

VILLAGE OF CALEDONIA

FINAL PLANNING COMMISSION MEETING MINUTES

Thursday, June 23, 2022
250 S. Maple St. SE
Caledonia, MI 49316

Planning Commission Attendees: Sylvia Murphy (acting as ProTem), Kimberly Peters, Gayle Ott, Amanda Crozier, Bill Robertson

Additional Attendees: Nathan Mehmed, Village Planner, Jennifer Lindsey, President

Missing: Jim Scales, Village Attorney, Gerrienne Schuler, Chad Chambers, Jeff Thornton, Village Clerk/Manager

1. **Call to Order** at 7:03 pm

2. **Pledge of Allegiance**

3. **Consideration of the Meeting Agenda** – *Peters asked about missing a Kinsey Street update and was told there wasn't one provided.*

- o Motion to Approve by Oll
- o Seconded by Robertson
- o Motion Carried

4. **Public Comment - none**

5. **Consideration of the April 28, 2022 Minutes with revisions**

- o Motion to Approve by Crozier
- o Seconded by Ott
- o Motion Carried

6. **Inquiry of Conflict of Interest** – None

7. **New Business** –

a. **Solar Energy Zoning Discussion**

- i. General discussion between Commissioners and Planner – understanding is that Township doesn't have an ordinance (was going to put on building but was too expensive is our understanding), what would be typical requirements, general safety factors (residential and commercial discussion), concerns around noise/animals/weather/damage/farm land. MSU's example (parking). Question about needing to address in Master Plan, but was told not needed.
- ii. Murphy Spoke with Paul Cusak, owner of West MI Solar, see notes provided, and would like to invite them to speak to us as they helped Lowell write theirs.
- iii. Nathan - If we want to move in this direction, would bring samples to model an ordinance to help us structure it. Would need a building permit as they might see it as an accessory building.
- iv. Glen Valley HOA has approached The Village as there is someone that wants to pursue one.

8. **Old Business**

a. **Master Plan**

- i. Updated the map and narrative based on public comments (concerns about the trials map).
- ii. April notes – spelling, etc.
- iii. Still don't have all of the census data – supposed to come out this month. The info provided so far is reasonable.
- iv. Establish a park at 250 Maple (Barber School) – pg 28 – prior doc – wanted it addressed as a park. Could get grants to develop it. Unofficial park today. Only used during Western Week. Village already owns that land. Crozier – how do we connect? Using the existing path on the roads.
- v. Vacant property map – changes so often, not necessary. Left 2 big areas for discussion. Waste water treatment plant, over by the car dealership. Pg 22. Casey Court – not buildable. Recommendation to keep the big, not the little.
- vi. Crozier – Pg 22 – Waste Water land – understand that a motion was made that Village land would never be for sale. Should we take out “commercial?”
- vii. Nathan & Lindsey – not sure if it's binding. Boards change. Prior discussions have been to keep it public land. If Council wants it changed, they can push it back to you.
- viii. Robertson – they might need to rebuild the facility due to future growth. Farms in the area are being converted to residential.
- ix. Next step – motion to send to Council for distribution.
- x. Ott – Does it have to have names? Nathan, typically names stay in. Plan is consistent with the Township. They are doing some planning work.
- xi. Motion, send as is (with updates, map) to send for review, comment, and distribution to Council.**
 Motion by Crozier
 Seconded by Ott
 Motion carried

9. Other Matters –

a. Updates

- i. **Master Plan Update** – running it's course
- ii. **Car Wash** – It's open! Everything looks good except for some screening. Will look into if a tree is missing. Things seem to be ok with the noise – M37 is louder. Vacuums only run when the button is pushed.
- iii. **Legacy Village** – Lindsey/Nathan – unsure, but there was a hold on occupancy due to environmental issues. Unsure the condition today.
- iv. **Hanover** – Nathan - unsure
- v. **Village Station** – Nathan - unsure
- vi. **Enforcement** – Nathan - unsure

10. Public Comments – none (no public)

11. Commissioner's Comments

- a. Robertson - Lost a Norm Buer – great man of the community.

12. Adjournment

- o Murphy called for the meeting to be adjourned at 8:06 pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kimberly Peters', written in a cursive style.

Kimberly Peters
Planning Commission, Secretary