



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, MAY 12, 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. Regular Meeting - Call to Order

Meeting called to order at 6:00 PM.

IV. Pledge of Allegiance

Houser led in the pledge of allegiance.

V. Roll Call

Present: Vigansky, Pleasant, Brown, Houser, Lysy, Garry (arrived at 6:04 PM and left at 7:12 PM)

Absent:

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kirsten Gundersen

VI. Approve Agenda

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

VII. Public Comments - Agenda Items

Randy Hendrixson – Would like to suspend his current application to be on the Planning Commission in favor of John Wregglesworth.

VIII. Approve Minutes

A. Minutes consider approving the Meeting Minutes from April 14th, 2026.

Lysy wondered if the section that mentions sight lines for Oak St and Main St was actually meant to refer to Oak St and Days Ave.

Lysy moved, seconded by Brown, to approve the minutes with the amendment of section 8A, removing mention of Main St and Oak St. Voice vote carried unanimously.

IX. Old Business

A. Planning Commission Interviews & Appointments

1) Randy Hendrixson

Hendrixson has withdrawn his application.

2) John Wregglesworth

Brown asked his experience with Planning and jobs. Wregglesworth answered that he's been in business in this town for over 25 years, including jobs he's worked alongside the City. Brown asked why he was interested in joining the Planning Commission, and Wregglesworth answered that he's at a point where he has the time. Vigansky asked if he'd be able to show up to the monthly meetings, and he responded affirmatively.

Houser asked how he'd handle a proposed project that met all ordinance requirements but that he personally didn't approve of, and Wregglesworth answered that personal opinions wouldn't have anything to do with it.

Langston-Weiss noted that Wregglesworth had applied to the DDA, and during his interview she'd thought he would be perfect for the Planning Commission. Gundersen gave some information on Planning Commission meetings and training.

Vigansky moved, seconded by Brown, to recommend approval of John Wregglesworth to the Planning Commission. Roll call vote carried unanimously.

X. Old Business

A. Master Plan Update

Marcy Hamilton of the South West Michigan Planning Association was present to update the board on the survey results. Lysy asked if there was a theory as to why there were fewer responses than last time. There is not a clear reason, as the survey was well advertised. Hamilton stated that it's best when there are a number of different ways for residents to provide feedback, as they are doing by having an open house as well as the survey. There was discussion of strategies for different pop events or open houses. The information is posted to Facebook and the City website in addition to physical copies of the flier that were distributed around town.

Gundersen asked what feedback they should focus on getting from people attending the engagement sessions. She and Hamilton suggested questions and information about historic preservation, blight, and code enforcement. Hamilton mentioned seeking feedback about the future land use map, and there was discussion of the goals and logistics of the future land use map. Gundersen directed the board to think about what they'd like to see on it and to submit their thoughts to her for a future work session.

B. UDC – Signs

Gundersen presented her draft language and additional edits and additions. There was continued discussion of iconic signs from the previous meeting. Vigansky asked about an issue with signs on the sidewalk and Gundersen shared that she had explained to the property that only sandwich boards were allowed on the sidewalk. She also clarified that feather flags cannot be in the public right of way but in the draft ordinance there can be two on private property.

Gundersen will send the draft language to the city attorney, with the goal of having a final meeting about it in August before holding public hearings in September.

C. UDC - Buffering, Trees, Fencing

Gundersen anticipates having material from the tree board for review at the Planning Commission's July meeting.

D. UDC - Site Triangle, Parking and Planned Unit Development

Gundersen will have information on this at July's meeting as well.

XI. New Business

A. Proposed Amendment to UDC Table 71-J Use Matrix – Residential

Most of the residentially zoned districts in the city allow for multifamily development. The City is selling some parcels it owns for home construction, and the size of the lots makes sense for duplexes. Gundersen is proposed aligning this district with its neighboring districts by changing the zoning. She also proposed having 4 and 8 unit apartments available as a special use. Pleasant noted that 4 unit dwellings had different financing options than 8 unit dwellings and could possibly be treated differently, there was discussion of requirements of different sizes of dwellings.

Vigansky asked about Churches in the D (Downtown) district and their requirements. Gundersen clarified that they'd need a special use permit for religious assembly in that district, but the church in question is grandfathered in. Gundersen will also add some additional language about ADUs and there was discussion of what it would look like to allow them downtown.

XII. Public Comment - Non-Agenda Items Only

None.

XIII. Zoning & Community Development Director Comments

None.

XIV. Commissioner Comments

Lysy – Progress is being made, slowly but surely. Gundersen mentioned that the Design Review Committee is deciding what their standards will be in the updated code.

Vigansky – Asked if there would be multiple public hearings or several at once, Gundersen confirmed it would be the latter. Vigansky appreciates her outlining the timeline. Vigansky shared he was running for City Commissioner again.

Brown – Thanked everyone for their hard work.

Pleasant – Thanked everyone, thanked Wregglesworth for volunteering.

Houser – Asked about terms, Langston-Weiss shared that Houser, Pleasant, and Lysy would be up for reappointment. Brown's term will end in June 2026.

XV. Adjournment

Meeting adjourned at 7:59 PM.

Kalla Langston-Weiss, City Clerk

Chairperson Tony Houser