
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. Regular Meeting - Call to Order

Meeting called to order at 6:01pm.

IV. Pledge of Allegiance

McDonald led in the Pledge of Allegiance.

V. Roll Call

Present: McDonald, Vigansky, Houser, Pleasant, Lysy, Garry

Absent: Brown

City Hall Staff Present: Community Development Director, Richard Murphy; City Clerk, Kalla Langston

VI. Approve Agenda

Motion by Houser, supported by Vigansky, to approve agenda as presented. Roll call vote carries unanimously.

VII. Public Comments - Agenda Items

None.

VIII. Approve Minutes

A. Minutes- Consider approving the Regular Meeting Minutes from May 13th, 2025.

Motion by Pleasant, supported by Houser, to approve minutes as presented. Roll call vote carries unanimously.

IX. Old Business

None.

X. New Business

A. Short-term Rental Discussion- Darwin Watson, City Manager of the City of New Buffalo.

Murphy provided the Commission copies of New Buffalo's short term rental ordinance. Vigansky would like to have a first draft by next meeting for the Commission to review. Murphy would like some guidance from the commission as all ordinances are different. Pleasant said he's had communication from the City Commission that they have priorities they'd like to see in the ordinance as well. Murphy and the Planning Commission agreed that Murphy will write a framework of the ordinance that the Planning Commission can review.

Motion by Vigansky, supported by Houser, to postpone short-term rental discussion until next meeting, provided the City Manager is available. Roll call vote carries unanimously.

B. Zoning: Use-Based vs. Form-Based Zoning presentation by Planning Commissioner Vice-Chair, Tony Houser.

Houser presented on use-based vs. form-based zoning as part of his Master Citizen Planner program. The presentation included a history of zoning in America and the progression of use-based zoning to form-based. Use-based zoning saw the rise of urban sprawl and inefficiencies in land use. Form-based prioritizes the form over the land use, promoting mixed use development and walkability. Buchanan's current zoning code is use-based and its new, draft code is form-based.

Performance-based zoning focuses on the impact of development, and incentive-based zoning allows property owners to receive certain benefits or exemptions from zoning regulations if they align with community goals. Houser reviewed the standards of these different zoning approaches.

C. Update on Zoning Project

Murphy will have a call with the consultant later this week to discuss the progress on draft three.

XI. Public Comment - Non-Agenda Items Only

Norma Ferris: Asked if a police officer would be needed to direct traffic at the daycare expansion downtown.

XII. Community Development Director Comments

Murphy will prepare a draft short-term rental ordinance for the Planning Commission.

XIII. Commissioner Comments

Garry: Thanked the Commission for a good meeting.

Lysy: Updated Commission on the last Design Review Committee meeting, where the placement of a sign was approved and the purpose of the Design Review Committee was discussed.

Pleasant: Thanked Houser for his presentation.

Vigansky: Thanked Houser for his presentation.

McDonald: Thanked the Planning Commission.

XIV. Adjournment

Meeting adjourned at 7:14pm.