

MINUTES AMENDED

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.*

II. ** 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.*

III. Regular Meeting - Call to Order

Barker called the meeting to order at 7:00pm.

IV. Pledge of Allegiance

Barker led in the pledge of allegiance.

V. Roll Call

Present: Kevin Barker, Peter Lysy, Ralph McDonald, Sean Denison, Tony Houser

Absent: Jacob Brown

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

VI. Approve Agenda

Motion made by Houser supported by McDonald to approve the agenda as presented. Voice vote carries unanimously.

VII. Public Comments - Agenda Items

Alan Robandt, 114 E Front St – I am withdrawing my application in favor of Matt, I think Matt would be an ideal candidate and I don’t want to waste anymore of our time. Thank you.

VIII. Approve Minutes

A. Minutes from October 13, 2023

Correct misspelling under *Item III Public Hearing, B.* from “MacDonald,” to “McDonald.”

Motion made by Houser supported by MacDonald to approve the amended minutes. Voice vote carries unanimously.

IX. Old Business

A. Consider the Recommendations of the new plan commission member. Applications from Alan Robandt and Matt Pleasant.

Houser motions, supported by McDonald to recommend Matt Pleasant to the Planning Commission. There is a discussion, and the motion is moved to a roll call vote.

Yay: McDonald, Lysy, Houser

Nay: Barker, Denison

Abstain: None.

The motion does not carry. Clerk Langston later confirmed with city attorney that when making a recommendation the majority vote of members present is sufficient. With that Langston added the recommendation of Matt Pleasant from the Plan Commission to the City Commission Agenda on November 27th, 2023.

X. New Business

A. Election of officers.

1) Chair: Motion made by McDonald supported by Denison to nominate Kevin Barker as Chair. Motion is moved to a roll call vote.

Yay: Houser, Barker, Lysy, McDonald, Denison

Nay: None.

Abstain: None.

Motion carries.

2) Vice-Chair: Motion made by Houser supported by Denison to nominate Houser. Upon further discussion Houser amends his motion to nominate McDonald as Vice-Chair with support from Denison. Motion is moved to a roll call vote.

Yay: Barker, McDonald, Denison, Houser, Lysy

Nay: None.

Abstain: None.

Motion carries.

3) Secretary: Motion made by Barker supported by McDonald to nominate Houser. Motion is moved to a roll call vote.

Yay: Barker, McDonald, Denison, Houser, Lysy

Nay: None.

Abstain: None.

Motion carries.

B. Design Review Committee recommendation to approve the installation of new windows at 108 E Front.

Discussion begins with a summary of Dan Carlson's window replacement plan. The proposal is to install new Pella double-hung windows in black to match the façade. This project was approved by the Design Review Committee Oct 3, 2023. Rich clarifies the project followed the process however they were distracted by the mural and forgot to add it to the minutes, so they made an addendum to the Sept 14th meeting minutes.

Motion made by Denison supported by MacDonald to approve the installation of new windows at 108 E Front St. Voice vote carries unanimously.

C. Discuss tuckpoint and painting project at Cannavista, 120 E. Front St.

Murphy – This meeting is not about the mural, instead we are looking at the tuckpointing and painting on the Mill alley side of the building. The DRC has made their recommendation to deny approval, the

planning commission hasn't taken official action, and the city's status quo is that we still have a building downtown that's not complete. They want to paint this year before inclement weather comes. The product and tuck pointing are completed and now they want to seal.

Stackowicz (artist) – The building owner Rick has asked for the alley side to be sprayed. It had been previously painted, and the product generally used on something like that is Loxon XP – has extreme expandability, helps heat and cool, prevents cracking, holds up great with sunlight, precedent for use on historical buildings. Rick selected a classical French grey paint within the historical color palette. It's a day and half project, and then I would spray over it.

MacDonald – Originally we had Rick not go through this process correctly.

Lysy – When Rick presented to the commission, he had a rendering of what the building would like, and it showed the alley side and front being painted the same French grey. There's a problem there because the front of the building is raw brick which shouldn't be painted so painting the sides light grey is not harmonious. The red paint is harmonious and matches the front.

Stackowicz – Front façade on the upper portion and around the frames has four instances of various color including the grey. The brick above the windows is highly deteriorated especially on the inside.

MacDonald motions, supported by Lysy to postpone this item until the Design Review Committee can review the project seeing the scope has been revised. Motion is moved to a roll call vote.

Yay: MacDonald, Barker, Lysy

Nay: Denison

Abstain: Houser

Motion carries.

D. Discuss the path forward on the zoning ordinance project.

Murphy – I have talked about redevelopment ready communities before, we are working on getting redevelopment ready certified because it opens the city's door to money. Emma has been helping review our progress, we have a call with MEDC at the end of the week. One of the last things we need to do for certification is update our zoning ordinance, more specifically look at the central business district and downtown corridors. We are not changing the details of every neighborhood but concentrating on what's going to make downtown stronger.

Denison – Is there a deadline to have this done by to get paid?

Murphy – They are aware of our tragic loss of Jason so there is no hard deadline, but I want to show good faith. It's hard to make progress with technical projects when they are discussed on the floor at a monthly meeting. I propose we create a workgroup that can handle some burden of technical review which make us more efficient and continually make progress. The group will bring ideas to the commission who can approve them or send us back to the drawing board. I've asked Emma to be a part of this group and I'd ask at least one member of the planning commission to join. The first thing will be determining the geographical corridors downtown and what items we want to include in the zoning code. Outdoor dining for example is something we currently allow but only because nothing says you can't. For certification things need to be expressly written.

MacDonald – Would those meetings play into the public meeting act?

Langston – No because technically it is not a subcommittee or board. Even if there is a person from the planning commission, it's just a work session. You wouldn't need to approve or post anything;

transparency is maintained anyway since everything in the workgroup goes through the plan commission.

Murphy – Emma and I will set up a meeting, notify everyone, and those interested or available can join. I'll talk to our consultant about how the process works with legislation, we'll likely be amending the existing zoning ordinance with this overlay district for the downtown and corridors.

XI. Public Comment - Non-Agenda Items Only

Pleasant – I just wanted to make clear that I probably will reapply. I'm not really understanding just because multiple times you've reiterated the fact that you need people to volunteer and here I am volunteering yet you're telling me that you don't want my help. I just don't really understand that. I'm going to reiterate the fact that I love where I live, my kids are going up here and I want to help however I can and be a part of making a positive change. So, I will be reapplying and hopefully all the members can be here to vote at the next meeting. Thank you to those that did vote for me, I'll be back.

XII. Community Development Director Comments

Murphy – We've issued building permits for Bigby and Creekside Café. Our building inspector Guy is the busiest he's been, and he's excited about it. Met with Redbud Roots about a several hundred-thousand-dollar potential expansions that's tax based, for the industrial park property 455 Post Rd. There's another potential expansion at 408 River St. There seems to be dynamics changing in the cannabis industry, money is coming back and we're looking at the growing process, not more stores.

XIII. Commissioner Comments

MacDonald – We received some information from the last trail meeting that's very interesting, please review it. Also, I wondered about our open seat on this board, of course we had Richard Martin from the Tree Friends, but do we have a representative from the Tree Friends now?

Langston – I know they are taking on a lot with their grants, but we can approach them about it.

MacDonald – Okay, that's something we should consider.

Denison – Is there a requirement for the last open seat about where the person lives?

Langston – Kevin and Ralph are outside the city the rest of the seats must be inside the city.

Houser – Congratulations Mr. Vice President.

Lysy – This is my first meeting, and I am learning so please be patient with me.

Denison – Quick update on the DPW building, the dirt has been removed for the footprint of the building. They've been dewatering the property for 2 weeks now. They were bringing in sand today, and doing compaction tests. Pouring concrete on the 27th then hopefully start putting steel up in December. Other update is that Rich got US Senator Tim Walberg to come last week. He and his assistant met with Rich and I, it was a really productive meeting. I told the Senator the financial state of the city and what we needed. He asked me specifically what I was going to ask him for, and I told him I wanted 1.5 million dollars that we can put it in our general fund. This is to have cash flow while we deal with all these things we have going so we don't have a crisis. I thought he was genuine, understood our issues, and wants to help direct Rich and I on how to do that. He has 15 projects they are allowed to earmark again that can be released in February. We are going to figure out every possible way that our infrastructure project ties into federal mandates. In the last 9 months we've seen the Senator 3 times.

Barker – I have no comments other than to welcome Peter to the team.

XIV. Adjournment

McDonald motions supported by Houser to adjourn the meeting.

Barker adjourned the meeting at 8:31 pm.

Kevin Barker, Chairperson

Kalla Langston, City Clerk