

**NEW BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
October 1, 2024 at 6:30 PM  
17425 RED ARROW HIGHWAY, NEW BUFFALO, MI 49117**

- 1. ROLL CALL & PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED (LIMITED TO 3 MINUTES EACH)**
- 3. PUBLIC HEARINGS**

**PUBLIC HEARING – Proposed Amendment to the Zoning Map**

**PUBLIC HEARING – # 2024-07-01 (tabled from July 2, 2024)**

The Planning Commission will hear comments on the request of Christopher Enright regarding Petition for Special Land Use to operate an Adult-Use Marihuana Retail Establishment at 11412 Wilson Rd, New Buffalo, MI 49117 parcel 11-13-0022-0001-17-5.

**PUBLIC HEARING – # 2024-10-01**

The Planning Commission will hear comments on the request of Oasis Wellness Center of Bangor Twp IV, LLC regarding Petition for Amendment to a Special Land Use to operate an Adult-Use Marihuana Retail Establishment at Vacant Parcel – Holiday Drive, New Buffalo, MI 49117 part of parcel 11-13-0015-0004-07-4 (Division 1 lot & Division 2 lot).

**4. BUSINESS SECTION**

- a. **Public Hearing Consideration for Zoning Map Amendment**
- b. **Public Hearing Consideration for Special Land Use**

*It should be noted that all of today's public hearings have been individually reviewed by each Commissioner by the standards outlined in the New Buffalo Township Zoning Ordinance Article 6.3 Site Plan Standards for Approval and 8.2 Standards for Special Land Use Approval.*

Findings of Fact:

1. The New Buffalo Township Zoning Administrator has received copy of all applicable applications required to obtain operating licenses and approval from LARA/CRA along with copy of any pre-approval letters.
2. The New Buffalo Township Engineering firm Wightman & Associates has conducted a site plan review in compliance with the above stated standards and submitted its findings to the Township.
3. The Zoning Administrator has reviewed the Special Land Use application; Wightman & Associates site plan review findings; and applicant provided corrections/modifications as request, and found the application to be in compliance with New Buffalo Township Ordinances.
4. The Planning Commission has reviewed the application and site plan for compliance with the standards of the New Buffalo Township Zoning Ordinance detailed in Articles 6.3 and 8.2.

- Special Land Use Case Number 2024-07-01; Christopher Enright
- Special Land Use Case Number 2024-10-01; Oasis Wellness Center of Bangor Twp IV, LLC

c. Excused Absences (if any)

d. Approve Minutes

**4. CORRESPONDENCE**

**5. ADJOURNMENT**