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**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.*
- 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](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.*

**III. PUBLIC HEARING****A. Call to Order**

Public hearing was called to order at 7:00 P.M.

**B. Roll Call**

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

Absent: Chairman Jason Lietz

City Staff: Director of Community Development, Rich Murphy; Administrative Assistant Emma Lysy

**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 Lindsey Summers to operate a home occupation at her residence at 207 W. Front St., Buchanan MI 49107.

**D. Announcement of the Rules of the Hearing**

*1. This is a public hearing designed to receive comments on the review of an application submitted by Lindsey Summers to operate a home occupation at her residence at 207 W. Front St., Buchanan MI 49107. Only comments regarding this subject will be accepted.*

*2. All persons wishing to comment shall be given the opportunity to do so.*

*3. The person addressing the Commission shall stand, state his/her name, and direct their comments directly to the Commission.*

*4. In the event a large number of people wish to comment, the Chairperson may announce that each person speaking shall limit his/her comments to three (3) minutes.*

*5. Each person shall have an opportunity to speak before anyone is allowed to speak a second time.*

*6. The Chairperson may, at his/her discretion, terminate comments which are unreasonably lengthy or unrelated to the subject of the public hearing.*

7. When the Chairperson observes that there are no further public comments, he/she shall close that portion of the hearing.

**E. Presentation by the Applicant**

Lindsey Summers is a hairstylist with over 18 years of experience. Her request is to open a one chair, in home salon in her home at 207 W Front St instead of renting space in Granger. She has a full clientele and will be appointment only. Her hours of operation will be afternoon and evenings on Wednesdays and Thursdays. She believes her business will be harmonious with the community, as well as economically and environmentally valuable. She is aware of sign and parking rules.

**F. Presentation by the Opposition**

None.

**G. Applicant's Rebuttal**

None.

**H. Closing of Hearing**

Hearing closed at 7:12 P.M.

**IV. Regular Meeting - Call to Order**

Meeting called to order by Barker at 7:12 P.M.

**V. Pledge of Allegiance**

Barker led in the pledge of allegiance.

**VI. Roll Call**

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

Absent: Chairman Jason Lietz

City Staff: Director of Community Development, Rich Murphy; Administrative Assistant Emma Lysy

**VII. Approve Agenda**

In the interest of Summers, McDonald suggested moving New Business to X and moving Old Business to item XI.

Motion made by Denison, supported by Martin to approve agenda as amended. Voice vote carries unanimously.

**VIII. Public Comments - Agenda Items**

Dan Vigansky – questioned Chairman Lietz’s attendance record.

**IX. Approve Minutes**

A. 1) Consider approving the special workshop's amended minutes from November 29, 2022.

Motion made by Denison, supported by McDonald, to adopt the special workshop minutes from November 29, 2022. Voice vote carries unanimously.

2) Consider approving the regular meeting minutes from December 13, 2022.

Motion made by McDonald, supported by Denison, to adopt the minutes from December 13, 2022. Voice vote carries unanimously. Houser abstains due to not being present at that meeting.

**X. New Business**

*A. Special Use for Home Occupation at 207 W. Front St by Lindsey Summers.*

Motion made by Houser, supported by Martin, to approve the special use request for a home occupation at 207 W. Front St for Lindsey Summers, based on finding of fact. Roll call vote carries unanimously.

**XI. Old Business**

**A. Zoning Ordinance Project Update and Discussion**

Barker asked about their research on setbacks and non-complying lots. The answer is technical so Murphy would like the team to answer that one.

Murphy would like to come to a consensus on strategy going forward. Barker would like to see new development being made and for new zoning to support that. Small town feel, mixed use, and single family residential are still priorities. Discussion of city owned property and associated development.

Barker recommends assembling their comments before the meeting so they are better prepared for discussion.

Houser asked about required square footage and other issues for Marijuana businesses. It is based on frontage. Additional requirements including for glass shops could be put into the new zoning ordinance.

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

Dan Vigansky – wants the city to explore leasing to own properties instead of selling them in order to retain control over development.

**XIII. Community Development Director Comments**

None.

**XIV. Commissioner Comments**

McDonald – no subcommittee report this month. Not sure what Vigansky wants the Planning Commission to do regarding Lietz. There is a vacancy open to any interested parties.

Houser – on the Mainstreet boards, everyone serves on multiple committees. Thanked everyone and asked for resources as he goes forward.

Maritn – none.

Denison – none.

Barker – welcomed Houser to his first meeting.

**XV. Adjournment**

Motion made by Denison, supported by Houser to adjourn the meeting at 8:07 P.M.