

SPECIAL JOINT WORK SESSION OF THE BUCHANAN CITY COMMISSION AND PLANNING COMMISSION

MONDAY, AUGUST 09, 2021 – 6:00 PM

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

MINUTES

I. Call to Order

Mayor Denison called the meeting to order at 6:00 p.m. and asked for a Roll Call.

PRESENT: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Cameron Downey, Commissioner Larry Money, Commissioner Patrick Swem, Planning Commissioner Kevin Barker, Planning Commissioner Ralph McDonald

ABSENT: Planning Commissioner Jason Lietz, Planning Commissioner Donna Monell

STAFF: City Manager Heather Grace, City Clerk Barbara Pitcher, Director of Public Services Mike Baker

GUESTS: Kim Moyer, Gary Barton, Amelia Lietzau, Fran Terry

II. Items for Discussion

Site selection for DPW Building.

Denison stated this is the most important decision this body will ever make. To use the feed mill or River Street properties would be a waste of valuable, marketable property. If the DPW building is built elsewhere, the current site must be cleared and maintained and won't generate income for the City ever again. He recommends we quit wasting time trying to pick a site and let Bergmann try to figure out how to build on the existing site.

Discussion regarding the flood plain and remediation.

Discussion regarding building outside of the City limits and possible locations. Annexation would be required. McDonald asked if the City really wants to buy additional property when it already has so much and stated he is in favor of building on the current site. Money stated he feels similarly to McDonald and that there's always something unsightly at the DPW and it isn't visible to homes at the current location.

Discussion regarding the value of River Street property. It could be 9 parcels of 1 to 1.5 acres each. Swem is in agreement regarding the River Street property. We're looking for a forever home for the DPW and having to do so under adverse conditions. He prefers to feed mill site for 10 years and then build a larger municipal complex at a later date, which may actually be on the same site. Denison stated the feed mill is at the gateway to our City and could be very valuable. Something very beneficial to the City could be built there. We need to make River Street marketable. He also questioned where the idea of a municipal complex ever came from. Suggestion to take River Street off the table and have Bergmann do the feasibility study on the feed mill and current DPW sites, primarily focusing on the latter.

Discussion regarding the existing site. Baker pointed out the property is a wellhead protection area and there is concern about digging a retention pond. Perhaps the retention can be in the fen off of Bakertown Road. He loves the current site but it just doesn't work right now. Too much water and

dampness. Barker pointed out there would be no complaints from neighbors if the building remained at the current site.

Some discussion regarding the possibilities for future shops, restaurants, and housing on River Street, similar to what's happening in Granger.

City Manager Grace noted, at the end of the day, the feasibility study will make the feed mill property more marketable.

Lietzau of Barton Group suggested a smaller project team be created going forward which might include Baker, someone from the Planning Commission and 2-3 from the City Commission. Grace to assemble the team.

III. Public Comment

None.

IV. Adjourn

Being no further business, motion made by Mayor Pro Tem Weedon, seconded by Commissioner Money.

Voting Yea: Mayor Denison, Mayor Pro Tem Weedon, Commissioner Downey, Commissioner Money, Commissioner Swem, Planning Commissioner Kevin Barker, Planning Commissioner Ralph McDonald

Barbara A. Pitcher, City Clerk

Mayor Sean Denison