



CITY OF BUCHANAN PLANNING COMMISSION

TUESDAY, FEBRUARY 13, 2024 – 6:00 PM

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

III. Regular Meeting - Call to Order

Meeting was called to order at 6:00 PM by Chairperson Kevin Barker.

IV. Pledge of Allegiance

Barker led in the Pledge of Allegiance.

V. Roll Call

Present: Chairperson, Kevin Barker; Vice Chair Ralph McDonald; Secretary Tony Houser; Mayor Sean Denison; Jacob Brown; Peter Lysy; Matt Pleasant

VI. Approve Agenda

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

VII. Public Comments - Agenda Items

None

VIII. Approve Minutes

A. Consider approving minutes from the Regular Meeting on December 12, 2023.

Motion made by Denison, supported to approve the minutes as amended with the minutes showing the correct spelling of McDonald and McDonald marked as absent, as well as Houser on page 3. Motion stands with amendments. Roll call vote carries unanimously.

IX. Old Business

X. New Business

A. Plan Commission resignations and recommendations

1) Kevin Barker has retired as a long-time member and chair of the Plan Commission, consider accepting his resignation. Effective March 12th, 2024.

Motion made by Houser to accept Kevin Barkers resignation with regret, supported by Brown.

Denison presented Barker with a key to the city for his dedicated service to the city. McDonald commented on how many hours Barker has given to the city. Murphy shared his appreciation on Barkers help since arriving at the city. Barker has been instrumental to the city and to Murphy. He wishes him luck in the next adventurer. Brown wished Barker all the luck and happy to see him close one book and open a new one.

Voice vote carries unanimously.

2) Consider recommending the appointment of Plan Commission Applicants Jen Garry & Alan Robandt.

Jen Gerry and Alan Robandt gave a brief introduction of there history with Buchanan and why they want to be apart of the plan commission. After much discussion and questions from the plan commission to both Gerry and Robandt.

McDonald made the motion that was supported by Brown to recommend Jen Garry to the Plan Commission. Roll call vote carries unanimously.

3) Consider recommending the appointment of Peter Lysy to the Design Review Committee to represent the Plan Commission.

Motion made by Barker, supported by Houser to appoint Peter Lysy to the Design Review Committee.

Discussion: Houser enquired about the number of members that sit on Design Review Committee, which is 5 members. And if we need to recommend since a plan commission member is recommended to sit on the DRC. Lysy would like to sit on the DRC, since he is at every meeting anyways and is incredibly knowledgeable in this area. Voice vote carries unanimously.

McDonald brought up the fact the Plan Commission has no representation for the Buchanan Tree Friends, Pleasant was happy to volunteer to join the Buchanan Tree Friends, Langston will connect with Brian Murphy and Elaine Rowland (Chair & Secretary) about Pleasant's joining the Buchanan Tree Friends.

B. Emma Lysy report to the Planning Commission

1) Review Master Plan Update

Lysy presented the Master Plan Update, explaining this is for Redevelopment Ready Communities (RRC) the goal is to achieve certified status and once the city accomplishes this, we can receive more grants and more channels open.

UPDATES from the Plan Commission for Review of Master Plan:

Item 5.1 City Manager Lynch will be taking a capital improvement class.

Item 8.1 Clarity on the Action Plan, with the City Commission to complete. The goal setting spring meeting could be documented as an Action Plan with that item being marked ongoing.

See attachment A

2) Consider the Planning Commission Annual Report

UPDATES from Plan Commission Annual Report.

Under #5 Taco Bell Site Review needs to be added.

See Attachment B

Motion by Denison, supported by Barker to approve the amended annual report and master plan review. Voice Vote carries unanimously.

C. Consider approval of Design Review items from the Feb 7th, 2024, meeting.

1) Rear awning proposed for 102 E. Front St. by Duance Case of Merrillville Awning

Lysy presented the awning of the pros and cons at Design Review. The frame came from the pure rituals building, it is being recycled. Jeff Antisto the owner of 102 E Front would like to use it on the back of his building with new covering. To protect air conditioning units and walls. It is on a rear façade but clearly visible. The pro at the back of the building can't look any worse and may dress it up a little. It may serve the purpose of protecting the wall and units from the weather. The illustration Attachment C, the pavement meets the wall (that does not exist) it was the old awning, it is not a concrete barrier. The awning is only covering 2 of the units instead of the 3 because of the conduit going up. Lysy is unsure if it is a live conduit. The objection is that the secretary of

interior standards puts out publications on awnings and this does not meet them. The awnings in historic applications are supposed to relate to windows and doors of the structure. They are not supposed to conceal significant arcature details of the structure and are supposed to be reversible. This is reversible, it does not relate to the features of the wall. The DRC felt that objections were not important considering they are bricked up windows. Denison brought up the fact that it projects three feet for the wall. There was more discussion about the location of the awning. If it could be shifted down to cover all the three units.

Motion made by Denison, supported by McDonald to approve the installation of the awning if the conduit is removable the Plan Commission recommends it be removed and the awning to be shifted down to be centered over the three units. If not, the installation is approved as recommended by the Design Review Committee.

Voice Vote as follows:

Aye: Barker, McDonald, Denison, Pleasant, Brown, Lysy

Opposed: Houser

Carries 6-1

2) Proposal for a public art installation at the Buchanan Public Library, 128 E. Front St- proposed by Live Buchanan

The frames are ready to go Live Buchanan is working with the ROTI- ROTI Art center to provide the artwork. Live Buchanan is still working on ideas for what type of artwork but basing it around Buchanan. This would be an annual with new artwork every spring. The Art Center oversees the artwork for it. The frames mirror the brick above. The Frames are removable. The sign ordinance does not apply to public art, this is also reversible. This project came directly from the "Vision of Buchanan".

Motion made by Denison, supported by Houser to approve the public art installation at the Buchanan Public Library.

Voice Vote carries unanimously.

XI. Public Comment - Non-Agenda Items Only

XII. Community Development Director Comments

None.

XIII. Commissioner Comments

McDonald- Thanked Barker for all his dedication and hard work. No report for the Trail Meeting

Pleasant- Good Luck on Barkers retirement.

Houser- Thanked Barker and brought up the MSU extension for Plan Commission about taking classes. Thanks to Taco Bell, they have been busy, and they were great.

Brown- Thanked Barker

Lysy- Thanked Barker for his perseverance

Denison- Glad to have Ralph back and Barker sorry to see you go and don't be a stranger. DPW building the steel is up.

Barker- Welcomed Jen Gerry, glad to see her join. Has enjoyed his time here and does not regret the team that is being left behind. There are a lot of good people and independent thinkers up here, you need a diverse group up here. Highly recommends looking at other zoning codes around communities they enjoy.

XIV. Adjournment

McDonald motions supported by Barker to adjourn the meeting at 7:36 P.M.