
MINUTES**III. Regular Meeting - Call to Order**

The meeting was called to order by Chair Ralph McDonald at 6:03 PM.

IV. Pledge of Allegiance

McDonald led in the Pledge of Allegiance.

V. Roll Call

PRESENT: Chair Ralph McDonald, Vice-Chair Tony Houser, Secretary Jen Garry, Commissioner Dan Vigansky, Matt Pleasant, Jacob Brown, Peter Lysy

CITY STAFF: Community Development Director/Zoning Administrator, Rich Murphy; City Clerk, Kalla Langston; Administrative Assistant, Emma Lysy

VI. Approve Agenda

A motion was made by Vigansky, supported by Houser, to approve the agenda, as presented. Voice vote carried unanimously.

VII. Public Comments - Agenda Items

None.

VIII. Approve Minutes

A. Consider the regular meeting minutes from March 11th, 2025.

A motion made by Houser, supported by Brown, to postpone the Regular Meeting Minutes from March 11th, 2025 for Clerk Langston to make amendments clarifying a motion.

IX. Old Business**X. New Business**

A. Draft 3 Zoning Document- *Brief update and outlining next steps and expected timeline.*

The team are compiling decisions and policy changes for the draft rezoning document. Discussion on draft three will be postponed until after the team returns.

B. Short-Term Rental Discussion - *The City Commission has requested a recommendation from the Planning Commission regarding the policy for Short-Term Rentals.*

A moratorium on short-term rentals has been imposed while a policy is being developed. The aim is to proactively determine the number and location of short-term rentals. Existing short-term rentals are grandfathered in and can continue operating. Discussions included the balance between short-term rentals and neighborhood stability. Concerns about zoning and the potential impact on real estate prices were raised. Commissioners to review other city ordinances on short-term rentals and provide feedback.

I. Public Comment - Non-Agenda Items Only

XII. Community Development Director Comments

There's a lot happening in town right now. McCoy's Creek Trail extension has begun the demolition of the old feed mill, along with abatement activities at the site. The culvert project by the library is progressing, and the Hoven Wall project is set to break ground tomorrow. We also have the downtown project moving forward, with positive feedback regarding our communication efforts. Significant investments are being made in Buchanan, including the kayak launch project, for which design and engineering will start soon. Our community development department submitted grant applications for playground equipment in Katheryn Park for \$400,000 and a fishing pier and vault toilets at Riverfront Park.

We toured the McCollum livery project last week, which looked impressive. We also held a presentation with the Michigan Economic Development Corporation discussing downtown redevelopment and housing programs. Today, we're finalizing applications for the home improvement program and have released two Requests for Proposals: one for the Days Avenue historic district nomination and another for demolishing an unused city-owned bathroom structure at 310 Richard Street. Overall, these projects will significantly improve our community, signaling that Buchanan is ready for more investment. We're holding weekly status meetings with engineers and contractors for both the downtown and feed mill projects.

XIII. Commissioner Comments

***Pleasant: The Tree Friends will be doing their Spring Planting on April 13th.*

***P. Lysy: The artwork displayed in the library will be updated. We are making progress toward the end of May for the competition.*

***Garry: The examples provided were very helpful.*

***Houser: Recently completed the MSU Citizen Planner class and now understand form-based code better.*

***Brown: No comments.*

***Vigansky: The Galien Legion is having a fish fry this Saturday.*

***McDonald: The trail extension is progressing, and they are working on bringing the 5K back. McDonald thanked the planning commission for their support.*

XIV. Adjournment

Motion made by Houser, supported by Vigansky to adjourn the meeting at 6:58 PM. Voice vote carries unanimously.