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**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 Community Development Director Richard Murphy at [rmurphy@cityofbuchanan.com](mailto:rmurphy@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 6:00pm.

**IV. Pledge of Allegiance**

McDonald led in the Pledge of Allegiance.

**V. Roll Call**

Present: Vigansky, Pleasant, Houser, Brown, McDonald, P. Lysy, Garry

City Staff Present: Tony McGhee, City Manager; Emma Lysy, Administrative Assistant

**VI. Approve Agenda**

Vigansky moved, supported by Brown, to approve the agenda as presented. Voice vote carries unanimously.

**VII. Public Comments - Agenda Items**

None.

**VIII. Approve Minutes**

**A. Consider the Regular Meeting Minutes from September 9th, 2025.**

Houser moved, supported by Brown, to approve the minutes as presented. Voice vote carries unanimously.

**IX. Old Business**

None.

**X. New Business**

McDonald, on behalf of the board, extended thanks to former Community Development Director and Zoning Administrator Rich Murphy for his hard work and best wishes for his future endeavors.

**A. Vacant Building/Cold Storage Ordinance**

McGhee introduced the subject of cold storage, or underutilized and vacant buildings. Other communities around the State have been adopting similar ordinances to combat blight and low vacancy, and the City Commission and City Manager would like the Planning Commission's input.

McDonald sees the need for registration, and hopes to come up with a system that works without impacting building owner's rights. He would like clearly defined exemptions. McGhee suggested

prioritizing commercial properties before residential properties. McDonald asked if the biggest issue was blight or low vacancy. McGhee replied that per the City Commission, it was both concern for blight and a lack of use impacting the vibrancy of the community. Brown agrees that he sees the need.

There was discussion over partial vacancy, fees, the exemption process, and requiring buildings used as storage to register. Vigansky wants to be careful with how much they dictate, especially for property owners who are maintaining their property. There was discussion on Code Enforcement, vacant lots, and an emphasis on maintenance. P. Lysy felt registration within a 30 day window was unrealistic, the Commission agreed and discussed potential timeframes and fee schedules. Staff will prepare a draft ordinance for the Planning Commission to review.

#### **B. Master Plan Update**

The current Master Plan will expire at the end of 2026. The Southwest Michigan Planning Commission has previously prepared the Master Plan.

Houser moved, supported by Brown, to recommend contracting with the SMPC for the City of Buchanan Master Plan. Voice vote carries unanimously.

#### **XI. Public Comment - Non-Agenda Items Only**

None.

#### **XII. Community Development Director Comments**

The City has interviews scheduled with four qualified candidates for the position.

#### **XIII. Commissioner Comments**

Vigansky – The City Commission approved a budget of \$60,000 for the sidewalk repair program. The program will offer homeowners a 50/50 split on the cost of the City engaging a contractor to remove and replace problem sidewalks. It is opt-in at this point.

Pleasant – Excited about the vacant homes ordinance and had some amendments for the new Zoning Code, staff anticipates a round of corrections in the new year. There will be a fall planting on November 1<sup>st</sup>.

Brown – Thanked everyone for their hard work.

Houser – Excited for what they've accomplished and for what's to come.

P. Lysy – Design Review has not met, but there has been correspondence on projects.

Garry – Announced she'd likely miss the November meeting as she'll be on maternity leave. She is currently working on several master plans for her job and looks forward to working on Buchanan's.

McDonald – Appreciates everyone's efforts, due diligence, and research. Downtown looks nice.

#### **XIV. Adjournment**

Vigansky moved, supported by Houser, to adjourn the meeting at 7:01pm. Roll call vote carries unanimously.