18,617.08
5. LRSB Discretionary \$0
6. Sewer & Water \$127,092.80
7. Marina \$4,664.97
8. Payroll \$92,202.88
9. Trust & Agency \$0

Approve Michigan Townships Association Emergency Services conference in Frankenmuth, MI for the Fire Chief in the amount of \$125.00, plus lodging, milage and meals.

Approve Michigan Municipal Treasurers Association Conference in Bellaire, Mi in the amount of \$798.00 for both the Treasurer and Deputy Treasurer plus lodging, milage & meals.

Approve the purchase of a gas meter for the Zoning Dept. in the amount of \$2,163 from Moses Fire Equipment.

Approve an invoice from Indiana Michigan Power in the amount of \$15,251.28 for electric pole relocation at Veteran's Park.

Approve the purchase of a transfer switch for lift station 50 in the amount of \$8,750.00 and one for lift station 60 in the amount of \$7,450.00 from Beaudoin Electrical Construction for the Water Dept.

Approve S-3 & D-3 State exam prep course in Frankenmuth, MI for 2 Utility Department employees, training not to exceed \$1,800 plus meals, mileage and lodging for 2 nights.

Approve quote from Goodyear Tire for tires for fire truck 1321 in the amount of \$7,486.00.

Approve submitting a grant application for a FEMA Port Security Grant for a multi-use landing craft for the Fire Department.

Approve submitting a grant application for a Michigan Municipal Clerks' Association ADA Infrastructure Grant for ADA push-plate switches to accommodate the public restrooms at Township Hall.

Approve invoice from Flowpoint Environmental Systems, Inc. in the amount of \$32,662.31 for the water filling station.

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. Redevelopment Ready Communities Resolution**

Males moved, Hannon supported, adopting Resolution 20250818a which states that New Buffalo Township will participate in the MEDC Redevelopment Ready Communities Program.

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. Fire Incident Costs Resolution**

Hannon moved, Males supported, adopting Resolution 20250818b which amends the Fire Incident Costs Schedule to reflect recent pay increases.

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

**c. Water Meter Purchase**

Iazzetto moved, Heit supported, approving a quote from Etna and payment of \$69,700 to Etna for 410 water meters for the Water Dept.

Motion CARRIED

**d. Memorandum of Understanding – NBAS**

Males moved, Anderson supported, approving a Memorandum of Understanding with New Buffalo Area Schools which states that New Buffalo Township will provide temporary shelter for evacuated students and staff at the Public Safety Building if needed during an emergency.

Motion CARRIED

**e. Fire Service Agreement Addendum**

Heit moved, Hannon supported, approving an addendum to the current Fire Services Interlocal Agreement with the City of New Buffalo, which states that Chief James Flick will serve as the City of New Buffalo's acting Fire Chief.

Discussion was held.

Heit moved, Hannon supported, approving an addendum to the current Fire Services Interlocal Agreement with the City of New Buffalo, which states that Chief James Flick will serve as the City of New Buffalo's acting Fire Chief and the City will pay an additional \$2,000 monthly retroactive to July 1, 2025.

Motion CARRIED

**f. Outdoor Assembly Permit – Seedz Brewery**

Males moved, Iazzetto supported, approving an Outdoor Assembly Permit for Seedz Brewery at 16321 Red Arrow Highway, Union Pier on October 4<sup>th</sup>, 2025, from noon to 10:00 pm.

Motion CARRIED

**g. Outdoor Assembly Permit – Urb**

Hannon moved, Heit supported, approving an Outdoor Assembly Permit for Urb Cannabis at 11539 O'Brien Ct., New Buffalo on September 13, 2025, from 9:00 am to 8:00 pm.

Motion CARRIED

**h. Outdoor Assembly Permit – The Plug**

Heit moved, Iazzetto supported, approving an Outdoor Assembly Permit for The Plug at 19015 US-12, New Buffalo on September 20, 2025, from 11:00 am to 6:00 pm.

Motion CARRIED

**i. Outdoor Assembly Permit – Puff Cannabis Company**

Iazzetto moved, Hannon supported, approving an Outdoor Assembly Permit for Puff Cannabis Company at 11300 Holiday Drive, New Buffalo on August 29, 2025, and August 30, 2025, from 9:00 am to 9:00 pm.

Motion CARRIED

**j. Special Land Use Approval – NBMI Retail LLC**

Heit moved, Iazzetto supported, granting final approval of a Special Land Use to NBMI Retail LLC to operate an Adult-Use Marijuana Retail Establishment at 19839 W US 12 Hwy, New Buffalo, Michigan 49117; being parcel number 11-13-0019-0015-00-1 with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marijuana 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 Marijuana 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

**8. BOARD COMMENTS**

- MEC will begin construction of broadband soon. Residents can check to see if their address is eligible at: <https://www.teammidwest.com/internet/sign-up-internet/>
- Veteran's Park has officially been named "Tribute Plaza" and preconstruction work has begun.
- Information on the use of excise tax revenue from dispensaries has been posted to the Township's website.

**9. ADJOURNMENT**

lazzetto moved, Heit supported, adjourning at 4:47 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk  
New Buffalo Township