



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, SEPTEMBER 08, 2026 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

The City of Buchanan Planning Commission, in compliance with Michigan's Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.

** Comments may also be submitted in writing at least 4 hours in advance to the Zoning & Community Development Director Kristen Gundersen at kgundersen@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week's prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

I. PUBLIC HEARING

A. Call to Order

B. Roll Call

C. Opening of Hearing and Statement of Purpose of the Hearing

The purpose of the public hearings is to receive public comments regarding the proposed amendments to the City of Buchanan Unified Development Code

D. Announcement of the Rules of the Hearing

E. Proposed map amendment (rezoning) from N Natural to I Industrial for the property located at the northeast corner of East Third Street and Skyline Drive, now known as 805 E. Third Street.

1) Presentation by the Applicant/City Staff

2) Public Comment

3) Applicant/City Staff Response, if necessary

F. Proposed amendments to the Unified Development Code allowing creation of Downtown Design Review Overlay District and standards for review – Amendments to Sections 71-5.A, 71-14.A, 71-16.H.12, 71-33.E and 71-34.G and Article V Definitions

1) Presentation by the Applicant/City Staff

2) Public Comment

3) Applicant/City Staff Response, if necessary

G. Proposed amendments Unified Development Code – New Section 71-28 Fencing, Lighting, Screening and Landscaping Standards and deletion of Sections 71-26 Buffering, 71-28 Tree preservation and landscape standards and 71-29 Fencing standards and changes to Article V Definitions

1) Presentation by the Applicant/City Staff

2) Public Comment

3) Applicant/City Staff Response, if necessary

H. Proposed amendments to the Unified Development Code Section 71-30 Sign standards and Article V Definition.

- 1) Presentation by the Applicant/City Staff
- 2) Public Comment
- 3) Applicant/City Staff Response, if necessary

I. Closing of Hearing

II. Regular Meeting - Call to Order

III. Pledge of Allegiance

IV. Roll Call

V. Public Comments - Agenda Items

VI. Approve Agenda

VII. Approve Minutes

- A. Consider approving the Regular Meeting Minutes from August 11, 2026.

VIII. New Business

- A. Public Hearing - Consideration of Map Amendment from N Natural to I Industrial for property at northeast corner of East Third Street and Skyline Drive - now known as 805 E Third Street
- B. Public Hearing - Consideration of Text Amendment Sections 71-5.Z, 71-14.A, 71-16.H.12, 71-33.E and 71.34G and Article V Definitions - related with creation of Downtown Design Overlay District and establishment of design standards
- C. Public Hearing - Consideration of text amendment to modify and establish regulations pertaining to Fencing, Lighting, Screening and Landscape Standards found in Sections 71-26, 71-27F and H, 71-28, 71-29, 71-32 and Article V Definitions
- D. Public Hearing - Consideration of Text Amendment Section 71-30 Signs and Article V Definitions - Relating to Sign Regulations
- E. Resignation Announcement, Vacancy and Appointment of Chairperson

IX. Old Business

- A. Master Plan - Review Revised Future Land Use Map, Objectives-Goals and Tasks and Next Steps

X. Public Comment - Non-Agenda Items Only

XI. Zoning & Community Development Director Comments

XII. Commissioner Comments

XIII. Adjournment