

VILLAGE OF CALEDONIA  
PLANNING COMMISSION MEETING MINUTES  
Thursday, May 27, 2021  
250 S. Maple St. SE  
Caledonia, MI 49316

**Planning Commission Attendees:** Jason Wangerin, Kimberly Peters, Sylvia Murphy, Luitjen Kieweit, Gayle Ott

**Additional Attendees:** Jeff Thornton, Village Manager and James Scales, Village Attorney

**Absent:** Dan Erskine, Bill Robertson, Nathan Mehmed

**Public Attendees:** Various members of the public were in attendance

1. Call to Order at 7:01 pm
2. Pledge of Allegiance
3. Consideration of the Meeting Agenda
  - o Motion by L. Kieweit
  - o Seconded by S. Murphy
  - o Motion Carried
4. Public Comments - None
5. Consideration of the April 22, 2021 Meeting Minutes
  - o Motion by L. Kieweit
  - o Seconded by G. Ott
  - o Motion Carried
6. Inquiry of Conflict of Interest – None
7. New Business – None
8. Unfinished Business:
  - a. Ordinance Review for possible Amendment
    1. Attorney Mr. Scales proposed amendments to **Accessory Buildings & Recreational Vehicles**.

Reasons stem from non-permanent structures (tarpred structures, greenhouse kits, etc.) and how they didn't fall under the previous definition of "accessory building." We need to treat them as a building to fall under ordinance. Buildings still have to comply with building ordinances.

We also need more detailed regulations for parking Recreational Vehicles.

Village Attorney has been asked to make more revisions to the ordinance to amend so that it can go to public hearing for a discussion in the community.

### **Accessory Building Discussion**

- Planning Commission discussed various “structures” that are visible within the Village and how a change could impact these buildings.
- BOCA Compliance is something for buildings used in other communities.
- Discussion about impact/definition of foundations and size of buildings.
- Question about water property provisions – decision to leave them since there aren’t many but a few in the Village
- **OUTSTANDING** - Need language that properties with multiple “front yards” get extra consideration and that neighbors need to be consulted.

### **Recreational Vehicles Discussion**

- Definition of trailer? Temporary/Permanent? How long can a trailer sit? Where can it sit?
- All trailers should be the same.

#### b. Project Updates by J. Thornton for N. Mehmed

**Car Wash** – moving along after delay in demolition

**Legacy** – moving along; questions on construction hours but residents hoping it just moves through the process quickly; selling and building moving forward as initially discussed after a bit of a delay in sales

**Master Plan** – Survey is live, goal is a few 100 responses before the survey pulls down, discussion about Village Council and Planning Commission to be in attendance at the July 4<sup>th</sup> parade to pass out notices about the survey, needs to have QR codes put up in the businesses on Main still, work session #1 scheduled for June, it’s getting circulated on social media, some have questions if they are supposed to complete as a non-resident, need to find other channels for engagement

#### 9. Other matters that may come before the Planning Commission:

##### a. Zoning Enforcement Issues presented by J. Thornton

Update on special ZBA meeting –

- **Caledonia Vision** – Sign was granted a variance with some conditions
- **404 E Main** – Will be revisited June 8<sup>th</sup> as there seemed to be outstanding questions among Village Council

10. Public Comments:

- a. Extensive discussion with a few Village residents and Village President on various community engagement and enforcement topics
  - 1. Resident asked the Planning Commission to consider the definition of the word temporary. Does it read more like permanent?
  - 2. Question about work trailer – can't park at home or work in the Village?
  - 3. How can we partner better to get events going?
  - 4. Can we get the website updated and with better communication to residents (email, etc.)?

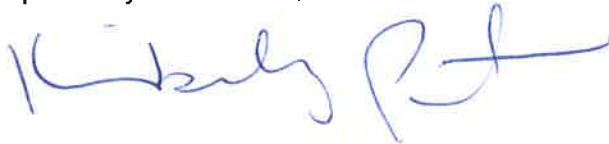
11. Commissioner's Comments:

- a. Appreciative of the open dialogue

12. Adjournment

- o Motion by L. Kieweit @ 8:51 pm
- o Seconded by G. Ott
- o Motion Carried

Respectfully Submitted,



Kimberly Peters  
Planning Commission, Secretary