



**CITY OF BUCHANAN PLANNING COMMISSION SPECIAL MEETING**  
**THURSDAY, JULY 18, 2024 – 3:00 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. Regular Meeting - Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approve Agenda**
- V. Public Comments - Agenda Items**
- VI. New Business**
  - A. Rear Facade Proposal for 109 E Front St. Impressive Lettering.**
- VII. Public Comment - Non-Agenda Items Only**
- VIII. Adjournment**

**109 E. FRONT STREET REAR FACADE RENOVATION**

OUR FUTURE PLANS FOR THE REAR OF OUR HISTORICAL DOWNTOWN BUILDING ARE TO BRING BACK SOME OF THE CHARM OF THE BUILDING WHILE KEEPING IT AS ORIGINAL AS WE CAN. THE BACK OF THE BUILDING HAS BECOME A BIT OF AN EYESORE . THE EXPOSED BLOCK LOWER LEVEL THAT WAS ADDED APPROXIMATELY 30 YEARS AGO NEEDS TO BE COVERED. . WINDOWS NEED TO BE INSTALLED WHERE PLYWOOD BOARDS RESIDE . THERE IS AN EXPOSED METAL BEAM THAT RUNS THE LENGTH OF THE LOWER ROOF LINE THAT NEEDS TO BE PAINTED.. THE STEEL DOORS ARE ALSO RUSTING AND NEED REPLACED. WE HAVE TALKED WITH A FEW CONTRACTORS AND HAVE COME UP WITH A PLAN TO MAKE THE REAR FACADE MUCH MORE APPEALING TO THE EYE.

- REMOVE PLYWOOD AND INSTALL WINDOWS IN THE 4 UPPER LEVEL OPENINGS
- STUCCO LOWER BLOCK WALL AND PAINT TO WEATHERPROOF
- REPLACE DOORS
- ADD NEW LIGHT FIXTURES
- PAINT THE BACK OF THE BUILDING/METAL BEAM
- ADD A BUSINESS SIGN & ADDRESS TO OUTSIDE OF BACK DOOR





-All exposed cinder blocks will be covered in a stucco finish with no visible grout lines.

-Glass block windows will be trimmed out accordingly.

-Will be painted to match upper stories.



-75% of the original interior wall coating is intact. We are going to complete that look along the same lines as the cinder block wall and painted the same color as the block wall.

-The exposed brick above that portion including above the roof line will be tuckpointed as needed. This portion will not be painted.



-All cinder blocks will be covered in stucco including blocks on the second story.

-Utilities will be trimmed out according to their specs.

-East steel door will be replaced with the same model.

-West door will be replaced with wood door.

-Steel beam will be painted the same color as the building.

-Tuckpointing above the steel beam and around the fire escape as needed.

-Replace the window below the steel beam.

-Take plywood out of the upper 4 windows and replace them with windows.

-Damaged window that exists along with the 2 window openings with plywood will be replaced with custom made windows. The windows will be wood on the inside and white enduraclad on the outside. The image shows a spec drawing of the windows.



