

VILLAGE OF CALEDONIA PLANNING COMMISSION MEETING MINUTES

Thursday October 27, 2022

7:00 pm

Caledonia Village Hall
250 S. Maple St. SE
Caledonia, MI 49316

Planning Commission Attendees: Chad Chambers, Amanda Crozier, Gayle Ott, Kimberly Peters, Bill Robertson, Jeff Thornton, Village Clerk/Manager, Nathan Mehmed, Village Planner

Additional Attendees:

Missing: Jim Scales, Village Attorney, Gerrienne Schuler

1. Call to Order & Roll Call

2. Pledge of Allegiance

3. Consideration of the Meeting Agenda

- Motion to Approve with additions by Peters
- Seconded by Richardson
- Motion Carried

4. Public Comments (BRIEF – UNDER 2 MINUTES, AGENDA ITEMS ONLY) - none

5. Approval of Previous Meeting Minutes from August 25, 2022, and Special Meeting held on September 13, 2022

- Motion to Approve by Crozier
- Seconded by Richardson
- Motion Carried

6. Inquiry of Conflict of Interest - none

7. NEW BUSINESS

a. Public Hearing - General Development Plan (which has been referred to as the Master Plan in the past)

- i. Opened at 7:04 pm
- ii. Closed at 7:04 pm (no public in attendance)

b. Resolution to adopt General Development Plan

- Motion to Approve by Ott
- Seconded by Richardson
- Motion Carried

c. Mika Meyers purposed revisions to site plan reviews

Change of use of building inquiry discussion.

Background

Currently, ordinance requires it to come before Planning Commission (PC). Attorney was asked to create changes for administrative review (which body will review). This would help guide PC for site reviews. Our standards for review were lacking. Township would like 1 of the 4 liquor licenses to stay within the Village.

More information

A building owner in the Village would like one. Owner didn't want to come before PC but the law requires it. Fire Chief has asked about being notified when there is a change in tenant. We don't plan to have a special meeting but would need to have a public meeting to change the ordinance. *Side note - We don't have a business registry. Would also like to see a business registry that won't impact ordinances.* Use Permitted by Right – have to approve if they meet the ordinance standards. Special uses – more stipulations to comply with. Example for review – parking (don't want to take down buildings to create parking) for a different footprint (expanded/changed restaurant space). IMS is our Zoning Administrator. Discussion on definition of Stakeholders. Things to consider - Square footage (up or down could help define who needs to review), Change of Use, Refer to PC because ZA wants it to go before PC, etc. Most costs for review are paid by applicant. Will put together list of things for us to consider at December meeting (not meeting in November due to Holiday).

Village Clerk/Manager would like to see us create rental review process as well.

8. OLD BUSINESS

9. OTHER MATTERS

a. Updates

i. Legacy Village – not following through with site plan. They are trying to get occupancy for last building. Village has a \$70,000 bond to ensure project completed correctly. Caught mechanical issues.

ii. Hanover – not sure what's happening. Another building completed. Phase 2 has not been approved but phase 1 hasn't been "completed." Think it's due to the water table. The management company is now owner of the strip mall where D & W is located.

iii. Village Station – Getting close to completion. Will do the same review. Will also require a bond to make sure

iv. **Enforcement** – Going to court on a few things.

10. PUBLIC COMMENT - none

11. COMMISSIONER'S COMMENTS - none

12. ADJOURNMENT at 8:14 pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kimberly Peters', with a stylized flourish at the end.

Kimberly Peters
Planning Commission, Secretary