

DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN
THURSDAY, OCTOBER 27, 2022 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

THE DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

** Comments may be submitted in writing at least 4 hours in advance to the Community Development Director/Zoning Administrator at "mailto:rmurphy@cityofbuchanan.com" rmurphy@cityofbuchanan.com*

I. Call to Order

Meeting called to order at 6:02 pm.

II. Pledge of Allegiance

III. Roll Call

Present: Chairman Brayak, Carlson, Barker, Rowland (representing Rowland Group not as a committee member)

Absent: Paolucci

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

IV. Approve Agenda

Motion made by Barker, supported by Brayak to approve minutes as presented. Voice vote carries unanimously.

V. Public Comments - Agenda Items Only (3-minute limit)

None.

VI. Approve Minutes

A. *Consider approving minutes from May 17, 2022.*

Motion made by Brayak, supported by Carlson to approve minutes as presented. Voice vote carries unanimously.

VII. Unfinished Business

None.

VIII. New Business

A. *Façade improvements by Rowland Property Group at 101 and 103 Days Ave. Buchanan*

Rowland has researched the building. They purchased the building while it was in significant disrepair. The ceiling and floor were caved in, beams had to be replaced, water damage and water issues persisted as well, but it's a labor of love. They are almost completely done with the demo, and have saved the doors, trim, etc. that they could. Thanked the Preservation Society and Lysy for their help.

They need to update the façade and would like to do so historically accurately and practically. Rowland discussed some of the repairs and restorations planned. 101 Days will look much like it did in the 70's, and they welcome ideas for 103 Days, which was previously painted green.

Rowland concluded by noting that Days Ave used to be the main roadway when it led directly to the train. Lysy shared historic photos of the Front St facing side that displayed the Buchanan Honor Roll. Rowland would like to recreate this and honor our veterans and has reached out to the Legion to work with them on that.

Barker asked what year the building was built, Lysy responded he believed it was built in 1884 as a grocery and dry goods store. Rowland mentioned he'd like to eventually pursue adding movable guardrails to accommodate outside seating, though he believes he may need to work on the city on ordinance changes first.

101 Days will be a restaurant, with 103 Days being short term rentals on the second floor and still considering tenants for the first floor, including a potential bookstore. Their priority is businesses that improve the quality and walkability of downtown Buchanan, in addition to being financially sustainable.

Motion made by Barker, supported by Carlson to recommend approval to the Planning Commission as presented. Voice vote carries unanimously.

IX. Public Comment - Non-Agenda Items Only *(3-minute limit)*

X. Staff/Committee Comments

Barker thanked Rowland for his good presentation and congratulated him on the undertaking. He also thanked Lysy for his help with the history of the buildings.

Murphy commented that he was pleased with the research and guidance provided and thanked everyone for a good meeting. As economic developer, it's an important project for him and the development of Buchanan. He believes in the vision.

Murphy also commented that a future Design Review meeting would potentially be held for Honor Credit Union's new building, though most of the renovations are interior they will be bringing the drive through from three to two lanes which would trigger a site review by the Planning Commission.

XI. Adjournment

Meeting adjourned at 7:15pm.