



PUBLIC HEARINGS & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, APRIL 13, 2026 – 7:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a "Scheduled Matter from the Floor" should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the "non-agenda items only" public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order Public Hearing # 1

II. Roll Call

III. Opening of Public Hearing # 1

IV. Statement of Purpose and Announcement of Rules

A. The purpose of the public hearing is to hear public comments on proposed amendments to Sections 71-5 Zoning district established; Section 71-14.A – Figure 71-A Buchanan Zoning Map; creation of Section 71-16.H Establishment of zoning districts and regulations; Section 71-18 Uses – Table 71-J Use Matrix – Accommodations- Article V Definitions and any other sections of the Unified Development Code that may be necessary to fully implement and a Short-term rental overlay district consistent with Ordinance 2025.09/443, as adopted in the City of Buchanan Code of Ordinances.

V. Close of Public Hearing # 1

VI. Call to Order Public Hearing # 2

VII. Roll Call

VIII. Opening of Public Hearing # 2

IX. Statement of Purpose and Announcement of Rules

A. The purpose of this public hearing is to gather comments on the proposed ordinance aimed at regulating, rehabilitating, and promoting the active use of vacant and underutilized buildings. This ordinance seeks to discourage nonconforming storage uses outside designated storage zones. It will also establish definitions, procedures for registration, requirements for a local responsible agent, inspection protocols, maintenance guidelines, activation processes, fee structures, enforcement measures, hardship relief options, and appeals procedures.

X. Close of Public Hearing # 2

- XI. **Call to Order the Regular Meeting**
- XII. **Recognition**
 - A. **White Cane Proclamation**
- XIII. **Pledge of Allegiance**
- XIV. **Invocation**
- XV. **Roll Call**
- XVI. **Approve Agenda**
- XVII. **Public Comment - Agenda Items Only** *(3-minute limit)*
- XVIII. **Consent Agenda** *(can be approved all in one motion, for general housekeeping items)*
 - A. **Minutes**
 - 1) Consider approving the Public Hearing & Regular Meeting Minutes from March 23rd, 2026.
 - 2) Consider approving the Workshop Meeting Minutes from March 17th, 2026.
 - B. **Department Head Reports**- Consider accepting monthly reports.
 - C. **Brownfield Authority Appointments**- Consider the appointments of Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky, City Treasurer Deborah Perez, Emma Lysy, and Bryan Virgil to the Brownfield Authority for the following terms:
 - 1 year- Dan Vigansky
 - 2 year- Emma Lysy
 - 2 year- Bryan Virgil
 - 3 year- Patrick Swem
 - 3 year- Deborah Perez
- XIX. **Scheduled Matters from the Floor** *(if any)*
 - A. **Water & Sewer Rate Presentation**- Andy Campbell, CPA with Bendzinski & Co.
- XX. **Reports by: Departments, Committees, Boards**
 - A. **Clerk Department**- Voter Education Campaign and City Commissioner Filing Deadlines.
- XXI. **Unfinished Business**
 - A. **Ordinance 2026.04/448**- Consider the second reading and enactment of Ordinance 2026.04/448, an ordinance to provide for and regulate short-term rental uses and amend the unified development code of the City of Buchanan to provide for a short-term rental overlay district and to protect public health, safety, and welfare.
 - B. **Ordinance 2026.05/449**- Consider the first reading of Ordinance 2026.05/449, the ordinance is to regulate, rehabilitate, and promote the active use of vacant and underutilized buildings; to discourage nonconforming storage uses outside storage zones; to establish definitions, register, local responsible agent, inspection, maintenance, activation, fees enforcement, hardship relief, appeals; and to protect public health, safety, and welfare. Additionally, scheduling the second public hearing for the second reading of Ordinance 449 for May 11th, 2026.

XXII. New Business

- A. **Resolution 2026.04/03**- A Resolution setting the schedule of fees and changes for Oak Ridge Cemetery.
- B. **Resolution 2026.04/04**- A Resolution to submit to the electors a proposal for the renewal of a millage for public transportation purposes (Niles Dial-a-Ride) at the August 4, 2026, Primary Election.
- C. **Resolution 2026.04/05**- A Resolution to negotiate the summer school tax collection fee.
- D. **Seasonal Portable Restroom Rental & Service Bid**- Consider approving the Bid to Kerkstra Portable Restroom Service.
- E. **RAP Grant**- consider authorizing the City Manager to execute the RAP Grant Agreement from MEDC.
- F. **Professional Engineering Services Agreement**- Consider approving the USDA-RD Phase 2 project planning document and preliminary engineering agreement.
- G. **DDA Plan Amendments**- Consider authorizing Clerk Langston to proceed with the notification requirements for the DDA Plan Amendment, as recommended by the Downtown Development Authority with the Public Hearing to be scheduled for May 26th, 2026 at 7:00 PM.
- H. **Budget Amendments**- Consider approving Budget Amendments #2 (FY2025-2026).
- I. **Expenditures** - Consider approving the expenditures for April 13, 2026.

XXIII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

XXIV. Public Comment - Non-Agenda Items Only *(3-minute limit)*

XXV. Executive Comments

- A. City Manager Comments
- B. Commissioner Comments
- C. Mayor Comments

XXVI. Adjourn