

**Buchanan Charter Township Planning Commission  
Regular Meeting  
October 23,2024**

**CALL TO ORDER**

The regular October 23, 2024, meeting of the Buchanan Township Planning Commission (PC) called to order by Chairman Dennis Wentworth at 6:03 pm.

Members Present: Dennis Wentworth (Chair), Gerald (Jerry) DiPietro, Katie Heyliger, Kim Scarpone, Amber Ramirez, Scott Albright

Others Present: Zoning Official Eileen Glick

Members Absent: Daniel Lakin

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by those present.

**APPROVAL OF AGENDA**

Kim Scarpone moved to accept the agenda; Amber Ramirez supported  
Voice vote: ALL APPROVED

**APPROVAL OF MINUTES – July 24, 2024**

Kim Scarpone moved to accept the minutes as presented. Katie Heyliger supported.  
Voice vote: ALL APPROVED

**BRIEF PUBLIC COMMENT - None**

**CORRESPONDENCE – None**

**UNFINISHED BUSINESS**

Master Plan and survey

We reviewed Chapters 3 and 5 of the Master Plan

Kim Scarpone wanted to know what groups are supported by special assessment (SMCAS) and millage for Fire Department (FD), schools and library

Red Bud Racing is International not Regional

Re surveys, we decided that \$300 cost for survey monkey wasn't worth it. And decided to make surveys available during election day.

**NEW BUSINESS**

Public Hearing on 11-06-6680-0012-00-1 rezoning a non-conforming piece of property, currently zoned Agricultural to R-2 Medium Density Residential.

Jerry DiPietro moved to open the Public Meeting at 6:23pm, Kim Scarpone seconded  
Eileen Glick gave the staff report explaining the issue. The property is part of the Reese Subdivision which was created in 1970. Eight of the properties are zoned R-2, Medium Density Residential and this parcel, along with three others, are zoned Agricultural. The lots are approximately .41 acres.

The applicant requested to go from AG to R-2.

**Buchanan Charter Township Planning Commission  
Regular Meeting  
October 23, 2024**

Public water and sewer. Residential developments *shall* be served with approved water and sewer services per Chapter 200, Sewers, and Chapter 260, Water, of the Township of Buchanan Code. (Refer to existing agreements.)

Dennis Wentworth moved to close the Public Meeting at 6:37P, Jerry DiPietro seconded

The Planning Commission discussed the request in light of the current Zoning requirements and decided we must follow the current zoning. The Planning Commission would reconsider this decision if public water and sewer were available to this parcel.

Provided septic and water is approved by Berrien County and the building meets the setback requirements, there is no issue building in the AG district.

Based on information received, the Planning Commission cannot recommend to the Buchanan Charter Township Board to approve a change from Agricultural to R-2 Medium Density Residential on parcel 11-06-6680-0012-00-1


Therefore, Dennis Wentworth moved to deny the request for rezoning of parcel 11-06-6680-0012-00-1 from AG to R-2. Jerry DiPietro seconded.

**ROLL CALL VOTE**

|                   |        |
|-------------------|--------|
| Scott Albright    | Agreed |
| Cayde Heyliger    | Agreed |
| Kimberly Scarpone | Agreed |
| Dennis Wentworth  | Agreed |
| Amber Ramirez     | Agreed |
| Jerry DiPietro    | Agreed |

**MOTION CARRIED**

Meeting Adjourned 6:50 PM Next meeting November 20, 2024 6:00PM

  
Gerald DiPietro, Secretary

APPROVED ON 11-20-2004

SIGNED: 