



PUBLIC HEARINGS AND REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, MARCH 23, 2026 – 7:00 PM

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

MINUTES

I. Call to Order Public Hearing #1

The Public Hearing was called to order by Mayor Weedon at 7:00 PM.

II. Roll Call

Present: Weedon, Swem, George, Vigansky

Absent: Money

III. Opening of Public Hearing #1

Motion made by George, seconded by Vigansky, to open public hearing #1 at 7:00 PM. Voice votes carry unanimously.

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.

The mayor stated the purpose of the hearing was to receive public comment on proposed amendments to the Unified Development Code to establish a short-term rental overlay district. The proposed amendments included updates to zoning districts, use tables, definitions, and other related provisions necessary to implement the short-term rental ordinance consistent with prior adopted standards. The mayor opened the floor for public comment.

Norma Ferris acquired how long it would take for the ordinance to go into effect and how enforcement would be handled. Staff responded that the ordinance was currently at first reading. If approved at second reading, scheduled for April 13, 2026, the ordinance would take effect 15 days following publication.

No additional public comment was received.

V. Close of Public Hearing #1

Motion made by Swem, seconded by George, to close public hearing # 1 at 7:03 PM. Voice votes carry unanimously.

VI. Call to Order Public Hearing #2

Mayor Weedon called public hearing # 2 to order at 7:04 PM.

VII. Roll Call

Present: Weedon, Swem, George, Vigansky

Absent: Money

VIII. Opening of Public Hearing #2

Motion made by Swem, seconded by Vigansky, to open public hearing #2 at 7:04 PM. Voice votes carry unanimously.

IX. Statement of Purpose and Announcement of Rules

- A. The purpose of this hearing is to hear public comments on the proposed sale, lease, or exchange of City-owned real property consisting of a portion of 102 W. Front Street, Buchanan, Michigan, Parcel No. 11-58-7250-0001-02-1.

The Mayor stated the purpose of the hearing was to receive public comments on the proposed sale, lease, or exchange of a portion of city-owned property located at 102 W. Front Street.

Dennis Morri addressed the Commission and stated he was unclear about the location and configuration of the parcel.

City Manager Tony McGhee responded by explaining the property boundaries and indicating that the portion under consideration was located behind the existing building. He noted that the City would retain ownership of the remaining portion of the parcel. Additional discussion clarified that the action was intended to resolve an irregular property configuration and align ownership boundaries. No further public comment was offered.

X. Close of Public Hearing #2

Motion made by George, seconded by Vigansky, to close public hearing #2 at 7:07 PM. Voice votes carry unanimously.

XI. Call to Order the Regular Meeting

The meeting was called to order by Mayor Weedon at 7:08 PM.

XII. Pledge of Allegiance

The Pledge of Allegiance was recited.

XIII. Invocation

Invocation was given.

XIV. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Raquell George, Commissioner Dan Vigansky

Absent: Commissioner Larry Money

City Staff: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Community Development Director/ Zoning Administrator Kristen Gundersen, Director of Public Services Mike Baker, Chief of Police Harvey Burnett

XV. Approve Agenda

Motion made by Swem, seconded by Vigansky, to approve the agenda, as presented. Voice votes carry unanimously.

XVI. Public Comment - Agenda Items Only (3-minute limit)

XVII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes - Consider approving the Regular Meeting Minutes from March 9, 2026.

B. Road Closure Request - May 25th, 2026 Memorial Day Parade

Motion made by Vigansky, seconded by George to approve the Consent Agenda, as presented. Voice votes carry unanimously.

XVIII. Scheduled Matters from the Floor (if any)

XIX. Reports by: Departments, Committees, Boards

XX. Unfinished Business

A. Ordinance 2026.04/448- Consider the first reading 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. Additionally schedule the second public hearing for said ordinance.
Motion was made by Vigansky, seconded by George, to approve the first reading of Ordinance 2026.04/448 as the request meets the required standards under Section 71-35.B.2 of the Unified Development Ordinance for a text amendment. Additionally, scheduling of Public Hearing #2 for April 13th, 2026.

Discussion: Tony McGhee explained that the purpose of the ordinance was to align and correct inconsistencies between the previously adopted short-term rental ordinance and the Unified Development Code. He stated that the ordinance primarily cleans up outdated language and establishes an overlay district to properly incorporate short-term rental regulations into the code. Commissioners discussed that no changes were being made to the locations where short-term rentals are currently permitted.

Roll call votes are carried unanimously.

B. Sale of City Property - Consideration of a portion of City-owned property located at 102 East Front Street

Motion made by Swem, seconded by George to approve the sale of a portion city-owned property at 102 E Front St. in exchange for a \$5,000.00 donation to the victory park improvement fund.

Discussion: McGhee provided an overview of the proposal, explaining that the property in question was located behind an existing building and that the sale would allow the property owner to make improvements including outdoor seating, installation of walk-in coolers, and improved ADA accessibility. He stated that the property owner would cover all associated costs for surveying and legal descriptions. He further explained that the transaction would square off the parcel boundaries and maintain future development potential for the remaining City-owned land.

Commission discussion included comments regarding the irregular nature of the existing parcel configuration and the necessity of the transaction to correct long-standing issues. It was also noted that a formal request for proposals was not pursued due to the unique nature of the parcel and the fact that it could not reasonably be sold to another party.

Roll call votes are carried unanimously.

XXI. New Business

A. G2 Development Marihuana Permit Renewals - Consider the approval of Marihuana renewal permits from G2 Development for the following:

1) G2 Development at 408 River St, Adult-Use Marihuana Processor

Motion made by Vigansky, seconded by George to approve the renewal permit for Adult Use Marihuana Processor at 408 River St.

Discussion: Staff explained that operations at the location were currently paused; however, the applicant wished to maintain the license through renewal as it is easier to retain than to reapply under changing regulatory conditions.

Roll call vote

Yes: Weedon, George, Vigansky

No: Swem

Motion carries 3-1

2) G2 Development at 408 River St, Adult-Use Grower Class C

Motion made by Vigansky, seconded by George to approve the renewal permit for Adult Use Grower Class C at 408 River St.

Roll call vote

Yes: Weedon, George, Vigansky

No: Swem

Motion carries 3-1

3) G2 Development at 1101 E Front, Adult-Use Marihuana Processor

Motion mad by Vigansky, seconded by George to approve the renewal permit for Adult-Use Marihuana Retailer at 1101 E Front St.

Roll call votes carry unanimously.

- C. Ordinance 2026.05/449** - Consider the Introduction of Ordinance 2026.05/449, Regulating Vacant and Underutilized Buildings in the Community. Additionally, scheduling the first public hearing for the first reading of Ordinance 449 for April 13, 2026.

Motion made by George, seconded by Swem to accept the introduction of Ordinance 2025.05/449 and schedule the first public hearing for April 13th, 2026.

Discussion: McGhee explained that the ordinance establishes a framework to address vacant and underutilized buildings within the City. He stated that such properties have a significant impact on community health and economic vitality. He emphasized that the intent of the ordinance is not punitive, but rather to encourage property owners to reactivate buildings and contribute positively to the community.

Roll call votes carry unanimously.

- D. Building Department Fee Schedule** - Consideration of new fees for building department permits and services

Motion made by Swem, seconded by Vigansky to approve the fee schedule for Building Department Permits and Services. Roll call votes carry unanimously.

- E. Kathryn Park Equipment** - Consider the recommendation from BARB for the purchase of new equipment for Kathryn Park Equipment

Motion made by George, seconded by Swem to approve the recommended playground package from Sinclair Recreation for the cost not to exceed \$100,000.00.

Discussion: McGhee explained that the City conducted a formal request for proposals process and evaluated multiple options before selecting the recommended vendor. He noted that the final color selections would be determined later. Commissioners discussed material durability and long-term maintenance considerations.

Roll call votes carry unanimously.

- F. Excess Inventory** - Consider authorizing the disposal of the identified excess inventory

Motion made by Vigansky, seconded by George to approve authorizing the excess inventory, as presented. Roll call votes carry unanimously.

- G. Spring Clean Up Dumpsters** - Approval of Dumpster Bid for Community Spring Clean Up Day

Motion made by Swem, seconded by Vigansky to approve the dumpster bid to LRS Recycling, as presented. Roll call votes carry unanimously.

- H. Expenditures** - Consider approving the expenditures for March 23rd, 2026.

Motion made by Vigansky, seconded by George to approve the expenditures in the amount of \$ 69,747.39. Roll call votes carry unanimously.

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

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

Dennis Mori-representing Buchanan Business Boosters addressed the Commission and announced an upcoming downtown event coordinated with the Easter egg hunt. He explained that local businesses would be participating by extending hours and encouraging residents to visit downtown before and after the event

XXIV. Executive Comments

A. City Manager Comments

McGhee reported that contractors would be returning to the downtown area over the coming weeks to complete remaining work associated with prior construction projects. He noted that this work would occur intermittently over the next several months and would focus on final functional improvements.

Mr. McGhee also introduced the City's new master plan initiative titled "One Herd, One Buchanan: Building a Better Buchanan." He stated that a community survey would soon be released and would remain open until April 20, 2026. He encouraged residents to participate and provide input on the future direction of the city, noting that the survey would be widely distributed through various communication channels.

B. Commissioner Comments

-*Commissioner Vigansky*- provided clarification regarding the wooden hand railing at Memorial Park. He also announced that a spaghetti dinner will be held on April 15th in support of a fellow veteran. Further requested patience from the public regarding Code Enforcement activities, explaining that staff are managing a significant workload and handling extensive paperwork behind the scenes

-*Commissioner George* spoke regarding her involvement with the Buchanan Area Recreation Board (BARB) and expressed confidence in the selection of new playground equipment. She stated she was excited to see improvements to the park system and highlighted upcoming community events, including a 5K fundraiser and park cleanup day. She emphasized the importance of community engagement and ongoing investment in parks and recreational facilities.

-*Commissioner Swem* thanked the City's management team for their work on the recent strategic planning workshop and budget discussions. He noted that long-term planning helps guide decision-making and ensures that expenditures align with established priorities.

C. Mayor Comments

Mayor Weedon commented on recent business activity in the City, noting the opening of new businesses and increased activity downtown. He stated that there has been a noticeable positive change in the community and expressed optimism about continued growth and development

XXV. Adjourn

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon