



CITY OF BUCHANAN PLANNING COMMISSION

TUESDAY, JULY 14, 2026 – 6:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

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 Zoning & Community Development Director Kristen Gundersen at kgundersen@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

Public hearing called to order at 6:00pm.

B. Roll Call

Present: Vigansky, Houser, Brown, Pleasant, Lysy, Garry, Wreggelsworth

Absent: None

City Staff Present: Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundersen

C. The purpose of the public hearing is to hear public comments on proposed amendments to Table 71-J – Use Matrix and Article V Definitions and any other sections of the Unified Development Code related to residential housing options.

D. Opening of Hearing and Statement of Purpose of the Hearing

E. Announcement of the Rules of the Hearing

F. Presentation by the Applicant

Gundersen summarized the proposed amendments as discussed by the Planning Commission and staff.

G. Presentation by the Opposition

H. Applicant's Rebuttal

I. Closing of Hearing

The public hearing was closed at 6:09pm.

IV. Regular Meeting - Call to Order

Houser called the regular meeting to order at 6:00pm.

V. Pledge of Allegiance

Houser led in the pledge of allegiance.

VI. Roll Call

Present: Vigansky, Houser, Brown, Pleasant, Lysy, Garry, Wreggelsworth

Absent: None

City Staff Present: Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundersen

VII. Approve Agenda

Pleasant moved, seconded by Brown to approve the agenda as presented. Voice vote carried unanimously.

VIII. Public Comments - Agenda Items

Andrew Warner – Spoke in support of allowing additional dwelling units in the Neighborhood Edge zoning district.

Dion Bouzas – Hopes the Planning Commission can figure out a path forward for the Open flags and asked to City to place some of the new tables and chairs in the greenspace on the Creek next to Hilltop's Creekside Cafe.

IX. Approve Minutes

A. Consider the Regular Meeting Minutes from May 12th, 2026.

Brown moved, seconded by Vigansky to approve the May 12th, 2026 Minutes as presented. Voice vote carried unanimously.

X. Old Business

A. Master Plan Update Discussion 6 – Open House/Pop-Up Event Results – Future Land Use Map and Goals and Objectives - Update and Next Steps

Marcy Hamilton of the Southwest Michigan Planning Commission reported on the open house and pop up events for the new Master Plan. They were well attended and participation was good. Gundersen heard a lot of positive comments. Overall, the responses were in line with expectations.

The next step is to update the future land use map. As the zoning map has been recently updated, Hamilton recommended using it as a base. There was discussion of different zoning districts, the flood plain, the location of industrial zones, and what they'd like to change going forward.

XI. New Business

A. Consideration of a Text Amendment to Table 71-J Use Matrix and Article V Definitions Relating to Residential Uses in the Unified Development Code

Brown moved, seconded by Pleasant, to approve amendment to Table 71-J Use Matrix – Residential and Article V Definitions relating types of dwelling units and the number of dwelling units allowed in different zoning districts as the request is consistent with the 2021 Master Plan Goals and Objects and Section 71-36.B.2 standards for text amendments.

In reference to allowing accessory dwelling units in the D district, Lysy asked if you could have an accessory dwelling where there was no primary dwelling, as defined in the UDC. There was discussion of if a commercial use could work in lieu of a primary dwelling.

Brown moved, seconded by Pleasant, to approve amendment to Table 71-J Use Matrix – Residential and Article V Definitions relating types of dwelling units and the number of dwelling units allowed in different zoning districts as the request is consistent with the 2021 Master Plan Goals and Objects and Section 71-36.B.2 standards for text amendments, with the amendment of changing the definition of

an ADU to replace the text ‘incidental and subordinate to the principal dwelling unit’ to ‘incidental and subordinate to the principal use’. Roll call vote carried unanimously.

XII. Public Comment - Non-Agenda Items Only

Dennis Mori & Dennis Mori – Spoke on behalf of the Buchanan Business Boosters and introduced a proposal for Open flags in the downtown district that the Boosters will be proposing to the board in a future meeting. The goal of the proposal will be for Open flags to be installed at downtown businesses to help advertise their location while delivering a uniform look, and for the Planning Commission to review sign requirements to ensure they comply. They would like the standards to use the ADA minimum rather than what’s in the sign ordinance.

Dion Bouzas – Spoke about having a barrier between ADUs and commercial buildings downtown.

XIII. Zoning & Community Development Director Comments

Gundersen is continuing to work on projects and will bring them before the Planning Commission for review, including the Master Plan and potential changes to fence requirements, parking and PUDs.

XIV. Commissioner Comments

Vigansky – Spoke about Roberts Rules and the requirement that public comment not be a question and answer session with the board, but a space for the public to address the board. He does not believe the Business Boosters do their due diligence with their requests and that the recently updated sign ordinance is appropriate. There was objection from the crowd and Houser called for order.

Lysy – The Design Review Committee did not have a quorum at their most recent meeting. Gundersen shared that the DRC has appointed an alternate member who can be called on in future.

Pleasant – Thanked the public for their public comments.

Garry – Thanked the public for attending the meeting and sharing their thoughts. Thanked Hamilton for going through the map with the Board.

Wreggelsworth – Appreciated going over the map and looks forward to learning from the board.

Brown – Thanked Wreggelsworth for volunteering his time in joining the board and thanked the public for joining.

Houser – Thanked everyone for coming and for their discourse.

XV. Adjournment

Brown moved, seconded by Pleasant to adjourn at 7:35pm.

Kalla Langston-Weiss, City Clerk

Chairperson Tony Houser