

VILLAGE OF CALEDONIA FINAL PLANNING COMMISSION MEETING MINUTES

Thursday January 26, 2023

7:00 pm

Caledonia Village Hall

250 S. Maple St. SE

Caledonia, MI 49316

Planning Commission Attendees: Amanda Crozier, Gayle Ott, Kimberly Peters, Gerrienne Schuler, Jeff Thornton, Village Clerk/Manager

Additional Attendees: Jennifer Lindsey, President

Missing: Bill Robertson, Jim Scales, Village Attorney, Nathan Mehmed, Village Planner

1. Call to Order & Roll Call 7:03 pm

2. Pledge of Allegiance

3. Consideration of the Meeting Agenda

- Motion to Approve except by Crozier
- Seconded by Schuler
- Motion Carried

4. Public Comments (BRIEF – UNDER 2 MINUTES, AGENDA ITEMS ONLY) –

Jennifer Lindsey, President – I'm speaking for myself, I am not in support of this - takes away the PC duties and takes away our say as a small community.

5. Approval of Previous Meeting & Public Hearing Minutes from October 27, 2022

- Motion to Approve with correction of name for Robertson by Schuler
- Seconded by Crozier
- Motion Carried

6. Inquiry of Conflict of Interest - none

7. NEW BUSINESS

a. Election of Officers

- Recommend to defer one month in hopes of applications for open positions.
- Motion by Schuler
- Seconded by Crozier
- Motion Carried

b. Discussion of possible amendment to Zoning Ordinance

- a. Refresher on the background – Bosco wanting liquor license where The Vault had been for a new tenant. But it was recommended that the

change of use would require PC review. In the past, it is something we have done (updates with The Family Tavern). Change of use, size, etc. could be things for review. Our Attorney & Planner – what has been put together is more common. What we have is adequate, but a push by State to update communities to be ready for development. We are a small town. Do we have to do things at a fast pace? Concern is that the clock is ticking for them and do we want to accommodate a quick review and turn around? We will do our best to accommodate a special meeting. Bosco stopped construction on their apartments when Hanover started. If they pick it back up, they would have to come back to the PC based on development agreement. Phase 2 of Hanover will come before the PC.

- b. Should add a time clock for developments.
 - c. Public Hearing would be needed. And would need Atty & Planner in attendance for questions, etc.
 - d. Important to have the Council listen to the PC.
 - e. For example, having the review by the PC and the public opinion review the Maintenance Building by the Township.
 - f. Keeps us safer as a community.
 - g. MI Economic Development doesn't want local governments holding up development. Villages aren't held to the funding standards of the Development Ready requirements.
 - h. Don't like the idea of one "person" being the say. Ours isn't even in our community – IMS is our ZA. Currently, Planner is also pulled in. Planner is still outside of our community. Would like to see someone from our community – PC Chair possibly as a 3 person team.
 - i. PC is made up of residents. We should represent what is best for the community along with public hearings.
 - j. Add time limits to applications if this isn't adopted. Document definition (1 year limit for example).
 - k. This would be a brand new ordinance section.
 - l. Not many things left to come to PC
- o Motion to not adopt by Schuler
 - o Seconded by Peters
 - o Motion Carried

8. OLD BUSINESS

9. OTHER MATTERS

a. Updates

i. **Legacy Village** – Things haven't been fixed.

ii. **Hanover** – Nothing right now.

iii. Village Station – Upset about having to take out bond.

iv. Enforcement – Issues going to court, and winning. Fines cap out at \$50, people think they will just pay the fine instead of obey ordinances. Need to think about changing the fines in addition to court costs.

10. PUBLIC COMMENT - none

11. COMMISSIONER'S COMMENTS – open positions, please spread the word

12. ADJOURNMENT at 8:19 pm

Respectfully Submitted,



Kimberly Peters
Planning Commission, Secretary