

CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, SEPTEMBER 13, 2022 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

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 Special Meeting Minutes from August 8, 2022.
- VII. Old Business**
- VIII. New Business**
 - A. Trails update by Jerry Flenar
 - B. Community Development Director Report- Rich Murphy
 - a) Update on Buchanan Downtown Reconstruction Project
 - b) Next steps on Buchanan Zoning Ordinance Project
- IX. Subcommittee Reports (if any)**
- X. Public Comment - Non-Agenda Items Only**
- XI. Community Development Director Comments**
- XII. Commissioner Comments**
- XIII. Adjournment**



SPECIAL MEETING FOR THE CITY OF BUCHANAN PLANNING COMMISSION

MONDAY, AUGUST 08, 2022 – 4:00 PM

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

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.*
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III. PUBLIC HEARING

A. Call to Order

Called to order by Chairman Jason Lietz at 4:00 P.M.

B. Roll Call

Members Present: Kevin Barker, Richard Martin, Ralph McDonald, Sean Denison, Jason Lietz

Members Absent: None

C. Opening of Hearing and Statement of Purpose of the Hearing-The purpose of the Public Hearing is for the Plan Commission to consider a Special Use Application from Redbud Roots to operate an Adult Use Marihuana Grow Facility at 448 Post Rd., Buchanan MI 49107.

D. Announcement of the Rules of the Hearing

E. Presentation by the Applicant

Applicant states the goal is to change their operation from a medical marijuana grow facility to an adult use grow marijuana facility – this would not change the footprint of the facility. They wish to do this because the medical market has declined following the legalization of recreational use marijuana in Michigan.

Comments heard in favor of the applicant: None.

F. Presentation by the Opposition

Comments heard in opposition of the applicant: Norma Ferris objected to secondhand smoke from people smoking marijuana. It was noted that the Special Use Application does not apply to consumption.

G. Applicant's Rebuttal

The applicant was asked if a change to adult use would result in a larger grow operation and responded that it would in fact reduce their number of plants from 3000 to about 2000. The number of plants is dictated by the class and type of special use permit they have.

H. Closing of Hearing

There being no further business, the public hearing was closed at 4:08 P.M. by Chairman Lietz.

IV. Regular Meeting - Call to Order

Meeting was called to order by Lietz at 4:09 P.M.

V. Pledge of Allegiance

Lietz led in the Pledge Allegiance.

VI. Roll Call

Members Present: Kevin Barker, Richard Martin, Ralph McDonald, Sean Denison, Jason Lietz

Members Absent:

Staff Present: Kalla Langston, Clerk; Richard Murphy, Zoning Administrator and Community Development Director

VII. Approve Agenda

Barker moved, seconded by Martin to approve the agenda as presented. Voice vote carried unanimously.

VIII. Public Comments - Agenda Items

None.

IX. Approve Minutes

A. *Consider Approving Planning Commission Regular Meeting Minutes from May 10, 2022*

Barker moved, seconded by Denison to approve the May 10, 2022, Minutes.

Denison, Lietz, Barker, McDonald voted in favor

Martin abstained for not being present at the meeting.

Motion carried.

X. Old Business

None.

XI. New Business

A. *Consider Special Use Application from Redbud Roots to operate an Adult Use Class C Grow at 448 Post Rd. Buchanan, MI 49107.*

Murphy spoke to the Planning Commission about the proposed Special Use Application. He's been in regular contact with Redbud Roots about their annual renewals and has been discussing a change to Adult Use since June. Murphy emphasized that the footprint, structure, and resources of the facility will remain the same, and will just operate under a different license. They are found to be in compliance with our zoning ordinance. He recommends approval today.

Motion made by Barker, seconded by Martin to approve special use application as submitted for Red Bud Roots to operate an Adult Use Class C Grown at 448 Post Rd. with accepting the Staff Report as the finding facts, roll call vote carried unanimously.

XII. Public Comment - Non-Agenda Items Only

None.

XIII. Community Development Director Comments

Murphy updated the Planning Commission on the project to update the city’s zoning ordinance. The City Commission approved moving forward with working with Placemakers consulting firm on the project. They have since had a public outreach meeting, toured with the consultants, and met with local stakeholders including downtown businesses, members of the Northside neighborhood, and the Buchanan preservation society. The next visit from the team will be in mid-October and is being planned now.

This is one major step in becoming a certified Redevelopment Ready community, which itself opens up new opportunities to things like funding. The City’s marketing plan has also been recently submitted and approved and is one of those steps.

XIV. Commissioner Comments

Lietz responded to Norma Ferris’s concerns that secondhand marijuana smoke impacts her breathing. He reiterated that there is no odor and no use from these grow facilities. This meeting today was solely about a building in an industrial park, and if she has other concerns with people publicly consuming marijuana they would need to be directed to law enforcement. What was discussed today has no impact on what you breath, it is an enclosed building with a filtration system in an industrial park.

Martin: Reported on the Tree Friends. There was a planting at Ottawa school in the spring and the Middle School has formed a Tree Club that takes care of their trees, even during the summer. One tree at Ottawa was lost due to lack of water but the Tree Friends is aware of that and is helping maintain the rest of the 20 planted trees. They’ve also requested a grant from the Michigan Community Gateway Foundation for \$3500 for planting trees in the fall. Other members of the community have come forward to form groups to water trees in the area. There are no trees in the industrial park and he’d like to see that changed and will work on contacting the businesses in that area.

McDonald: Reported on Friends of the Trail. Requested Jerry Flenar to provide an annual report. The Trail had a survey done and it was determined that the guardhouse by the Duck Pond belongs to Randy Hendrixson’s building and so they removed some material from it. He thanked board members who performed trail maintenance. The issue of ebikes was brought up and the trail will discuss a policy for them. He also wanted to mark the passing of Bill Green, who was a member along with his wife and son. Thanked Murphy and Langston for their attendance and assistance.

Denison and Barker had no comments.

XV. Adjournment

There being no further business, the meeting Barker motioned to adjourned at 4:42 P.M. by, supported by Denison. Voice vote carries unanimously.

Kalla Langston, City Clerk

Jason Lietz, Chairman



City of Buchanan
USDA Project Update - Streetscape Open House

August 8, 2022



Meeting Agenda

- 5:00 pm Welcome & Introductions
Sean Denison – City Mayor

- 5:10 pm Background & Process
Heather Grace – City Manager
Rich Murphy – Community Development Director

- 5:20 pm Overview / Need / Implementation
Mike Schwartz, PE – Prein & Newhof

- 5:30 pm Conceptual Downtown Plans & Sketches
Matt Levandoski, PLA – Prein & Newhof

- 6:00 pm Public Open House

- 6:30 pm Closing Remarks



Background & Process

- Infrastructure assessment to the City Commission in 2021
- Project Overview to City Commission early this year
- USDA and Financial Advisor assisting City with USDA loan
- New infrastructure and Streetscape ALL of downtown
- Andrews University - A Vision for Buchanan as baseline, as starting point of proposed design
- We love historic downtown Buchanan, goal is to put it back together like it was, but even better!



Overview / Needs / Implementation



Downtown Reconstruction Locations



SCALE: 1" = 1,000'

LEGEND

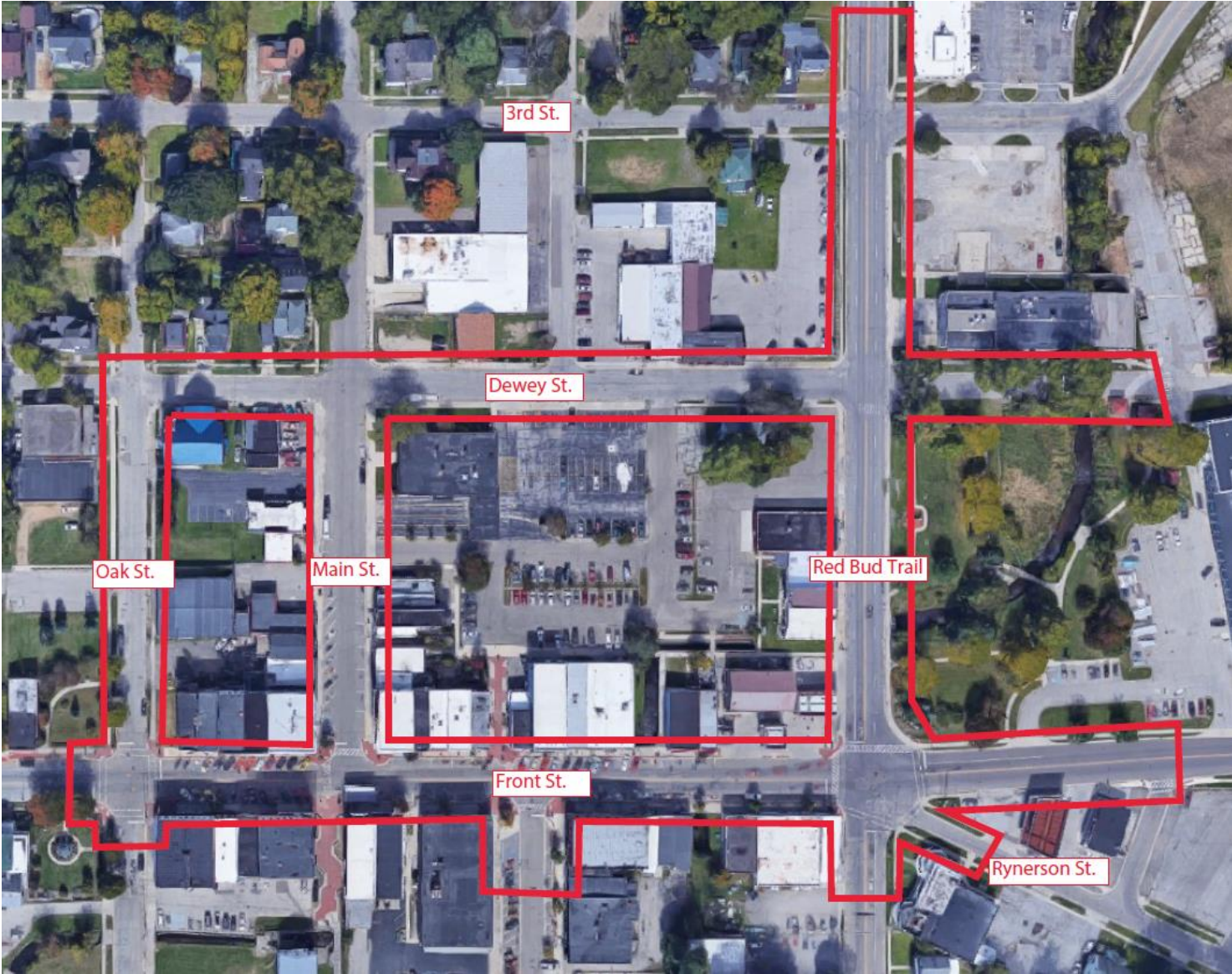
- Red line: Phase 1 - 2023
- Yellow line: Phase 2 - 2024
- Orange line: Phase 1 or 2 - 2023 or 2024

CITY OF BUCHANAN
Berrien County, MI
PROJECT PHASING

Prein&Newhof
2190800



Conceptual Downtown Plans & Sketches



Streetscape Area
of Work

Conceptual Downtown Plans & Sketches



Existing Downtown Photos

Conceptual Downtown Plans & Sketches



Red Bud Tr. & Dewey St. South

Existing
Red Bud St.
Photos

Conceptual Downtown Plans & Sketches



Red Bud Tr. North



Red Bud Tr. North

Existing
Red Bud St.
Photos

Conceptual Downtown Plans & Sketches



Front St. & Red Bud Tr. North

Existing
Red Bud St.
Photos

Conceptual Downtown Plans & Sketches



Front St. & Red Bud Tr. South

Existing
Red Bud St.
Photos

Conceptual Downtown Plans & Sketches



Front St. & Red Bud Tr. South

Existing
Red Bud St.
Photos

Conceptual Downtown Plans & Sketches



Front St. East



Front St. West

Existing
Front St.
Photos

Conceptual Downtown Plans & Sketches



Front St. & Oak West



Front St. & Oak East

Existing
Front St.
Photos

Conceptual Downtown Plans & Sketches



Oak St. South



Front St. & Oak North

Existing
Oak St.
Photos

Conceptual Downtown Plans & Sketches



Main St. North



Main St. North

Existing
Main St.
Photos

Conceptual Downtown Plans & Sketches



Main St. South



Main St. South

Existing
Main St.
Photos

Conceptual Downtown Plans & Sketches



Dewey St. East

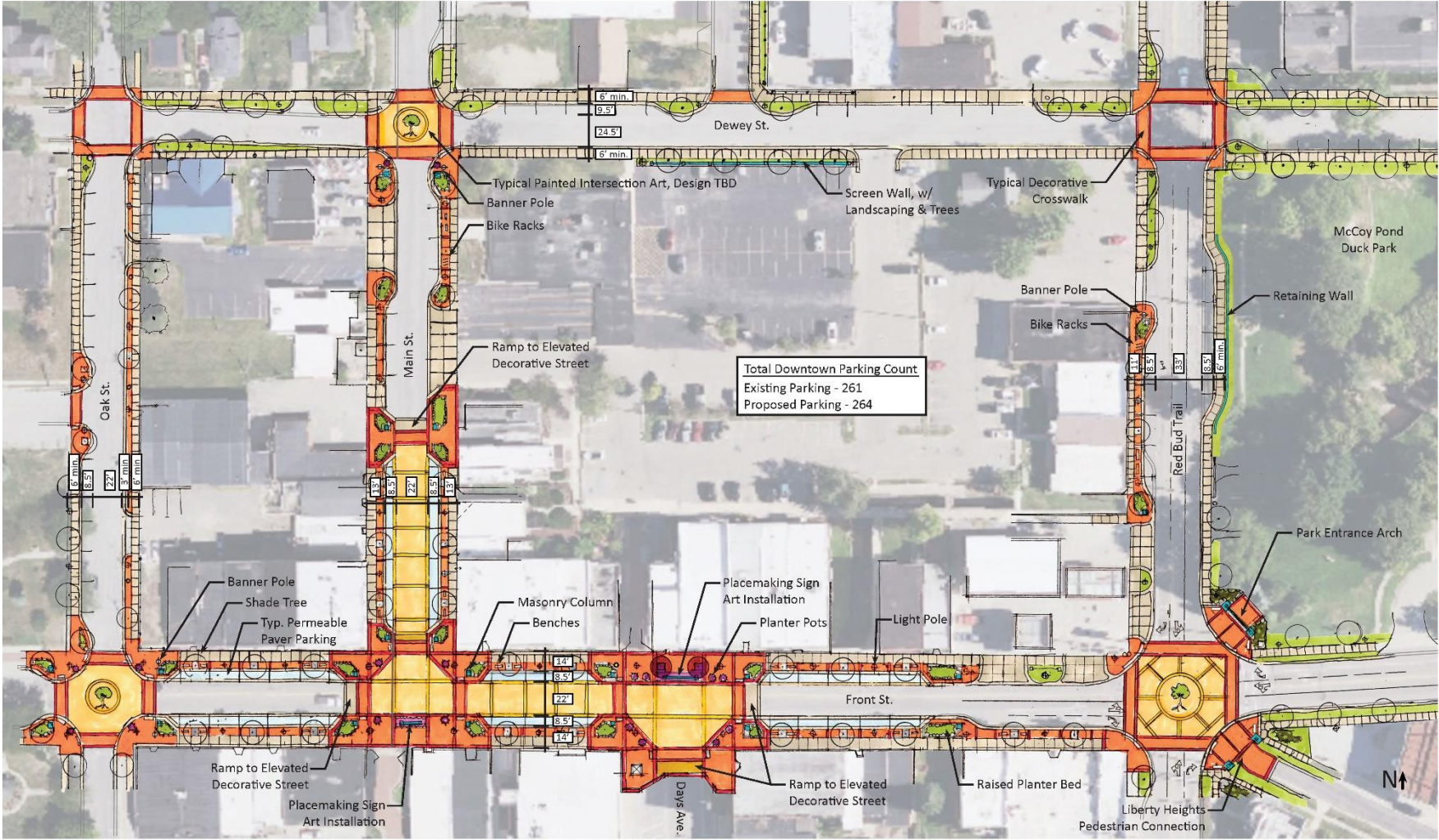


Dewey St. West

Existing
Dewey St.
Photos

Conceptual Downtown Plans & Sketches

Downtown Streetcape Concept Plan



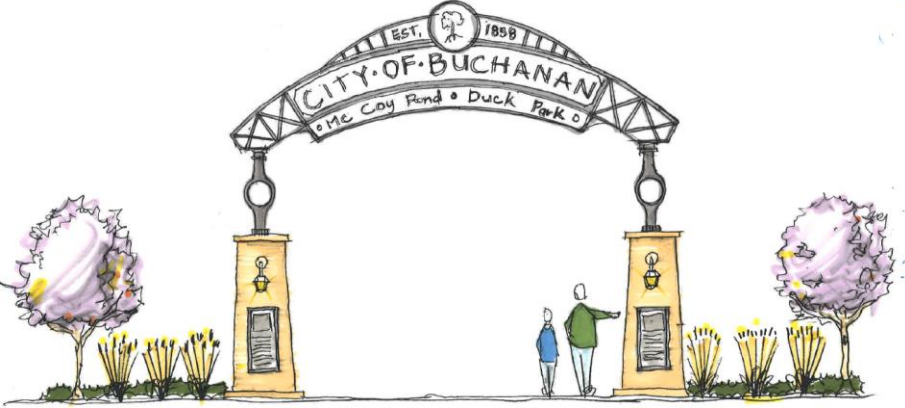
08/03/2022

Scale 1"=30' Prein&Newhof

Overall Concept Plan



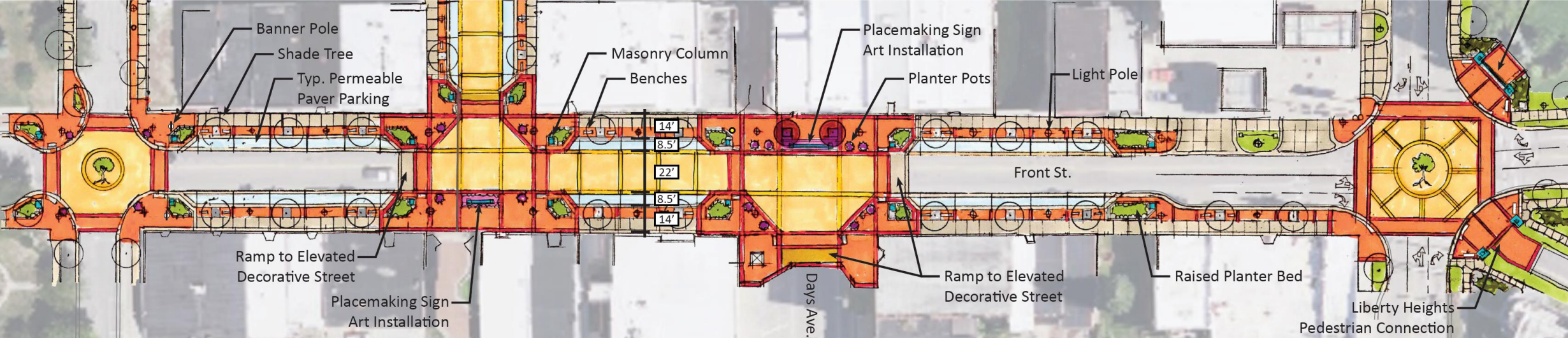
Conceptual Downtown Plans & Sketches



Red Bud Trail

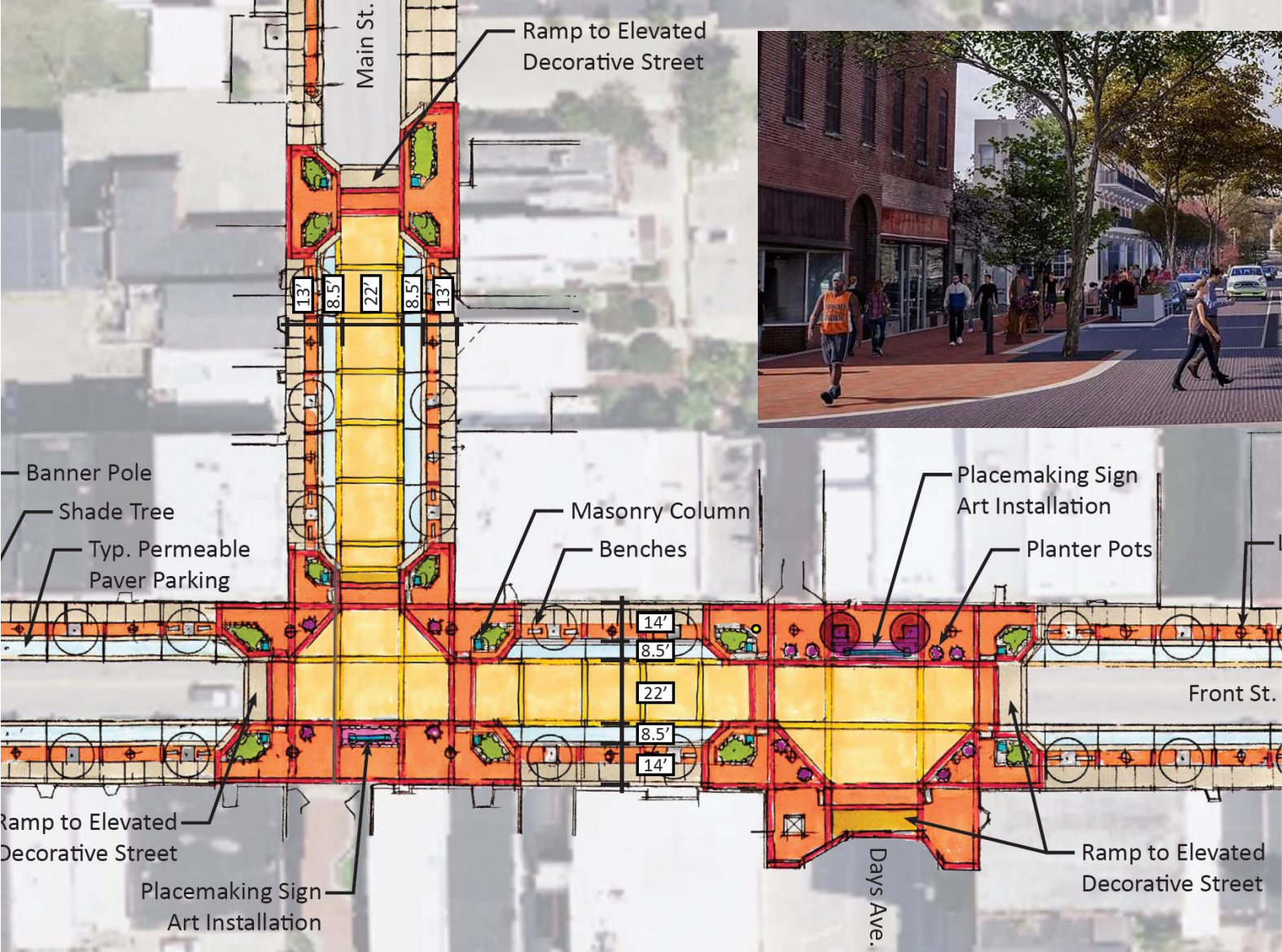


Conceptual Downtown Plans & Sketches



Front St. Plan

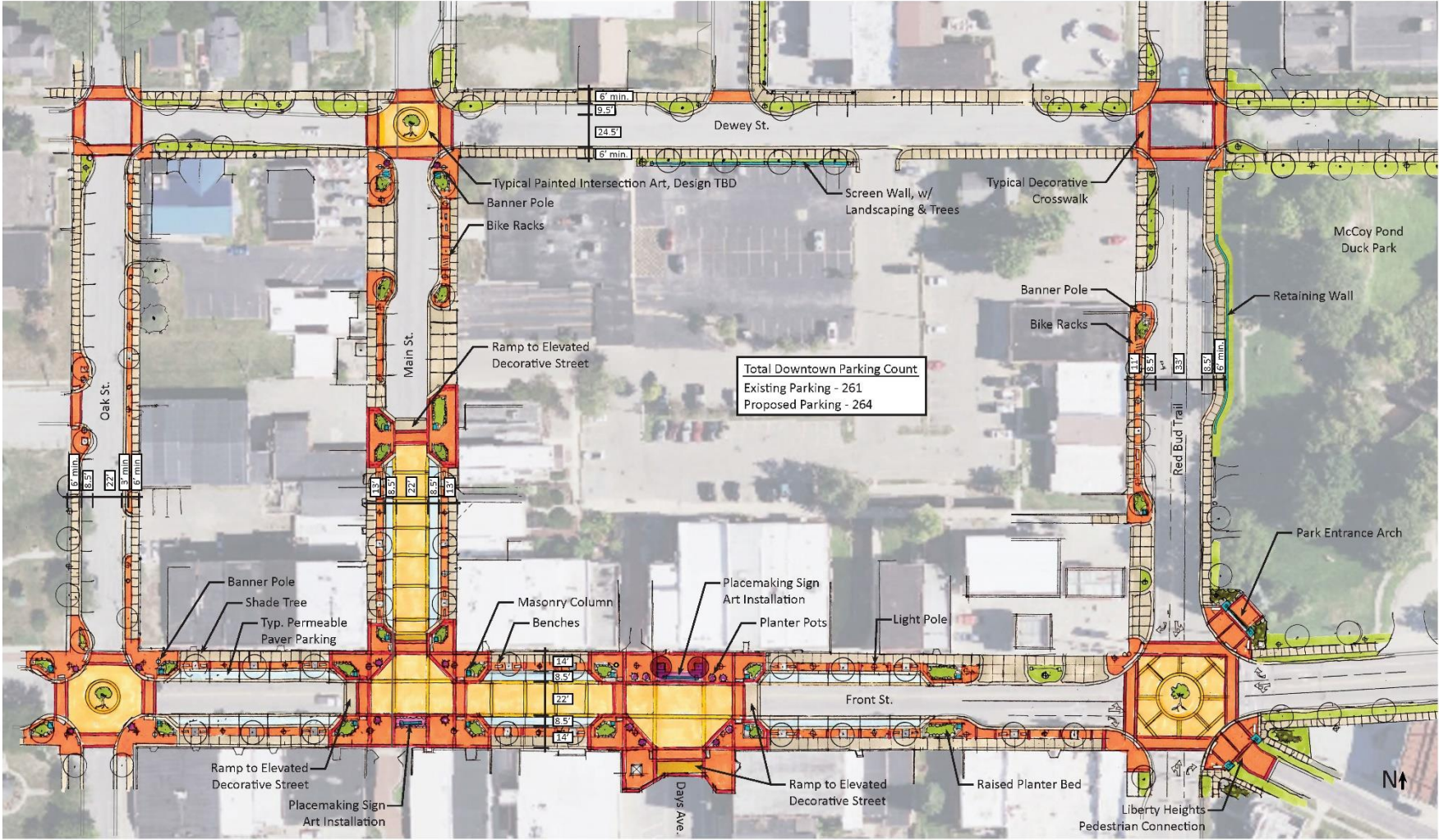
Conceptual Downtown Plans & Sketches



Living Streets
 Slow Traffic
 Prioritize Pedestrians
 Curb less Decorative Street
 Maintain Parking & Deliveries

Conceptual Downtown Plans & Sketches

Downtown Streetcape Concept Plan



08/03/2022

Scale 1"=30' Prein&Newhof

Overall Concept Plan



Public Open House

- Grab a drink or slice of pizza and mingle with friends and neighbors
- Boards with graphics will be on both sides of the room for your review
- Ask the engineering and streetscape design team your questions.
- Discuss your concerns with city staff
- Please leave comments on 3"x5" card and provide your information if you want follow up.
- Closing Remarks at 6:30pm