
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*

** 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**

Meeting called to order at 6:00 PM by Chair McDonald

B. Roll Call

Present: McDonald, Brown, Vigansky, Pleasant, P. Lysy, Garry, Houser

Absent: None

Staff Present: Community Development Director & Zoning Administrator Richard Murphy, Clerk Kalla Langston-Weiss, Administrative Assistant Emma Lysy, PlaceMakers Consultant Susan Henderson

C. Opening of Hearing and Statement of Purpose of the Hearing*-The purpose of the public hearing is to hear public comments on the proposed comprehensive amendment to the Unified Development Code of the City of Buchanan, also referred to as the Zoning Ordinance of the City of Buchanan.*

Motion made by Vigansky, seconded by Brown, to open the Public Hearing at 6:00 PM. Voice vote carried unanimously.

C. Announcement of the Rules of the Hearing

McDonald read the rules of the Hearing.

No public comment was made.

D. Closing of Hearing

Motion made by Houser, seconded by Brown, to close the Public Hearing at 6:04 PM. Voice vote carried unanimously.

IV. Regular Meeting - Call to Order

Meeting called to order at 6:04 PM.

V. Pledge of Allegiance

McDonald led in the pledge of allegiance.

VI. Roll Call

Present: McDonald, Brown, Vigansky, Pleasant, P. Lysy, Garry, Houser

Absent: None

VII. Approve Agenda

Motion made by Vigansky, seconded by Brown, to approve agenda as presented. Voice vote carried unanimously.

VIII. Public Comments - Agenda Items

Norma Ferris – Asked if Oak St would be involved in the new zoning.

IX. Approve Minutes

A. *Consider approving the Regular Meeting Minutes from July 8, 2025.*

P. Lysy noted where there was no second listed for a motion in section 10. Clerk Langston-Weiss checked her notes and confirmed Houser seconded that motion.

Motion made by Houser, seconded by Vigansky, to approve July 8, 2025 Minutes as amended. Voice vote carried unanimously.

X. Old Business

XI. New Business

A. Buchanan Zoning Ordinance- *Consider recommending the following to the City Commission: (a) the zoning plan for the areas subject to zoning of the local unit of government; (b) the establishment of zoning districts the boundries of the zoning district; and (c) the text the zoning ordiance with maps and (d) the manner of administering and enforcing the ordicance.*

Garry noted some minor typographical and stylistic errors. Henderson can make edits based on tonight's notes.

Pleasant disagrees with the outcome of the last meeting regarding Short Term Rentals. Vigansky responded that the City commission has approved the Short-Term Rental ordinance. Clerk Langston-Weiss clarified that the new Zoning Code being discussed tonight did not have to do with short-term rentals.

McDonald asked about including the flood plain map as an overlay on the zoning map. Henderson replied that FEMA changes flood plain maps with some regularity and the City will want to present the most accurate information. The Commission agreed the information was useful and could be added to the City website. P. Lysy noted that the creek is in the incorrect spot, this is map information taken from USGS and can't be changed.

McDonald noted that the definition of 'sketch plan' was not included. Henderson will add it. He also noted that his property would be rezoned to neighborhood center, which would not allow some of the uses he currently engages. His property would become legal non-conforming. Henderson confirmed this legal confirming use could continue even after a potential sale of the property.

Motion made by Vigansky, seconded by Houser, to recommend approval to the City Commission of the Unified Development Code of the City of Buchanan with the following items with grammar amendments and definition of Sketch Plan. Voice vote carried unanimously.

XII. Public Comment - Non-Agenda Items Only

Norma Ferris: Asked how often the Planning Commission consults with realtors. Commissioner Pleasant is a realtor.

XIII. Community Development Director Comments

None.

XIV. Commissioner Comments

Garry : None

P. Lysy: Approving the new zoning code is a load off the Commission's shoulders.

Houser: None.

Brown: Thanked everyone for their hard work.

Vigansky: Not pleased with how long it's taken to approve this, but happy to see it done. He looks forward to a stronger focus on Code Enforcement in the City.

Pleasant: None.

McDonald: Thanked everyone for their hard work. The Commission is made up of volunteers and they've worked hard.

XV. Adjournment

Motion made by Vigansky, seconded by Houser , to adjourn the meeting at 6:49 PM. Voice vote carried unanimously.