
AGENDA

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**II. Pledge of Allegiance****III. Roll Call****IV. Approve Agenda****V. Public Comments - Agenda Items****VI. Approve Minutes**

A. *Consider approving the Regular Meeting Minutes from February 11th, 2025.*

VII. Old Business**VIII. New Business****A. Zoning Project**

1) Review the administrative process for Neighborhood Plans and how they compare with the PUD process.

2) Review the latest draft of the proposed new zoning map.

IX. Public Comment - Non-Agenda Items Only**X. Community Development Director Comments****XI. Commissioner Comments****XII. Adjournment**



CITY OF BUCHANAN PLANNING COMMISSION

TUESDAY, FEBRUARY 11, 2025 – 6:00 PM

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

MINUTES

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III. Regular Meeting - Call to Order

Meeting called to order at 6:00pm.

IV. Pledge of Allegiance

Chairman McDonald led in the pledge of allegiance.

V. Roll Call

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

Absent: None

Staff present: Clerk Kalla Langston, Community Development Director Richard Murphy, Administrative Assistant Emma Lysy

VI. Approve Agenda

Motion made by Houser, supported by Brown, to approve agenda as presented. Voice vote carries unanimously.

VII. Public Comments - Agenda Items

None.

VIII. Approve Minutes

A. Consider approving the Minutes from January 14th, 2025.

P. Lysy requested his initial be indicated for minutes when multiple Lysy’s are present.

Motion made by Vigansky, supported by Houser, to approve minutes as amended. Voice vote carries unanimously.

IX. Old Business

None.

X. New Business

A. Zoning Update Project

1) Review the proposed project timeline draft.

Director Murphy presented a timeline for completing the zoning update after receiving an extension from MEDC through December 2025, as well as reviewing the noticing requirements

and City Commission approval. The timeline also includes another meeting with the consultant from Placemakers. There was discussion of the appropriate timing for each step.

The Plan Commission would like to see the main differences between the most recent draft and the current zoning ordinance. E. Lysy will provide her highlighted copy of draft 2 to the Planning Commission.

2) Discuss the differences between PUDs and the proposed Neighborhood Plans.

There was discussion of the merit of using PUDs or Neighborhood Plans in terms of development, process, and how it would look in the code. Draft 1 included Neighborhood Plans, while Draft 2 used PUDs instead, as requested by the Planning Commission at the time. There was discussion as to what was available by right to what zoning districts, the review process, and what lots could still potentially utilize a PUD or Neighborhood Plan.

The Planning Commission would like some additional clarity on the difference in the review process of obtaining a neighborhood plan versus a PUD, and what it means for it. E. Lysy and Murphy will reach out to Susan from Placemakers for that information.

3) Proposed timeline review of Draft 3 of the Zoning Ordinance.

Murphy reiterated the importance of the zoning map, review our current cannabis ordinances, and how the Planning Commission would like to move forward with Design Review, all of which will be discussed at a future meeting before draft 3 is completed.

B. Housekeeping Items

1) Consider amending the current bylaws to reflect the correct date and times for the Planning Commission Meeting.

Motion made by Houser, supported by Brown, to approve amend the bylaws to have the Planning Commission meet at 6pm. Voice vote carries unanimously.

2) Discussion of the current term ending for planning commission members.

P. Lysy and McDonald’s terms will be up this June. Clerk Langston would like to know if they’ll be interested in pursuing future terms or no so she can get the word out.

Garry will serve in the open Zoning Board of Appeals seat.

Motion made by Houser, supported by Pleasant, to approve Jen Garry serving as the Planning Commission representative on the Zoning Board of Appeals. Voice vote carries unanimously.

XI. Public Comment - Non-Agenda Items Only

None.

XII. Community Development Director Comments

There will be a meeting at 6pm on March 3rd at City Hall regarding the start of the downtown infrastructure project. The city team, engineering team, and contractors will be present to answer questions about the project, present the timeline and scope of the work.

There will be a groundbreaking for the McCoy Creek Trail Extension at 10am on March 10th at River Saint Joe Brewery with a formal ribbon cutting.

The 1107 Victory street demolition has begun. Bids are due for the 111 Railroad demolition project tomorrow. The B&W property has a new owner who will be applying for a liquor license and Stranger Wine Co is also looking to come downtown.

XIII. Commissioner Comments

Vigansky: Tuesdays are a good day to meet and he prefers not to hold special meetings if possible.

Pleasant: Thanked staff for their work.

Brown: Thanked staff for all they do and that he's working, as a Plan Commissioner, to bring forward the interests and priorities of the public.

Garry: Appreciates the overview and is glad to be making progress.

P. Lysy: Today, he moved his father-in-law into Buchanan Meadows, who served on the Planning Commission when they approved their plans when they first opened. The work the Planning Commission is doing will come back them.

Houser: Agreed with the importance of representing the public interest.

McDonald: If they can continue to work hard and do their due diligence, they'll get through this. Thanked staff for their work on this project as well.

XIV. Adjournment

Motion made by McDonald, supported by Brown, to adjourn at 7:27pm. Voice vote carries unanimously.