



**CITY OF BUCHANAN  
DESIGN REVIEW COMMITTEE**

**MEETING MINUTES**

**Thursday, September 14, 2023  
BUCHANAN CITY HALL  
302 N. REDBUD TRAIL  
5:30 P.M**

Meeting was called the meeting to order by Chairman Brayak at 5:30 PM. The chairman took roll call. Rowland, Barker, Carlson, Paolucci and Brayak were present. Also in attendance was Community Development Director Rich Murphy, Clerk Kalla Langston, and Peter Lysy.

The committee considered one agenda item under New Business, Mural and facade work and repairs at Cannavista building, 120 E. Front St.

It was discussed that the applicant, Rick Paniagua did not follow the zoning ordinance, Article XI, C-3 Central Business District, Section 11.04 – Alteration, Site, and Façade Plan Required. See attached highlighted language that clearly states that prior to any exterior aesthetic work that does not require a building permit, the building owner must obtain a Zoning Compliance Permit from the Zoning Administrator.

The committee discussed that the Zoning Administrator and the Mayor both personally requested that the owner stop work on the mural and go through the Design Review process. The Committee now requests that the City Manager pursue enforcement of the ordinance violation.

The committee discussed that the owner did not obtain a building permit for the deck constructed in the back of the building which may partially be on top of parking spaces, and this appears to be another violation that should be enforced by the building official.

A motion was made and seconded to recommend the denial of the proposed mural and the committee requests that the City Manager pursue the enforcement of the ordinance violation. The vote was approved unanimously.

With no other items before the committee, the meeting was adjourned at 6:28 PM.

Respectfully submitted,  
Richard Murphy, Community Development Director  
September 15, 2023

## ARTICLE XI

### C – 3 CENTRAL BUSINESS DISTRICT

#### Section 11.04 – Alteration, Site, and Façade Plan Required

- A. Prior to any exterior aesthetic or cosmetic alteration (siding, paint, windows, or any exterior work that does not require a building permit) on any building located in the C-3 Central Business District, the building owner or occupant must obtain a Zoning Compliance Permit from the Zoning Administrator. The zoning Compliance Permit application shall include a building façade plan pursuant to Article XXII, Section 22.03. The plan must contain schematics and photos or drawn rendering of the proposed alterations with applicable color sample attached. The Design Review Committee will determine if the applicant's plan conforms to the approved Downtown Design Standards. If not, the applicant will be required to amend the plan and resubmit the plan approval by the Design Review Committee. Failure to comply with the Downtown Design Standards will result in rejection of the applicant's plan and any alteration will be prohibited.
- B. Prior to the issuance of a building permit in the C-3 Central Business District for any new construction or for the remodeling of any existing building or structure which will involve the exterior façade or other exterior surface in any way, the Zoning Administrator shall cause the application including a site and a façade plan prepared pursuant to the provision of Article XXII, Section 22.05 to be submitted to the Design Review Committee for review and determination of compliance with the approved Downtown Design Standards for the Central Business District. The Design Review Committee shall notify the applicant concerning any features and colors inconsistent with the approved standards. Any proposed new construction or remodeling of any existing buildings found to be inconsistent with the standards for the district by the Design Review Committee shall be disqualified for any incentive offered by the City or Downtown Development Authority. The applicant's proposal shall be rejected and no building permit issued until the site and façade plan are in conformance with the approved Downtown Design Standards and the plan approved by the Design Review Committee and the Plan Commission.

Approved by Plan Commission 11-13-2007

Approved by City Commission 12-10-2007

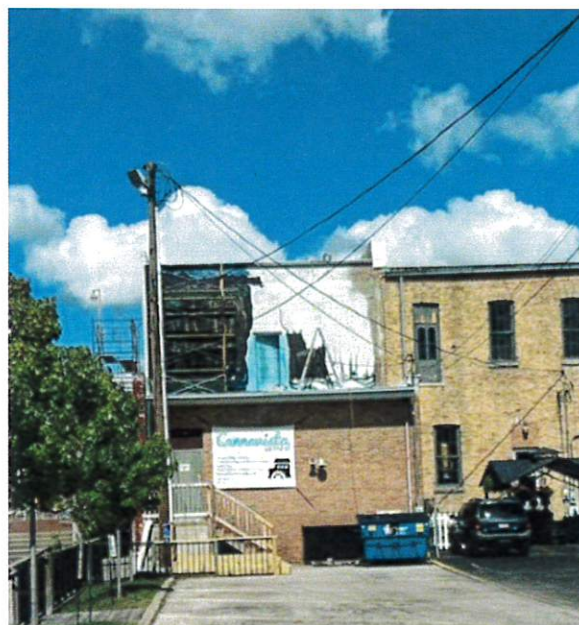
Friday, September 8<sup>th</sup> 11:11am – Call made.



Friday, September 8<sup>th</sup> 5:02pm – 4 hours after Stop Work Order issued.



Thursday, September 14<sup>th</sup> 1:52pm



Define spaces in upper area

Rocks in waterfall bottom for legs?

Where to put concrete legs?

Ember Flowers

Add details & final colors to upper area

Waterfall

1/2

1/2

2





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DESIGN REVIEW COMMITTEE**

**SPECIAL MEETING**

**September 14, 2023  
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302 N. REDBUD TRAIL  
5:30 P.M**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes**
- V. Reports by Committees**
- VI. Unfinished Business**

Mural and façade work and repairs at Cannavista building, 120 E. Front Street

- VIII. Business from the Floor**
- IX. Member Comments**
- X. Staff Comments**
- XI. Adjourn**

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Tel: (269) 695-3844 • Fax: (269) 695-433

## BUILDING EXTERIOR

### ***Masonry: brick, stone, terra cotta, concrete, adobe, stucco, and mortar***

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

**Stone** is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.

**Mortar** is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, Portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of Portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of Portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

#### **Masonry...Identify, Retain, and Preserve**

##### **RECOMMENDED...**

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

##### **NOT RECOMMENDED...**

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

**From:** Rick Paniagua <[rpanarb@gmail.com](mailto:rpanarb@gmail.com)>

**Sent:** Monday, September 11, 2023 2:27 PM

**To:** Richard Murphy <[rmurphy@cityofbuchanan.com](mailto:rmurphy@cityofbuchanan.com)>

**Cc:** Sean Denison <[sdenison@cityofbuchanan.com](mailto:sdenison@cityofbuchanan.com)>

**Subject:** Re: Fw: Request to stop work at Cannavista building until Design Review

Rich

As I mentioned in our phone conversation today, all the brick work on my building is being repaired. A sealer is being applied to the repairs for sustainability and aesthetics. <https://www.sherwin-williams.com/homeowners/products/loxon-xp-waterproofing-masonry-coating> The sealer has been tinted with a Historic Color, SW 0055, Light French Gray. This color is an option being considered to clear, no tint, or to the existing red. I welcome your thoughts, comments, suggestions and ideas. This work primarily involves the West and South sides of the building. There is also an art installation on the south facing portion of the building. See attached artwork for a general idea of the finished product.

Unfortunately I will not be able to attend the meeting this Thursday evening as I will be out of town and unavailable.

Best Regards

Rick Paniagua

[rpanarb@gmail.com](mailto:rpanarb@gmail.com)