



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2026 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

- I. *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.*
- II. ** 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.*
- III. Regular Meeting - Call to Order**
- Meeting called to order at 6:02pm.
- IV. Pledge of Allegiance**
- McDonald led in the pledge of allegiance.
- V. Roll Call**
- Present: McDonald, Vigansky, Houser, Brown, Pleasant, Lysy, Garry
- Absent: None
- City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Director of Planning & Community Development Kristen Gundersen
- VI. Approve Agenda**
- Houser moved, seconded by Brown, to approve the agenda as presented. Voice vote carried unanimously.
- VII. Public Comments - Agenda Items**
- None.
- VIII. Approve Minutes**
- A. *Consider approving the Regular Meeting Minutes from January 13, 2026.*
- McDonald noted that item 8 should read 'minutes' instead of 'agenda.'
- Vigansky moved, seconded by Pleasant, to approve the minutes from January 13, 2026 as amended. Voice vote carried unanimously.
- IX. Old Business**
- A. Master Plan Discussion**
- Gundersen asked the Planning Commission to think of potential names for the Master Plan. Brown suggested something adjacent to the Herd, which the school uses for athletics. Lysy suggested a play on Life is Better Here, such as Even Better Buchanan.
- Hamilton has provided the previous survey and is suggesting breaking it up into smaller categories, while keeping the survey time under 15 minutes. There was discussion of the naming of districts in the map, survey formatting, and how to best distribute it.

Vigansky recommended removing questions about parking since he does not feel we will get useful responses. Gundersen recommended keeping them to better inform potential future development by providing accurate information about visitor parking preferences. The plan will look forward to the next 20 years.

Vigansky asked about education for residents regarding tree lawn and sidewalk maintenance. Gundersen answered that the City has a budget for sidewalk repairs, targeting problem sidewalks, especially those on school routes. A contractor has been retained and contact has been made with property owners.

B. Sign Discussion

Gundersen presented her draft sign ordinance. She has added verbiage, changed some language, and expanded the exemption category. There was discussion of different sizes for signs of different types, including sandwich boards and temporary signs. LEDs, lit signs, and message board requirements were also discussed.

Gundersen presented some options for hearings, approvals, and modifications. There was discussion of Design Review and what did and did not need their approval. Replacement of existing signs can be approved administratively, and new signs go to Design Review. Gundersen outlined the parameters for modifications the Planning Commission can approve.

There was discussion about what the Planning Commission would like to see regarding murals, with Gundersen speaking to her previous experience in St Joseph and recommending the Planning Commission approve murals. Gundersen will continue to update the Planning Commission with her edits.

X. New Business

None.

XI. Public Comment - Non-Agenda Items Only

None.

XII. Zoning & Community Development Director Comments

None.

XIII. Commissioner Comments

Vigansky – looking forward to greater code enforcement in town. Thanked McGhee and Gundersen for their hard work.

Pleasant – thanked everyone for the motivation, it is helpful.

Brown – welcomed Gundersen, thanked McGhee.

Lysy – it was another good meeting and they are making progress.

Garry – enjoyed working on the sign ordinance and is ready to tackle the rest. She is also looking forward to the engagement survey.

Houser – excited about the updates to the new zoning code.

McDonald – thanked everyone for their time and commitment to the Planning Commission and the City.

XIV. Adjournment

Brown moved, seconded by Houser, to adjourn at 7:37pm. Voice vote carried unanimously.

Kalla Langston-Weiss, City Clerk