
MINUTES

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.

** Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at 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.

I. Regular Meeting - Call to Order

Meeting called to order at 6:39pm. Meeting start delayed due to an initial lack of quorum.

II. Pledge of Allegiance

McDonald led in the pledge of allegiance.

III. Roll Call

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

Absent: Garry, Houser

IV. Approve Agenda

It was proposed to move agenda item Urban Forestry Plan Update under New Business, to before agenda item Old Business.

Motion by Pleasant, seconded by Brown, to approve agenda as amended. Voice vote carried unanimously.

V. Public Comments - Agenda Items

Alan Robandt – Regarding the vacant property ordinance, Robandt believes it is already covered in the International Maintenance Code. He doesn't think a new ordinance will address the issues it states it will or solve any problems, when commercial property in Buchanan isn't worth anything and there isn't demand in Buchanan to warrant the ordinance. He asked the Commission to vote no on the current iteration of the proposed ordinance.

Joe Paolucci – Electronic communication shared with the Planning Commission.

VI. Approve Minutes**A. Consider approving the minutes from October 14, 2025.**

Motion made by Vigansky, seconded by Brown, to approve the minutes as presented. Voice vote carried unanimously.

VII. New Business**A. Urban Forestry Plan Update**

Brian Murphy presented the Urban Forestry Plan Update for Buchanan.

Motion made by Pleasant, seconded by P. Lysy, to approve Urban Forestry Plan Update as presented. Voice vote carried unanimously.

VIII. Old Business

A. Vacant and Underutilized Building Draft Ordinance

City Manager McGhee presented the background on the Vacant and Underutilized Building Draft Ordinance. The City Commission requested it be explored by the Planning Commission. Some similar municipalities, such as Berrien Springs, have instituted policies like this. The International Property Maintenance Code addresses some of the concerns an ordinance like this might address, but not all; especially not regarding community development.

McGhee also presented a rough draft for the Planning Commission to review. It is meant to be a starting place for discussion. McDonald's priority is property owner's rights and prefers a carrot rather than stick approach. McGhee stressed that City resources are limited, and he'd appreciate ideas for a middle option or approach. Vigansky spoke to years of neglecting code enforcement.

The Planning Commission reviewed the draft. They asked for more clarity in the definitions section and to expand on potential fees and exemptions. There was discussion of the potential process of registration and what the program would look like long term, in addition to what situations it would apply to.

McGhee will make changes to the draft based on the Planning Commission's comments, then it will be sent to the City Attorney for review, and presented again to the Planning Commission.

IX. Public Comment - Non-Agenda Items Only

None.

X. Commissioner Comments

XI. Adjournment

Motion made by Brown, seconded by Vigansky to adjourn. Meeting adjourned at 7:50pm.