

Memorandum



Date: March 3, 2026
To: Buchanan Planning Commission
From: Kristen Gundersen, Planning and Community Development Director
Subject: **Public Hearing - Amendment - Unified Development Code – Short-term rental regulations - Lodging**

Background

In 2025, the Code of Ordinances was amended to add short-term rental regulations. While reviewing the Unified Development Code (UDC), staff found no specific reference to Short-term rentals (stays of less than one month). Some communities have language regulating short-term rental in both documents.

Within the UDC, the term “lodging” is defined and references “tourist homes” which are allowed in the General Neighborhood (GN) or Suburban Commercial (SC) districts as Special Use Permits if approved by the Planning Commission when there are 6 rooms or less and they are permitted in the Neighborhood Center (NC) and Downtown (D) districts by right. The GN district covers a sizable portion of the city which does not fall within the adopted Short-term rental map which depicts properties in portions of the Neighborhood Center (NC), Industrial (I), Downtown (D) and General Neighborhood (GN) districts.

To improve the intent of the 2025 short-term rental ordinance, staff are recommending changes to the UDC. Creation of an overlay district allows the “Short-term rental permitted area map” be included along with an intent statement, basis for regulations and an applicable/exception section. Table 71-J changes the use matrix associated with lodging by dropping the room reference and adding hotel/motel, bed and breakfast and short-term rental. Lastly the definition of lodging is changed, and five new terms are added.

Attached is the legal notice. The agenda item found under New Business includes the staff memorandum, application and draft language changes.

Action

Conduct public hearing.



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POSTED: February 19, 2026

**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN, MICHIGAN
PLANNING COMMISSION**

PLEASE TAKE NOTICE that the City of Buchanan Planning Commission will hold a Public Hearing on Tuesday, March 10, 2026, beginning at 6:00 p.m. at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan 49107. The purpose of the public hearing is to hear public comments on proposed amendments to Sections 71-5 Zoning district established; Section 71-14.A – Figure 71-A Buchanan Zoning Map; creation of Section 71-16.H Establishment of zoning districts and regulations; Section 71-18 Uses – Table 71-J Use Matrix – Accommodations- Article V Definitions and any other sections of the Unified Development Code that may be necessary to fully implement and a Short-term rental overlay district consistent with Ordinance 2025.09.443, as adopted in the City of Buchanan Code of Ordinances.

At the hearing, all interested parties will be allowed to be heard. All materials concerning this request are available for public inspection at City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, during normal business hours.

Written comments may also be submitted in advance of the meeting to Kristen Gundersen, either by delivery to Buchanan City Hall or via email to kgundersen@cityofbuchanan.com

Kristen Gundersen
Planning and Community Development Director

Kalla Langston
City Clerk