

DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN
WEDNESDAY, FEBRUARY 07, 2024 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

** Comments may be submitted in writing at least 4 hours in advance to the Community Development Director/Zoning Administrator at "mailto:rmurphy@cityofbuchanan.com" rmurphy@cityofbuchanan.com*

1:08:45

I. Call to Order

The meeting was called to order at 6:00pm

II. Pledge of Allegiance

III. Roll Call

Present: Joe Paolucci, Dan Carlson, Chirs Brayak, Michael Rowland

City Staff: Community Development Director, Rich Murphy ; Assistant Community Development Director, Ashley Regal

IV. Approve Agenda

Motion made by Rowland, supported by Carlson, to approve amended the agenda to add Item A. *Consider appointing Peter Lysy to the Design Review Committee* under VIII. New Business.

Voice vote to approve the amended agenda carries unanimously.

V. Public Comments - Agenda Items Only (3-minute limit)

None.

VI. Approve Minutes

A. Consider approving minutes from December 6, 2023

Motion made by Rowland, supported by Carlson, to approve the minutes as presented. Voice vote carries unanimously.

VII. Unfinished Business

VIII. New Business

A. *Consider appointing Peter Lysy to the Design Review Committee.*

Motion made by Rowland, supported by Paolucci, to approve the appointment of Peter Lysy to the Design Review Committee and recommend approval from the city commission.

Voice vote to recommend Peter Lysy to the city (he said planning here but city commission earlier so I'm unsure which) commission carries unanimously.

B. *Rear awning proposed for 102 E. Front St. by Duane Case of Merrillville Awning.*

Duane Case – Building owner would like to recover the awning on the back side of the building and cover AC units to both protect the air conditioners and soften the look of the back of the building. The process is to drill a hole in the mortar joints and screw a bracket with a concrete anchor to set the awning. If it ever needs to be removed you can unscrew it and fill the joint.

Lysy - This plan doesn't meet the Secretary of Interior awning standards. The building bears no relationship to windows or doors and awnings are meant to provide shades and keep water off windows and doors. There are bricked over windows there and the awning would go right through the top arches of the first-floor windows. It also an important façade, you see it from the commons you see it from Oak St. So, the placement doesn't work in function or aesthetics.

Brayak – so much going on with that side of the building, doubt people asked to mount those ac units

Rowland – This would shed water away from the foundation of the building, and I think we have enough flexibility in the code. I appreciate what you said Peter and I agree with it, but I think this will be an improvement.

Brayak – The fact that it can be removed without harming the brick does allow us to preserve the ability for someone to come back and replace it or put the windows in.

Brayak – The Secretary of the Interiors Standards for Rehabilitation number 10 states, “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” I think we would fall under that item.

Lysy – I misspoke when I said the Secretary of the Interior standards, it was one of their guidelines about awnings and porches that contradicted this.

Motion made by Carlson, supported by Paolucci, to accept the proposal to recover the existing awning and repurpose it to protect the AC units, provided it will be installed as described to not damage the structure.

Voice vote carries unanimously and recommends this to the Planning Commission.

C. *Proposal for a public art installation on the Buchanan Public Library, 128 E. Front St by Ashley Regal of Live Buchanan.*

LiveBuchanan Background: Nonprofit established January 2023 with the purpose of aiding in downtown revitalization efforts and tasked with pursuing Michigan Main Street Status and executing Buchanan's Master Plan established in 2021.

Buchanan Master Plan: <https://www.cityofbuchanan.com/comm-dev/page/city-buchanan-master-plan>

A Vision for Buchanan: <https://www.cityofbuchanan.com/comm-dev/page/vision-buchanan>

Buchanan's Big 3 Focuses

- River & Natural Assets
- Northside Neighborhood
- Downtown (the target of this project)

Days Ave Activation Phase 1: Munchie Mondays, Phase 2: string lights, Phase 3: Art Installation

Kim Pruitt from Roti Roti is leading the effort to create a collage that will reflect

Buchanan “Then and Now” smaller canvas prints will be reproduced on a large scale

Technical Qualities

Framing System: color matches Library brick, screws line up with mortar, Lind Sign Company

Print: fine mesh vinyl, wont flap with wind, stretch and lay flat, and easily removable

Motion made by Brayak, supported by Carlson, to recommend the art installation proposals approval to the Planning Commission. Motion is moved to a roll call vote.

Yea: Brayak, Carlson

Nay: Paolucci

Abstain: Rowland

Motion carries 2-1.

IX. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Vigansky & Robandt – comments about the consistency of Design Review Committee Minutes.

X. Staff/Committee Comments

XI. Adjournment

Motion made by Brayak, supported by Paolucci, to adjourn the meeting at 7pm.