



Date: October 15, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of a Map Amendment (rezoning) from N Natural to I Industrial district for property at northeast corner of E Third Street and Skyline Drive – 805 E Third Street – Second Reading of Ordinance**

Background

The City of Buchanan is requesting a map amendment (rezoning) from the N Natural to I Industrial district for the irregularly shaped 4.82-acre parcel located near the northeast corner of East Third Street and Skyline Drive. The property is owned by Ingersoll Rand Company – Trane Technologies Company LLC

A portion of the property is improved with a 10' wide trail for McCoy Creek along with a surface parking lot. The remaining portion of the property has vegetation and is enclosed with a fence. The previous zoning map had the property designated as I-2 Heavy Industrial and the property owner has stated they were not aware of the Unified Development Code or any proposed changes to the zoning map that took place in late 2025.

This property was previously owned by Clark Equipment and has an ongoing due care plan under the Michigan Natural Resources Environmental Protection Act (NREPA). The due care plan is based on the property being in an industrial zoning district. There is a Declaration of Restrictive Covenant from 2007 which restricts the use of the property. An easement was granted in 2001 to allow the construction of the 10' wide pedestrian path.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the request during their September 8th meeting. No audience members spoke and the Planning Commission unanimously recommended approval of the request.

City Commission Action

On September 28, 2026, the City Commission conducted a public hearing where no public comments were received and approved the first reading of the adopting ordinance and directed staff to schedule the second public hearing.

Standards for Review

Section 71-36.B.2 Standards provides five factors that must be considered when reviewing proposed amendments to the Unified Development Code. Please review and discuss each factor before a motion and action is taken.

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or impose compatibility among uses and will ensure efficient development within the City.
- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Action/Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71-36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "move to approve the second reading of an ordinance to allow a map amendment (rezoning) from N Natural to I Industrial District for the 4.82-acre parcel located near the northeast corner of East Third Street and Skyline Drive now known as 805 East Third Street as the request meets the factors as found in Section 71.36.B.2 of the Unified Development Code for map amendments/rezoning."

DRAFT PROPOSED ORDINANCE

10/26/2026

**CITY OF BUCHANAN
ZONING MAP AMENDMENT
ORDINANCE NO. 2006.10/456**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE ZONING MAP OF THE
CITY OF BUCHANAN FOR THE PROPERTY KNOWN AS 805 EAST THIRD STREET**

IT IS HEREBY ORDAINED BY THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN:

Article III, Section 71-14.A Official zoning map and Figure 71-A Buchanan Zoning Map of the City of Buchanan Unified Development Code is hereby amended as follows:

Figure 71-A “Buchanan Zoning Map” is hereby amended in accordance with Article III, Section 71-14.A, to rezone from N Natural District to I Industrial District the property having the common address of 805 East Third Street, Buchanan, MI, Tax ID Number 11.58.0700.0006.02.0

All other parts of the Unified Development Code not in conflict with this ordinance shall remain in full force and effect.

Sec. 14-317 Effective Date

This Ordinance shall become effective fifteen (15) days after its adoption and publication as required by Section 7.4 of the City Charter.

MADE, PASSED, AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN ON THE __ DAY OF OCTOBER 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY__OF NOVEMBER 2026 BY

MARK WEEDON, MAYOR _____

KALLA LANGSTON, CITY CLERK _____

CERTIFICATION, I hereby certify that the above is a true and complete copy of an ordinance adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on the __day of October 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 as required by said act.

Kalla Langston, City Clerk