



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, MARCH 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. PUBLIC HEARING

A. Call to Order

Houser called the Public Hearing to order at 6:00pm.

B. Roll Call

Present: Vigansky, Houser, Pleasant, Lysy, Garry

Absent: Brown

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

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.

C. Announcement of the Rules of the Hearing

Houser read the rules of the hearing.

D. Presentation by the Applicant

Planning and Zoning Director Gundersen presented the proposed changes to the Unified Development Code. Because the area where short term rentals are allowed by right covers multiple zoning districts, she proposed an overlay district be added as well as some minor changes.

E. Presentation by the Opposition

None.

F. Applicant's Rebuttal

None.

G. Closing of Hearing

Houser closed the Public Hearing at 6:07pm.

IV. Regular Meeting - Call to Order

Regular meeting called to order at 6:07pm.

V. Pledge of Allegiance

Houser led in the pledge of allegiance.

VI. Roll Call

Present: Vigansky, Houser, Pleasant, Lysy, Garry

Absent: Brown

VII. Resignation Announcement and Appointment of Chairperson

A. 1) *Accept the resignation of Chairperson Ralph McDonald.*

2) *Appoint new Chairperson and other positions if needed.*

Vigansky moved, seconded by Pleasant, to accept the resignation of Chairperson Ralph McDonald with regret. Voice vote carried unanimously.

Pleasant moved, seconded by Vigansky, to appoint Houser as Planning Commission Chairperson. Voice vote carried unanimously.

Houser moved, seconded by Pleasant, to appoint Garry as Planning Commission Vice Chairperson. Voice vote carried unanimously.

Vigansky moved, seconded by Houser, to appoint Pleasant as Planning Commission Secretary. Voice vote carried unanimously.

Vigansky asked about the timeline on approving a new member to the Planning Commission. Langston-Weiss answered that the application is on the website and a call for applicants was made at the most recent City Commission meeting, and that there are two applicants on file.

VIII. Approve Agenda

Lysy moved, seconded by Vigansky, to approve the agenda as presented. Voice vote carried unanimously.

IX. Public Comments - Agenda Items

None.

X. Approve Minutes

A. *Consider the Regular Meeting Minutes from February 10th, 2026.*

Lysy moved, seconded by Vigansky, to approve the February 10, 2026 Minutes as presented. Voice vote carried unanimously.

XI. Old Business

A. Sign Discussion #3

Gundersen updated the Planning Commission on her most recent updates, including clarifications regarding sizes, as well as vehicle, inflatable, and portable signs. Gundersen will integrate all her changes into one document and present the final draft at the next Planning Commission meeting.

B. Master Plan Update Discussion #3 - Title Survey Background

Marcy Hamilton was in attendance to speak to the Master Plan updates and survey draft. There was discussion on the name of the Master Plan, deciding on One Herd, One Future: Building a Better Buchanan.

C. **Vacant and Underutilized Building Ordinance** – Discussion

City Manager McGhee walked the Planning Commission through the draft ordinance, addressing the purpose and intent, exceptions, and procedure.

Vigansky moved, supported by Pleasant, to recommend to the City Commission for Approval of the Vacant and Underutilized Building Ordinance— to the City Commission. Voice vote carried unanimously.

XII. New Business

A. Unified Development Ordinance- *Consideration of Text Amendment- Creation of Short-term Rental Overlay District*

Vigansky moved, supported by Houser, to recommend approval of the Text Amendment – Creation of Short-Term Rental Overlay District.

Lysy stated he will not vote to approve as he does not like the overlay district concept.

Yes: Garry, Vigansky, Houser

No: Lysy, Pleasant

B. Unified Development Code- Buffering, Tree preservation, landscaping and fencing.

Gundersen spoke to changes she'd like to make in the buffering, tree preservation, landscaping, and fencing. She'd also like to add lighting requirements. There was discussion about tree preservation and the list of trees included in the UDC.

XIII. Public Comment - Non-Agenda Items Only

None.

XIV. Zoning & Community Development Director Comments

None.

XV. Commissioner Comments

Vigansky: Around a dozen stumps were removed around town, they did a good job.

Pleasant: Thanked Ralph for his contributions and service to the Planning Commission.

Lysy: Ralph set a high standard during his time on the Planning Commission.

Garry: Appreciated going through the proposed changes to the UDC, thanked McDonald for his work on the Planning Commission.

Houser: Proposed adding McDonald and Lietz's names to the Master Plan, as they both served on the Planning Commission for decades and contributed much to Buchanan.

XVI. Adjournment

Houser adjourned the meeting at 7:52pm.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon