

**NEW BUFFALO TOWNSHIP BOARD  
REGULAR BOARD MEETING  
September 18<sup>th</sup>, 2023 4:00 P.M.  
17425 Red Arrow Hwy. New Buffalo, MI 49117**

**1. ROLL CALL**

Roll Call: Heit, Iazzetto, Rahm, Rogers & Zabicki

Absent: None

Pledge of Allegiance

**2. ITEMS TO LATE FOR THE PRINTED AGENDA**

Add an invoice from Country Lane Remodeling in the amount of \$360 to the Consent Agenda

Add the purchase of 600 bags Chips for the Halloween Parade cost of \$264 to the Consent Agenda

Add an invoice from Donkersloot for work at the Marina in the amount of \$5,306.25 to the  
Consent Agenda

Add Agenda item 'k' "Approve the purchase of a new Command Vehicle cost not to exceed  
\$55,000 from Tim Lally Chevrolet".

**3. APPROVE AGENDA**

Rahm moved, Rogers supported to approve the agenda.

Roll Call Vote:

Heit	Yes
Iazzetto	Yes
Rahm	Yes
Rogers	Yes
Zabicki	Yes

Motion CARRIED

**5. REPORTS**

Building  
Fire  
GRSD  
Library

LRSB  
Marina  
NBARA  
Park  
Pine Grove Cemetery  
Pokagon Fund  
Police

## 6. PUBLIC COMMENT

**SPECIAL PRESENTATIONS – Presentations made by Berrien County Commissioner Alex Ott and a State of Michigan Tribute to Agnes Conway form over 50 years of Service to the Community and to Trustee Pete Rahm as the longest continuous serving Township Board member with 31 years of Elected service to the Community.**

## 7. CONSENT AGENDA

Rogers moved, Heit supported to approve items on the consent agenda.

Minutes of the July 17th Meeting

Treasurer's Report

Bills

1. Building \$10,459.86
2. General \$16,853.86
3. LRSB Discretionary \$823.28
4. Marina \$9,975.45
5. Park Millage \$7,275.60
6. Payroll \$78,033.47
7. Public Safety Millage \$71,428.95
8. Sewer & Water \$105,418.59
9. Trust & Agency \$8,307.00

Approve Deputy Clerk Michelle Hannon to attend Michigan Townships Association 'Clerk's conference in the amount of \$365.00 plus Mileage, Meals and lodging.

Approve a quote from Techxperience in the amount of \$3,582.00 for Wireless Internet upgrade and expansion for Township Hall.

Approve quote from Buist Automation in the amount of \$3,575.00 for an integrated microphone and recording button in the interview room at the Public Safety Building.

Appoint Rick Novak to the Zoning Board of Appeals.

Approve quote from Penchura in the amount of \$4,462.00 for a replacement piece of playground equipment at Memorial Park.

Approve 3 invoices from Wightman Engineering; \$1,000 for work on a Water & Sewer project, \$7,074.61 for a Water & Sewer Extension project for Professional Services & \$7,333 for Marijuana Dispensary Plan Reviews.

Approve an Invoice from Country Lane Remodeling in the amount of \$360 for Mowing at the

Public Safety Building.

Approve the purchase of 600 bags Chips for the Halloween Parade cost of \$264.

Approve an invoice from Donkersloot for work at the Marina in the amount of \$5,306.25

Roll Call Vote:

Heit Yes

Iazzetto Yes

Rahm Yes

Rogers Yes

Zabicki Yes

Motion CARRIED

## **8. NEW BUSINESS**

### **a. Glassman Park Engineering Proposal**

Rahm moved, Rogers supported to approve a quote from Abonmarche in the amount of \$58,900 for Professional Design and Engineering Services for a 'Disc Golf Course' at Glassman Park

Motion CARRIED

### **b. Veterans Memorial Park Engineering Services Proposal**

Rogers moved, Zabicki supported to approve a quote from Abomarche in the amount of \$16,800 for professional design and engineering services for a Veteran's Memorial Park on Township property at the corner of US 12 and Clay St.

Motion CARRIED

### **c. Policy Approval**

Zabicki moved, Rahm supported to adopt the new and/or updated Policies and Procedures for Lost and Found, and ADA Bulletin Boards.

Motion CARRIED

### **d. NBARA Articles of Incorporation Amendment**

Zabicki moved, Rogers supported to adopt the amended Articles of Incorporation for the New Buffalo Area Recreational Authority as recommended by the New Buffalo Area Recreational Authority.

Motion CARRIED

**e. Public Comment Policy Resolution**

Rahm moved, Iazzetto supported to adopt resolution #20230918a which adopts the updated Public Comment Policy.

Resolution ADOPTED

**f. Building Inspector Wage Increase**

Heit moved, Zabicki supported to approve a 4% hourly wage increase for the Building Inspector and Plan Reviewer retroactively starting on July 1<sup>st</sup>, 2023.

Motion CARRIED

**g. Exit 4 Water & Sewer Resolution**

Rogers moved, Zabicki supported to adopt resolution #20230918b regarding a Special Assessment District for a Water & Sewer Project at Exit 4 on US 12.

Roll Call Vote:

Heit	Yes
Iazzetto	Yes
Rahm	Yes
Rogers	Yes
Zabicki	Yes

Resolution ADOPTED

**h. SLU Approval- Michigan Pure Green LLC**

Rahm moved, Heit supported to grant preliminary approval of Michigan Pure Green for SLU case #2023-08-01 to operate an Adult-Use Marijuana Establishment at 19169 US Hwy 12 being 11-13-2700-0034-00-1 based on the Findings of Fact obtained by the Planning Commission at their public hearing held August 1<sup>st</sup>, 2023 with the condition that a Marijuana Establishment Waiver be provided from the neighboring property which is a hotel/motel that is partially homesteaded. Property for which a waiver is required from is currently in the review process for SLU for a Marijuana Retail Establishment. Once they obtain preliminary approval the need for the Waiver is no longer necessary.

Roll Call Vote:

Heit	Yes
Iazzetto	Yes
Rahm	Yes

Rogers Yes  
Zabicki Yes

Motion CARRIED

**i. SLU Approval- New Buffalo Holdings LLC**

lazzetto moved, Rogers supported to grant preliminary approval on New Buffalo Holdings LLC for SLU case #2023-08-02 to operate an Adult-Use-Marihuana Retail Establishment at 11539 O'Brien Ct. being 11-13-0015-0011-20-8 based on the Findings of Fact obtained by the Planning Commission at their public hearing held August 1, 2023 with the condition that current use as a hotel will cease operations and establishment lighting must be downlighting.

Roll Call Vote:

Heit Yes  
lazzetto Yes  
Rahm Yes  
Rogers Yes  
Zabicki Yes

Motion CARRIED

**j. SLU Approval-John McLeod**

Rahm moved, Heit supported to grant preliminary approval for John McLeod for SLU cast #2023-07-07 to operate an Adult-Use-Marihuana Retail Establishment at 11449 O'Brien Ct. being 11-13-0015-0011-22-4 based on the Findings of Fact obtained by the Planning Commission at their public hearing held August 1, 2023 with the conditions that the establishment must use downlighting and that there will be no drive-thru operations permitted.

Roll Call Vote:

Heit Yes  
lazzetto Yes  
Rahm Yes  
Rogers Yes  
Zabicki Yes

Motion CARRIED

**k. Command Vehicle**

Heit moved, Zabicki Supported to approve the purchase of a new Command Vehicle cost not to

exceed \$55,000 from Tim Lally Chevrolet.

Motion CARRIED

**9. BOARD COMMENTS**

**10. ADJOURNMENT**

Rahm moved, Rogers supported to adjourn at 4:52 pm

Motion CARRIED

**SUBMITTED BY**

**Judith H. Zabicki**  
**New Buffalo Township Clerk**