



Planning Commission Minutes  
City of Buchanan, Michigan  
April 13, 2021  
7:00 p.m.  
Regular Meeting Minutes

**Call to Order**

Barker called the meeting to order at 7:06 p.m. and led the Pledge of Allegiance.

**Roll Call**

**Members Present:** Kevin Barker, Sean Denison, Ralph McDonald, Donna Monell

**Members Absent:** Jason Lietz

**Staff Present:** Barbara Pitcher, City Clerk; Rich Murphy, Community Development Director

**Others Present:** Penny Slocum, Dan Vigansky, Kim Moyer

**Public Comments – Agenda items**

None

**Approve Agenda**

***Denison moved, seconded by Monell to adopt the agenda as published. Roll call vote carried unanimously.***

**Approve Minutes**

- March 9, 2021 Regular Meeting

***Denison moved, seconded by McDonald to approve the March 9, 2021 Regular Meeting minutes. Roll call vote carried unanimously.***

**Old Business**

**Master Plan Update** – Murphy discussed the remaining tasks to complete the Master Plan. He assigned lead entities and input implementation years on the action items. Monell notices some inconsistencies in the nomenclature that could be confusing and cleaned up, i.e. City Board/City Commission, DPW/Public Works. Significant discussion regarding lead entities and whether or not to include sub-entities/supporting entities/resources. A review of feedback from Alan Robandt and Peter Lysy – which Murphy just learn about – a portion of which will be incorporated. While Murphy had hoped for the Planning Commission to vote to recommend the final draft of the Master Plan to the City Commission this evening, given the number of changes, he feels uncomfortable doing so without another review. Monell offered to assist Murphy with the

changes. Once complete, Murphy will send to Planning Commissioners for review and a special meeting will be called to vote on the issue.

***No formal action necessary on this item at this time.***

### **New Business**

**Review of Special Use, BZA, Variance and Rezoning Processes** – Murphy wanted to clarify the aforementioned processes with the Commission as he expects each to come up soon given upcoming projects of which he has been made aware.

***No formal action necessary on this item.***

**Andrews University Buchanan Project Open House on April 28 at 5:00 p.m. at the Common** – The event will begin with a kick-off by City dignitaries then a presentation of the project. Following the presentation, students will have project boards placed around the Common for public viewing and discussion. This is intended to be an exciting and celebratory event and each of the Commissioners is encouraged to attend and invite others.

***No formal action necessary on this item.***

### **Zoning Map Project Update**

Murphy reviewed the plan discussed at the last meeting to develop an interactive GIS coded zoning map. Barker suggested Murphy look at Kalamazoo's map which has many layers and useful information such as soil types in addition to parcel numbers, zoning, etc. He also suggests that Coloma's map is a good example of color differentiation.

***No formal action necessary on this item.***

### **Public Comment – Non-agenda Items Only**

**Dan Vigansky** – Apologized to Murphy for a prior comment while muted and clarified the emails from Robandt and Lysy were not sent to Murphy. Stated the last ZBA was three years ago to discuss a 7-foot fence. He is volunteering to help as well.

### **Community Development Director's (Zoning Administrator) Comments**

Spoke regarding an email received from Kim Moyer expressing concerns about changes to the future land use map which changed his property from commercial to mixed use residential. Murphy explained that the future land use map is a tool to consider development options and doesn't automatically change zoning. Zoning would not be changes without input from stakeholders. Barker pointed out that mixed use residential includes commercial and provides options and flexibility in land use.

**Commissioner Comments**

- McDonald: Stated he was a little disappointed that they could not approve the Master Plan tonight but feels it is good to critique it further and make the changes discussed to get it right.
- Monell: Agreed with McDonald. Happy Spring! She is looking forward to helping Murphy with the changes to the Master Plan.
- Denison: Agreed with both McDonald and Monell. Thanked Robandt and Lysy for the input and thanked Murphy for all he's doing.
- Barker: Stated Murphy and Manager Grace are doing a great job. He appreciates the input from Lysy and Robandt
- Lietz: N/A – Absent.

**Adjournment**

There being no further business McDonald moved, seconded by Denison to adjourn the meeting at 8:19 p.m.

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Barbara A Pitcher, City Clerk

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Jason Lietz, Chair

PENDING APPROVAL