



# CITY OF BUCHANAN PLANNING COMMISSION

MONDAY, FEBRUARY 24, 2025 – 6:00 PM

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

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## 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](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.*

**I. Special Meeting - Call to Order**

**II. Pledge of Allegiance**

**III. Roll Call**

**IV. Approve Agenda**

**V. Public Comments - Agenda Items**

**VI. New Business**

**A. B & W Pour Decisions**- *Consider approving the Design Review Committee's recommendation for the facade improvements at B&W Pour Decisions located at 116 Main St.*

**VII. Public Comment - Non-Agenda Items Only**

**VIII. Adjournment**



**DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN**  
**WEDNESDAY, FEBRUARY 19, 2025 – 6:00 PM**  
**CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI**

**MINUTES**

**I. Call to Order**

Chairman Brayak called the meeting to order at 5:59 PM.

**II. Pledge of Allegiance**

Chairman Brayak led in the Pledge of Allegiance.

**III. Roll Call**

Present: Chris Brayak, Michael Rowland, Peter Lysy

Absent: Joe Paolucci, Dan Carlson

City Staff: Community Development Director, Rich Murphy; City Clerk, Kalla Langston

**IV. Approve Agenda**

Motion made by Rowland, supported by Lysy to approve the agenda as presented. Voice Vote carries unanimously.

**V. Public Comments - Agenda Items Only (3-minute limit)**

**VI. Approve Minutes**

A. *Consider Approval of Minutes from July 10, 2024.*

Motion made by Rowland, supported by Brayak to approve the minutes from July 10, 2024.

**VII. Unfinished Business**

**VIII. New Business**

A. *Proposed facade improvements for B&W's Pour Decisions, LLC at 116 Main St.*

Murphy presented the following improvements with Jennifer and Michelle owners of B&W Pour Decisions.

1) Overlay of the Existing Roof

- a. Murphy does not believe this is in the purview of the Design Review Committee as well as the Demo of the upstairs apartment. That would be worked out between the building official and himself.

2) Replacement of the Front and Rear Exterior Doors

The front exterior door has been installed incorrectly, and the mechanism for raising and lowering the window blinds is located on the exterior of the door. Additionally, the door lacks an interior handle, making it difficult to pull the door shut and lock it.

The rear exterior door does not have a window for visibility and does not comply with Michigan code requirements for 32-inch exterior doorways. We plan to replace both doors with matching black metal doors that include windows for visibility. Given the ongoing downtown construction, the rear entrance may serve as the main point of entry for the next year.

- 3) Removal of the 2<sup>nd</sup> floor porch, support posts, and ladder.  
 The enclosed porch on the 2nd floor poses a significant safety risk. They are requesting the removal of the enclosed porch and the installation of a metal balcony with a retractable ladder. DRC agreed that it needs to be removed if it is hazardous. The primary concern is how the area will look after the removal, as there is currently no design rendering available for the proposed replacement. The key points of concern include whether the new design meets code requirements and design standards. Brayak and Lysy would like to see the drawing before granting final approval to ensure that it fulfills these requirements. They do not have issues with the envisioned design itself, but they would like to review a rendering first.  
 The owners are worried about safety due to the second-floor door opening being uncovered after the porch is removed.
- 4) Removal of Rear Landscape  
 The rear landscape is overgrown, and we request approval to remove it when the weather allows. The intention is to create a small patio area at a later date.
- 5) Rear stair replacement  
 It will combine iron and wood to align with the vision for the balcony while ensuring compliance with code requirements.
- 6) Replacement of upstairs windows  
 The upstairs windows are unable to close. The proposal is to replace them with similar windows, with the only difference being that the middle split will not open. After discussions about whether to repair or replace them, the owners believe that the damage is too extensive, and that replacement is necessary due to weather-related issues. The plan is to maintain the original appearance while replacing the damaged areas. Brayak would like to see the double hung. Owners are okay with that.
- 7) Exterior Masonry Repair and Painting  
 With the removal of the upstairs porch, attached stairs, and replacement of existing exterior doors, they want to be able to repair the building masonry and paint where necessary. They are not planning on painting the brick in the front, it's only in the back of the building.
- 8) Exterior Sign Replacement  
 They would like to take the old sign and hang it inside the building. Additionally, they plan to replace it with a new name and logo displayed as a blade sign. They also want to install a flat sign on the back of the building.

Motion made by Rowland to approve as present. No support.

Motion made by Lysy, supported by Brayak recommends to the planning commission to approve the plans as presented with the exception that the rear façade be drawn and presented for administrative review with the complete final façade showing the balcony, new door on the second floor, the new sign on the back, including the steps/ladder and that the oriel window on the front of the building be double hung 1 over 1 and the dimensions of the new window match the existing definitions and projections from the wall. Voice votes carry unanimously.

Langston will contact the Planning Commission for a Special Meeting to get final approvals.

**IX. Public Comment - Non-Agenda Items Only** (3-minute limit)

**X. Staff/Committee Comments**

**XI. Adjournment**

Brayak adjourned the meeting at 6:54 PM.