

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
September 15th, 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, Males

Not Present: None

Pledge of Allegiance

2. ITEMS TOO LATE FOR PRINTED AGENDA

- Add to Consent Agenda: Approve transfer of \$10,000 from LRSB to the Marina Fund

3. APPROVE AGENDA

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

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

4. REPORTS

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

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 August 18th regular meeting

Treasurer's Report

Bills

1. General \$20,620.37
2. Public Safety Millage \$128,606.08
3. Park Millage \$14,986.69
4. Building \$12,946.72
5. LRSB Discretionary \$15,054.65
6. Sewer & Water \$305,100.70
7. Marina \$3,028.11
8. Payroll \$87,859.40
9. Trust & Agency \$540.99

Approve a quote in the amount of \$12,950 and upfront payment of \$6,475 to Art F/X for a sign at Tribute Plaza.

Approve a Planning & Zoning Retreat for the Zoning Administrator and the Assistant Zoning Administrator in Frankenmuth, MI on October 29th & 30th in the amount of \$674 for both, plus meals, milage and lodging.

Appoint Michelle Heit as the alternate to the Local Revenue Sharing Board.

Approve quote from Most Dependable Fountains Inc. in the amount of \$3,920 for a foot washing station at the Union Pier Trailhead for the Park Dept.

Approve transfer of \$10,000 from LRSB to the Marina Fund

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

7. NEW BUSINESS

a. Hire Firefighters

Heit moved, Males supported, approving hiring Payton Lijewski and Noah Sharum for 2 full-time firefighter positions at an hourly rate of pay of \$25.00 and full benefits starting September 22nd, 2025.

Motion CARRIED

Clerk Hannon gave the Oath of Office to Payton Lijewski and Noah Sharum.

b.Fire Lane Resolution

Males moved, Hannon supported, adopting Resolution 20250915a which adopts Ordinance 20250915a which states that all private streets are considered fire lanes.

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. US-12 Water/Sewer SAD Resolution #4

Hannon moved, Males supported, amending Resolution #4 for the US-12 Water/Sewer Special Assessment District, which revises the date of the first installment due on the roll.

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

d.Collaborative Economic Development Resolution

Males moved, Iazzetto supported, adopting Resolution 20250915b which states the Township's commitment to participating in a collaborative effort with other municipalities in the Region to offer more robust economic development programs and services.

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

e.E-Signature Resolution

Iazzetto moved, Anderson supported, adopting Resolution 20250915c which authorizes the use of electronic signatures on checks issued by the Township.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

f. Water Department Pumps

Heit moved, Iazzetto supported, approving a quote from Peerless Midwest in the amount of \$18,200 and a quote from Kennedy Industries in the amount of \$28,990 for 3 pump rebuilds for the Water Department.

Motion CARRIED

g. Grand Beach Fireworks

Heit moved, Anderson supported, approving a payment of \$10,000 to the Village of Grand Beach for 2026 Fourth of July fireworks.

Motion DEFEATED

h. Water Fill Station Bid

Males moved, Iazzetto supported, accepting a bid of \$114,380 from Oselka Construction for the water fill station project at the Water Department.

Motion CARRIED

i. Special Land Use Extension Approval – LJA Holdings VI, LLC

Hannon moved, Heit supported, granting a six-month extension of a preliminary approval of a Special Land Use to LJA Holdings VI, LLC at 19563 US-12 until March 15th, 2026.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

j. Special Land Use Extension Approval – Harbor Country Drive LLC

Heit moved, Hannon supported, granting a two-month extension of a preliminary approval of a Special Land Use to Harbor Country Drive LLC at 18910 Harbor Country Drive, New Buffalo until January 7th, 2026.

Discussion was held.

Heit moved, Hannon supported, postponing determination on a two-month extension of a preliminary approval of a Special Land Use to Harbor Country Drive LLC at 18910 Harbor Country Drive, New Buffalo until the regularly scheduled Township Board meeting on October 20, 2025.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

k. Special Land Use Extension Approval – Rapid Fish 3 LLC

Hannon moved, Males supported, granting a 90-day extension of a preliminary approval of a Special Land Use to Rapid Fish 3 LLC at 19169 US-12, New Buffalo until December 24, 2025.

Roll Call Vote:

Anderson	No
Hannon	No
Heit	No
Iazzetto	No
Males	No

Motion DEFEATED

l. License Transfer – BB Innovations LLC

Iazzetto moved, Heit supported, granting a license transfer from Five Lakes Farm LLC to BB Innovations LLC for a Marijuana Retail Establishment at 19267 US-12, New Buffalo.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

m. Special Land Use Approval – NB19750 LLC

Iazzetto moved, Hannon supported, granting final approval of a Special Land Use to NB19750, LLC to operate an Adult-Use Marihuana Retail Establishment at 19730 M-239, New Buffalo, Michigan 49117; being parcel number 11-13-0023-0008-05-0 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.

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

8. BOARD COMMENTS

- The Friends of the New Buffalo Township Fire Department Fired Up 5K is on Saturday, September 20, 2025, at 9:00 a.m. There is still time to register and support a great cause!
- MEC is running fiber throughout Township. Residents can check to see if their address is eligible at: <https://www.teammidwest.com/internet/sign-up-internet/>
- Veterans' Park/Tribute Plaza is coming along nicely. Bricks are available for purchase to honor the veterans in your life. Information is available on the Township's Facebook page and website.

- Glassman Park Disc Golf Course is almost done and the concrete for the ADA practice pad is being installed this week.
- There will be an election on November 4, 2025. Please contact the Clerk or Deputy Clerk for more details.

9. ADJOURNMENT

Heit moved, Iazzetto supported, adjourning at 5:06 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township