

**Buchanan Charter Township Planning Commission**  
**Regular Meeting**  
**May 24, 2023**

**CALL TO ORDER**

The regular May 24, 2023, meeting of the Buchanan Township Planning Commission (PC) called to order by Chairman Dennis Wentworth at ~~6:30 p.m.~~ <sup>6PM</sup>

Members Present: Dennis Wentworth (Chair), Scott Albright, Gerald (Jerry) DiPietro, Daniel Lakin, Kimberly Scarpone, Katie Heyliger, Rachel Plank

Others Present: Enforcement Officer Eileen Glick, Matthew Kincaid (NEST Blue Heron Development), Rich Johnson, Brent Jensen (Realtor)

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by those present.

**APPROVAL OF AGENDA**

Kimberly Scarpone moved to accept the agenda; Daniel Lakin supported.

Voice vote: ALL APPROVED

**APPROVAL OF MINUTES – November 16, 2022**

Rachel Plank moved to accept the minutes as presented. Gerald DiPietro supported.

Voice vote: ALL APPROVED

**BRIEF PUBLIC COMMENT - None**

**CORRESPONDENCE –**

Buchanan Community Recreation Plan presented Dennis Wentworth

**UNFINISHED BUSINESS**

No update on County Communication center plan

**NEW BUSINESS**

NEST dwelling concept

Eileen introduced guests that are interested in purchasing a parcel of land to erect 'small homes', in a cluster. Our current ordinances would need to be changed to allow such a development. Owners would be considered like condo owners, or a glorified campground. Rachel invited us to look at Traverse Bay Cottage Estates ([www.traversebayrv.com](http://www.traversebayrv.com)). It has a campground and seasonal land lease lots to put up tiny homes.

There was a lot of discussion regarding how to treat this build, individual ownership verses land lease, how to treat water and sewer access. The main take away is that changes need to be made in our Master Plan and ordinances to make this work.

Matthew Kincaid of NEST, Blue Heron Development made a presentation of the models his company builds. They have built in many other locations. They have about 17 models. He wants to build affordable homes. Stressing building for the next generation. They are well funded. Daniel Lakin inquired if they have funds for all the needed infrastructure. The small homes are 5 to 7 to an acre.

Eileen indicated it sounds like a site condominium development where each home owner doesn't own the land. Kincaid wants each owner to own the land and be "part of the community." He wants the build to be affordable. Rachel inquired if they spoke to City of Buchanan and indicated that Township and City are separate entities.

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Daniel Lakin said, "I don't think we have a problem with the idea, but we have to start with the parcel." Then we can build the rest, sewer, water, permits from health department. Compared this development to Clear Lake. We would have to create ordinances to facilitate this type of build. Dennis and a few others think it is a decent concept. Rachel suggested a conversation between the builders and City re: water and sewer capacity, etc.

The conversation concluded with Eileen asking for sample ordinances where Kincaid has successful developments.

**Timeline for Master Plan**

Dennis said be need to begin looking at the current plan and have more stakeholders to see what is changing in the township. Need to dive into it soon, June meeting. Need to get current demographics from various sources. Need to announce our intentions to surrounding communities.


**Refreshing the current Planning Commission bylaws (11 years old)**

Read over the current bylaws before June meeting with a view to updating them.

**Discuss Solar in General**

We can discuss with master plan.

Meeting Adjourned 7:45pm      Next Regular Meeting: June 28, 2023 6PM

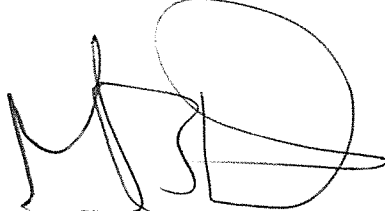


Gerald DiPietro, Secretary

APPROVED ON:

June 28, 23

SIGNED:



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