VILLAGE OF
Caledonia
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Planning Commission Meeting
250 Maple St. SE, Caledonia, MI
January 22 2026, 7:00 p.m.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Communications
5. Brief public comment on agenda items (up to 2 minutes)
6. Inquiry of Conflict of Interest
7. Approval and consent of Agenda
8. Approval of Minutes
    a. Approval of Meeting Minutes from 11/20/2025
9. Public Hearing
    a. Discussion Items
        i. Planner Memo
        ii. Engineering Memos
        iii. Hanover Townhomes Narrative Response
    b. Review Hanover Townhomes Phase II Site Plan, Rezoning and PUD changes, TIF
10. Discussion Item
    a. Special Land Use Application – 116 W Main St SE
11. Unfinished Business
12. New Business
    a. 2026 Meeting Schedule
    b. Election of Officers
    c. Appointment of Secretary
13. Public Comment (Extended – up to 5 minutes)
14. Commissioner Comments
15. Adjournment

Lisa Sonday, Village of Caledonia, Clerk

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MEMORANDUM

To:	Village of Caledonia Planning Commission
Date:	January 15, 2026
From:	Nathan Mehmed, AICP
RE:	**Hanover Phase II Rezoning and PUD Amendment Request**

Wheeler Development Group, on behalf of Caledonia TH, LLC and Caledonia TH II, LLC, has submitted an application for a rezoning and PUD amendment for property located generally at 161 Kinsey Street SE (PPN: 41-23-29-405-013, 41-23-29-451-011, 41-23-29-451-010). The purpose of this memorandum is to evaluate the request pursuant to the Village of Caledonia Zoning Ordinance.

Background. The subject properties are currently split zoned, with 451-010 and 451-011 located in an existing Planned Unit Development (PUD) and 405-013 located in the the R-2, Medium Density Single Family District. The combined property is approximately 37.85 acres in area, with the new area proposed for rezoning containing approximately 0.41 acres. The applicant is requesting to rezone the R-2, Medium Density Single Family parcel to include it in the existing Hanover PUD and to amend the Final Development Plan to construct Phase II with modifications. The amended Final Development Plan would include the construction of 66 dwelling units located in nine two-unit buildings and 12 four-unit buildings, together with private drives, public water and sewer, open space, and various other amenities.

The request includes multiple concurrent processes, including a rezoning and PUD amendment. As such, multiple sets of standards are applicable and are addressed individually in this memo.

Rezoning Review Standards. The Zoning Ordinance does not contain any specific standards to consider when reviewing an application for rezoning. However, Chapter 6 of the 2022 Village of Caledonia General Development Plan contains zoning criteria that should be considered by the Planning Commission and Village Council when zoning or land use changes are requested or otherwise contemplated. These criteria are listed below.

1) Can the property reasonably be used under its present zoning district?
2) Is the proposed use compatible with other zoning and land uses in the area? All of the uses allowed in the proposed district or major development such as a PUD should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values
3) Would it be more appropriate to add the proposed use to the existing district as a use permitted by right, or by special use permit. Would rezoning to a Planned Unit Development be appropriate?
4) Is the location appropriate for the range of uses permitted in the district requested or contemplated?
5) Are uses in the proposed district equally suited or better suited to the area than the current district uses?
6) Does the proposal constitute a "spot zone" that is unsupported by rational land use planning?
7) Can the proposed development be adequately served by public utilities and services?
8) Is it consistent with development trends in the area?
9) Finally, is the proposed rezoning consistent with both the policies and the uses proposed for that area in the General Development Plan? If not, is the plan current and reasonable, or does it have to be updated?

Comment: The rezoning request applies to the individual parcel that is not currently included in the Hanover PUD (161 Kinsey St SE, 41-23-29-405-013). In lieu of addressing each standard individually for such a small area, we will summarize our observations here. The rezoning is necessary to accommodate Phase II of Hanover as it is being proposed. We find that it is compatible, given the incorporation into the previously approved PUD, surrounding land uses, and surrounding zoning districts. The range of uses proposed for Phase II is similar to that of surrounding properties and the property is served by public utilities and services. It does not constitute a spot zone and it is consistent with the development trends that began with the development of Hanover Phase I. Medium Density Residential is supported in the Caledonia General Development Plan. Further, the subject lot will primarily be used as a stormwater management basin and drive.

Planed Unit Developments. Chapter XII includes the applicable standards for reviewing Planned Unit Developments. Section 12.3 addresses Project Design Standards for residential

density, density bonuses, and open space requirements. The following standards apply to this project:

1) Overall density shall be the same as if each lot were to satisfy the minimum lot size requirements of the underlying district.
2) Areas within any street right-of-way shall not be included in the overall density calculation.
3) Unbuildable land, which shall include slopes of 20% or greater, regulated or unregulated wetlands, public utility easements, floodplains and other similar features which limit or prevent construction of buildings or roads, shall be identified on the site plan and shall not be included in the overall density calculation.
4) PUDs containing a residential component shall provide and maintain usable open space consisting of at least twenty percent (20%) of the land area proposed for development under the provisions of this chapter. The open space shall remain in a perpetually undeveloped state by means of an irrevocable conveyance, such as deed restriction, conservation easement, restrictive covenant or other legal instrument that runs with the land, as approved by the Village attorney.

    The following areas shall not constitute open space:
    (1) The area within street rights-of-way.
    (2) Any easement for overhead utility lines, unless adjacent to open space.
    (3) The area within a platted lot, the area within a site condominium unit or the area within an unplatted parcel where such parcel is occupied by a structure.
    (4) Areas within twenty (20) feet of a building shall not be considered as open space.
    (5) Areas that do not consist of at least four thousand (4,000) square feet of contiguous area or that have any dimension smaller than fifteen (15) feet. Open space areas shall be separate and distinct from area included within the boundaries of a buildable lot or parcel as designated on the PUD plan.
    (6) Off-street parking and loading areas.
    (7) Detention and retention ponds.
    (8) Community drainfields.
    (9) Fifty percent (50%) of the area of wetlands, creeks, streams, ponds, lakes or other bodies of water.
    (10) Fifty percent (50%) of the area of floodplains and steep slopes (20% or greater).
    (11) Buffer zones required by this chapter

Comment: The applicant has included calculations for residential density and open space on the site plan. While it appears that overall density is likely in compliance, we can't be sure, as it does not appear that the calculations or constraints above have been

calculated. The applicant should show the exclusions in the calculation so that the Village can ensure compliance.

Standards for PUD Approval. Section 12.10 contains the standards for PUD approval. In making its recommendation, the Planning Commission shall find that the proposed PUD meets the intent of the PUD District and the following standards:

a) Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such benefit would otherwise be unfeasible or unlikely to be achieved.

Comment: The Caledonia General Development Plan supports Medium Density Residential in this area, which corresponds to the R-2 zoning district and R-3 zoning districts, "if new development includes open space and pedestrian amenities, and if adjacent to land already zoned R-3." The underlying zoning for the Hanover PUD is R-3 and was rezoned during the original process. The applicant hasn't provided a narrative describing the "recognizable and substantial benefit to the ultimate users of the project and to the community where such a benefit would otherwise be unfeasible or unlikely to be achieved." Further, we cannot find where deviations allowed by the PUD chapter are being proposed. Nonetheless, while the subject property could likely be reasonably developed under R-3 zoning, a PUD provides the ability to construct a private street, which may be desirable to the applicant and does not increase public road liabilities for the Village. Additionally, the applicant is proposing the preservation of a large woodlot and existing pond. The Planning Commission should discuss additional recognizable and substantial benefits with the applicant.

b) In relation to current zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities, and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.

Comment: Subject to the above density calculation clarification, the applicant does not appear to be proposing uses or a density in excess of what is permitted in the underlying R-3 zoning district. Further, the original Hanover Phase II concept proposed 70 units, while the amendment proposes 66 units, an overall decrease. As such, the proposed type and density of use is not likely to result in a material increase in the need for public services, facilities, and utilities. The Planning Commission may find that this standard is met.

c) The proposed development shall be compatible with the General Development Plan of the Village and shall be consistent with the intent and spirit of this chapter.

Comment: As described previously, the Caledonia General Development Plan supports Medium Density Residential in this area, which corresponds to the R-2 zoning district and R-3 zoning districts, "if new development includes open space and pedestrian amenities, and if adjacent to land already zoned R-3." The underlying zoning for the Hanover PUD is R-3 and was rezoned during the original process. Overall, the development appears to be compatible with the General Development Plan and is generally consistent with the intent and spirit of the PUD chapter. Subject to any concerns, the Planning Commission may find that this standard is met.

d) In relation to current zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.

Comment: As this is a PUD amendment, the current zoning is Planned Unit Development for Phase II of Hanover. The applicant has modified the concept for the original Phase II to include different housing types with a different layout. It is unlikely that the proposed development, in relation to current zoning, would result in an unreasonable negative economic impact upon surrounding properties. The Planning Commission may find that this standard is met.

e) The Planned Unit Development shall not change the essential character of the surrounding area.

Comment: The essential character of the area surrounding the subject property is mixed, with downtown village uses to the north, higher density residential uses to the south and east, and agricultural uses to the west. While the character of the subject property will change with any development, landscaping, buffering, and site design may assist in preserving the character of the surrounding area. As such, the applicant has proposed to maintain the majority of established woodlots, preserve an existing pond, install sidewalks, and landscape the development. Subject to any additional discussion, the Planning Commission may find that the essential character of the area will likely remain insofar as practical given the development of a greenfield.

f) The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control upon due notice to the Village Clerk.

Comment: The development is being proposed by a single entity. The Planning Commission may find that this standard is met.

Site Plan Standards of Review. Section 14.5 contains standards for review which shall serve as the basis for a site plan review. The Planning Commission must approve a site plan if it determines that the plan complies with the following standards:

a) The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Comment: We find that the proposed use will generally be consistent with the public health, safety, and welfare of the Village. The elements of the site plan appear to be consistent with the character of the area and take into account the site's physical features. We do not anticipate that the development will impede normal and orderly development or the improvement of surrounding property. The Planning Commission may find that this standard is met.

b) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

Comment: The applicant is proposing a series of private drives (we don't note that they are proposed to be dedicated private streets) and sidewalks lining one side of the street. The layout seems logical and appears to leave potential future connections to adjacent properties in addition to access to Phase I and Kinsey Street.

If dedicated private streets are proposed as opposed to internal drives, Section 3.39 would apply, and defers to Section 22.5(b) regarding the design, layout, construction, use and maintenance of private streets. Section 22.5(b) requires that all streets be constructed in accordance with the Street Alignment and Layout and Street Design Standards contained in the Village of Caledonia Subdivision Regulations. Whether or not these will be private internal drives or dedicated private streets should be clarified by the applicant.

We note that the original submittal proposed a walking path around the pond and a connection to Caledonia Elementary School. The Planning Commission should discuss this potential connection with the applicant.

c) The arrangement of public or common ways for vehicular and pedestrian circulation and their connection to existing or planned streets in the area shall be planned to operate in the safest and most efficient means possible.

Comment: As noted above, the applicant is proposing a logical street network with connections to Hanover Phase I and Kinsey Street. Subject to any comments or concerns from the Village Engineer, the Planning Commission may find that this standard is met.

d) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The reviewing body or official may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Comment: The applicant is proposing to remove some existing vegetation to grade and build out the site, but much of the existing natural vegetation and natural features will remain on the west half of the site.

Chapter XXIII contains standards related to landscaping and buffers. The applicant has submitted a landscaping plan showing proposed landscaping; however, landscaping details, such as species type and planting size, have not been provided. The applicant should submit these details for review.

We note that Section 12.4 allows the Village Council to depart from landscaping requirements as part of PUD approval process, after recommendation from the Planning Commission.

Further, Section 23.2(b) allows the Planning Commission discretion regarding the modification of certain landscaping requirements. Section 23.2(b) specifies the criteria the Planning Commission must consider when approving any landscaping modifications, which are as follows:

(1) The amount of space on the site available for landscaping.

(2) Existing landscaping on the site and on adjacent and nearby properties.

(3) The type of land use on the site and the size and scope of the development.

(4) Existing and proposed adjacent and nearby land uses.

(5) Existing native vegetation on the site, and the extent to which strict application of the regulations of this chapter may result in less effective screening and landscaping than alternative landscape designs, especially those alternatives which incorporate the native vegetation on the site.

(6) The topographic features of the site which may create conditions such that strict application of the provisions of this chapter will result in less effective screening and landscaping than alternative landscape designs which utilize existing topographic features.

e) Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or nearby bodies of water. Provisions shall be made to accommodate storm water, prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Comment: The applicant has submitted stormwater details for review. The Planning Commission should defer to the Village and Township Engineer regarding stormwater management. This may be addressed as a condition of approval.

f) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Sheriff's Department.

Comment: The Planning Commission should address this standard as a condition of approval to ensure that local emergency personnel have reviewed the proposed improvements and do not have any concerns or modifications. There are several "dead ends" that do not include clear turnarounds. The Planning Commission should discuss this with the applicant and compliance may be addressed as a condition of approval.

g) All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened from the view of the street and/or adjacent properties.

Comment: The applicant does not appear to be proposing any loading, unloading, or outdoor storage areas. If such areas are proposed, they should be properly screened. Otherwise, the Planning Commission may find that this standard is met.

h) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Comment: The applicant does not appear to have submitted any lighting details. Lighting on the site must comply with the requirements of Sections 16.10 through 16.15 of the Zoning Ordinance. More specifically, Section 16.11 requires that all outdoor fixtures, including building-mounted fixtures, shall be cut off fixtures and light levels shall not spill onto adjacent properties or roads in excess of 0.1 foot candles. The applicant should clarify their lighting plan and/or submit lighting details for review.

i) Off-street parking and loading areas shall be provided where required, with particular attention to noise, glare and odor effects of each use in the plan on adjoining properties and properties in the proposed development.

Comment: Section 16.1 contains standards for off-street parking and loading. One, two, and multiple-family dwellings are required to have 2 parking spaces per dwelling unit. The applicant is proposing 66 dwelling units, totalling a required 132 spaces. The applicant is proposing a total of 276 spaces, including garage and visitor spaces. The project appears provide adequate parking; if anything, it appears to be over-parked. The Planning Commission may find that this standard is met.

Recommendation. At the public hearing on January 22nd, the Planning Commission should carefully consider any comments from the applicant and the public. Due to a number of outstanding questions and concerns, we do not recommend approval at this time.

If the applicant addresses our questions and concerns prior to the meeting, and the Planning Commission finds that the request meets the intent of the PUD district and standards, the Planning Commission may recommend approval of the rezoning and PUD amendment for Hanover Phase II to the Village Council, subject to the following conditions as well as any other conditions deemed appropriate by the Planning Commission:

1. Prior to the issuance of any permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to this request.
2. The applicant shall obtain all necessary local, county, state, or federal permits and approvals.
3. If any signage is proposed, the applicant shall comply with the requirements of Chapter XV of the Zoning Ordinance.
4. The applicant shall comply with the landscaping standards outlined in Chapter XXIII in regard to maintenance and replacement.
5. The applicant shall submit lighting details for review and approval by the Village Planner.
6. The applicant shall comply with the stipulations of the Village Engineer and Village Fire Chief.
7. The applicant shall comply with the stipulations of the Village Attorney.

Vriesman & Korhorn

January 14, 2026
1494

Brian Bennett, Manager
Village of Caledonia
250 South Maple Street
Caledonia, MI 49316

RE: Hanover Phase II Site Plan Review

Dear Brian:

We have reviewed the site plan for Hanover Townhomes prepared by Moore and Bruggink Consulting Engineers with a last revision date of January 9, 2026. Our review is on behalf of the Charter Township of Caledonia as the administrator of the water system and sanitary sewer in the Village of Caledonia. We also reviewed the plan with Fire Chief Scott Siler. We have the following comments:

Water System

1. The first phase of Hanover Townhomes is served by a dead end watermain extending from Duncan Lake Avenue through an easement on Caledonia Elementary School property. A watermain loop back to Main Street or to Cherry Valley Avenue is necessary to provide reliable service and optimum water quality to this part of the water system. There are different route options, but the applicant has indicated that they prefer the shortest route, which is watermain construction in Lake Street from their new Kinsey Street entrance north to Main Street.
    a. The Township may consider a payback agreement for future connections to the Lake Street watermain; however, we recommend that the applicant seek cost participation from Caledonia Farmers Elevator prior to the project since they own most of the properties along the route.
    b. Watermain construction through Lake Street will be disruptive to Caledonia Farmers Elevator operations during the harvest season. We recommend that the applicant work with the Elevator to determine a construction schedule that will work for the Elevator and meet the timing needs of the Townhome project.

2. Watermain within the site must be placed within a recorded 20-foot wide utility easement to the Charter Township of Caledonia.

3. Watermain must be extended north to the south end of Short Street for future extension along Short Street. A fire hydrant must be placed at the dead end and accessible for fire department operation from Short Street. A vehicular connection between the development and Short Street could also be considered to best accommodate fire department access.

4. We recommend the applicant contact the Township Utilities Department to review the water connection fees that will be due.
5. A detailed construction plan review will be required by our office for the public water system extension onsite and offsite. An Act 399 Permit Application for Water Supply Systems submittal to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be completed by our office on behalf of the Township.

Sanitary Sewer System

6. A Part 41 of Act 451 Permit Application for Wastewater Systems shall be provided for review and submittal to the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
7. A detailed construction plan review will be required by our office for the proposed public sanitary sewer extension. A Part 41 of Act 451 Permit Application for Wastewater Systems submittal to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be completed by our office on behalf of the Township.
8. Sanitary sewer within the site must be placed within a recorded utility easement to the Charter Township of Caledonia. The easement width must be greater or equal to twice the depth of the sanitary sewer.
9. Future submittals need to label Township existing and proposed sanitary sewer manholes according to the Township's numbering.
10. We recommend the applicant contact the Township Utilities Department to review the sewer connection fees that will be due.

If you have any questions, concerns, or require additional information, please do not hesitate to contact our office.

Sincerely,

VK Civil

Todd M Boerman, P.E.

TMB/gpw

c. Peter Tierney, P.E., Fleis & VandenBrink Engineering
Chief Scott Siler, Caledonia Township Fire Department
Alison Nugent, Caledonia Township Manager
Justin Longstreth, P.E., Moore and Bruggink Consulting Engineers

MEMO

To:	Brian Bennett, Village Manager Village of Caledonia
From:	Peter Tierney, P.E. Fleis & VandenBrink Engineering
CC:	Lisa Sonday, Village Clerk Jess Kantner, DPW Foreman Todd Boerman, Vriesman Korhorn Nathaniel Mehmed, Williams & Works Justin Longstreth, P.E., Moore & Bruggink David Bulten, Moore & Bruggink Matt Kozak, Moore & Bruggink
Date:	January 12, 2026
RE:	Hanover Townhomes, Phase II Site Plan Review

Fleis & VandenBrink Engineering has reviewed the plans for this development dated January 6, 2026. We have the following comments:

1. The Caledonia Fire Department should review the plans to confirm they have adequate fire access.

2. Please provide dimensions on proposed drive along Kinsey Street.

    a. There appears to be a utility pole that will need to be moved along with a sanitary sewer cleanout that will fall within the curb and gutter. Please review.

    b. Kinsey Street is owned by the Village of Caledonia, not Kent County Road Commission. Driveway plans should be submitted to the Village of Caledonia.

3. Provie copies of correspondence with KCDC for review of storm water system.

4. On Sheet 7, the inlet orifices to the outlet control structure may get clogged over time, leading to maintenance issues. Traditionally we have seen holes in the concrete structure and then a pile of stone around the structure to let the water in but keep debris away from the inlets. Ultimately maintenance will be the property owner's responsibility but should be reviewed.

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Grand Rapids, MI 49546
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www.fveng.com

Narrative Response for Hanover Townhomes

1. The Caledonia Fire Department should review the plans to confirm they have adequate fire access.

2. Caledonia Township should be reviewing the plans for water main and sanitary sewer compliance.

    a. If the Township is requiring the water main to be looped along Lake Street to Main Street, the Village should consider reconstructing Lake Street as a part of that work.

    b. The water main underneath Kinsey Street should be directionally drilled as to not disturb the existing pavement, which was placed in 2022.

    Upon design of public utility plans, the water main underneath Kinsey Street shall be directionally drilled to protect the existing pavement.

3. The Kent County Drain Commission should review the plans for stormwater calculations and soil erosion & sedimentation control permitting.
   A storm water calculation package has been prepared for drain commission review.

4. Storm water calculations shall be submitted for the stormwater network.

    a. In addition to the typical stormwater calculations, please provide a calculation showing the volume of water released during a 10-year event into the existing pond vs. the surface area of the pond (i.e. how much will a 10-year event raise the level of the pond).
    The volume released during a 10-year event is 56,420 cft per the LGROW design spreadsheet flood control summary section. The pond footprint is 95,909 sft
    56,420/95,909 = 0.588 feet = 7 inches

    b. What is the peak discharge during a 10-year storm event into the municipal storm network on Kinsey Street?

    The peak discharge rate is 0.13 cfs or about 8,478 cft for the 10-year storm. Rate and volume come from the flood control summary section of the NE Pond LGROW design spreadsheet.

5. Regarding storm water management, please clarify the overflow structures and direction of water in each pipe. No invert or rim information was provided.
   Revised plan provides rim and invert information for the entire storm network. Outlet for the north pond is at elevation 820.00 and outlet for the NE pond is at elevation 808.20

6. When possible, silt fence should be placed on the same elevation contour to eliminate the possibility of water being funneled to one location on the site fence and creating a breach in the silt fence. Please review the following locations:

   The silt fence has been adjusted to match the same contour wherever possible

    a. The silt fence on the western border of the project, especially at the western corner of Building 3.

b. The silt fence on the eastern border of the project near 221 Kinsey Street.

7. There is a note on Sheet 5 indicating "the contractor shall pipe all building roof water to the storm water management system as shown and specified", though nothing is shown as to how this is done. Please revise.

    a. Stormwater from the buildings (roof drains, sump pumps, etc.) should be routed to the stormwater system to avoid creating nuisances on the surface. This is especially important for buildings around the perimeter of the parcel on the east and north sides.

        Roof drains are shown to connect to the proposed storm sewer network.

8. Please provide dimensions on proposed drive along Kinsey Street.

    a. There appears to be a utility pole that will need to be moved along with a sanitary sewer cleanout that will fall within the curb and gutter. Please review.
    As part of the KCRC permitted plans the utility pole and the cleanout locations shall be adjusted.

    b. Driveway approach on Kinsey Street shall be 4" of HMA, 8" of 21AA Gravel Base, and 12" of MDOT CL-2 Sand Subbase.

        Driveway approach cross-section has been updated to match.

    c. Add a note indicating that all road restoration within the Kinsey Street Right-of-Way shall be done in accordance with the Michigan Department of Transportation's 2020 Standard Specifications for Construction.
    This has been added to the General Site plan notes.

9. On sheet 8, the detail for the end section shows rip rap under the end section in plan view, but not in section view. Which one is correct?
The end section detail has been updated to match for plan and section views.

10. There are conflicting notes on Sheet 4, 5, and 6 regarding staking. Sheet 5 indicates to fax requests, while Sheet 4 and Sheet 6 indicate to email requests.

    Sheet 5 has been updated to require email for staking request.

11. There is currently no existing sidewalk at the intersection of Lake Street & Kinsey Street. New sidewalk within the development should terminate short of the intersection or a ramp should be constructed on the opposite side of Kinsey Street with appropriate crosswalk treatments. Add a note indicating that all sidewalk shall be compliant with the Americans with Disabilities Act guidelines.
    The sidewalk within the development has been adjusted to stop short of the intersection.

SITE PLAN REVIEW & SPECIAL USE APPLICATION

VILLAGE OF CALEDONIA

Date: 11/13/25

PP#: 41-23-29-451-010 (Attach Legal Description)

Applicant Name: Ryan Wheeler

Business Name: Wheeler Development Group

Address: 300 Ionia Avenue NW City: Grand Rapids Zip: 49503

Telephone #: 616-437-1459 Fax #: _____

Owner's Name (if not applicant): Caledonia TH II LLC

Address: 183 Kinsey Street SE City: Caledonia Zip: 49316

Telephone #: _____ Fax #: _____

Interest of applicant in subject property: Development of 9 two-unit residential buildings and 12 four-unit residential buildings with private roads and off-street parking.

Describe any chemicals, paints, solvents, or hazardous materials to be stored or used:

N/A

Description of proposed development: Development of 9 two-unit residential buildings and 12 four-unit residential buildings with private roads and off-street parking.

Zoning District:

A R-1 R-2 R-3 C-1 C-2 I-L (PUD) (Please circle)

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The following 17 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.
A site plan, based on an accurate land survey, may be required to include all of the following information and, if required by the Planning Commission, it shall be prepared by and shall bear the seal of a registered professional engineer or architect:

1. Date, north arrow, and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged) __X__
2. Legal description and Village address of the subject property __X__

3. The size in acres or square feet of the subject property — X

4. All lot and/or property lines with dimensions, including setback lines — X

5. The location and dimensions of all existing and proposed structures on the subject property as well as structures to be removed. — X

6. The location and dimensions of all existing and proposed... — X
   - drives
   - curb openings
   - sidewalks
   - exterior lighting
   - curbing
   - parking areas
   - unloading areas
   - signage

7. The location and width of abutting roads, alleys, and easements — X

8. The existing zoning of all properties abutting the subject project — X

9. The location of all existing and proposed: — X
   - landscaping and vegetation
   - location, height, and type of existing and proposed fence and walls

10. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer and water supply systems and proposed storm drainage plans and improvements. — X

11. The location and size of existing and proposed septic and drain fields — N/A

12. Proposed contour intervals shown at two (2) foot intervals — X

13 Proposed landscaping by type, dimension and character. (Must be maintained as approved.) — X

14. Refuse service areas and containers — X

15. Location and type of all buildings within 100 feet of the subject property — X

16. Location and width of all driveways serving adjacent property within 100 feet of the subject property, on each side of the street. — X

17. Traffic impact/operations study by a MDOT pre-qualified consulting firm. If traffic signals are part of the plan, a signal operations study by a pre-qualified Signal Operations consultant. (MDOT Traffic Safety Note 607A) — N/A

Please allow a minimum of 20 business days for review, and then it will be scheduled for the next available meeting

In addition to aforesaid fee, the applicant may be charged for additional expenses for meetings, studies, or technical reviews that are not covered by the fee. These are payable whether or not the action requested is granted. All fees and additional charges must be paid before any building permit or certificate of occupancy is issued.

I hereby acknowledge that I understand the above requirements and all the above statements and accompanying materials are true and correct and by applying my signature, I am authorizing Village officials and Zoning Board of Appeals members to make on site inspections regarding this application.

I have read and understood the attached Escrow Affidavit and Resolution Establishing Fees for Reimbursable Expenses.

Signature of applicant _____

Date 11/20/25

Village of Caledonia

APPLICATION FOR REZONING

1.Name: WHEELER DEVELOPMENT GROUP

Address: 300 IONIA AVENUE NW

City/State: GRAND RAPIDS, MICHIGAN

Zip: 49503

Phone: (H)_____ (W) 616-437-1459

Fax: _____

Signature: Ryan Wheeler

Date: DECEMBER 1, 2025

Other persons or entities having a legal or financial interest in the property:

_____

_____

For Official Use Only

Rec'd. by Zoning Administrator:_____

Fee Paid:_____

Date of Public Hearing: _____

Date Notices mailed: _____

(attach affidavit of mailing)

Date of notice printing:_____

ACTION TAKEN

Planning Commission Recommendation

Approval: π Denial: π Date:_____

Village Council

Approved: π Denied: π

Signed:_____

Date: _____

2. Street address (or approximate location) of property and permanent parcel number(s) ***(This twelve digit number is on the property tax bill. For land in The Village of Caledonia the first four digits will always be 41 23):***

161 KINSEY STREET SE CALEDONIA, MI 49316 - 41-23-29-405-013

3. Legal description of property (Attach a separate page if necessary and survey if available): ATTACHED AS A SEPARATE PAGE.

4. Current Zoning of the property: R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

5. Requested Zoning of the property: 245 KINSEY STREET PLANNED UNIT DEVELOPMENT

6. Please state the reasons for the rezoning request: TO ENSURE ALL AREAS OF THE HANOVER DEVELOPMENT ARE WITHIN THE PUD ZONING.

7. Attach a (scaled) drawing or drawings of the site showing:

a) Property boundaries of the subject property and any adjacent lands in which you have a legal or financial interest.

b) Existing and intended use of the property, and existing and proposed buildings and structures and there relationships to property lines.

c) Prominent or unusual physical features of the site (wetlands slopes, streams, woodlots etc.) or building.

d) Abutting streets and nearby buildings on adjacent property.

NOTES: ***The above signature(s) authorizes commencement of review activities by the Village of Caledonia. It further authorizes that Village officials and its designees may visit and visually inspect the subject property for the purpose of site analysis and/or inspection prior to granting approval of the application and/or prior to, during and upon completion of construction or other activity governed by the Village and pertaining to this application***

A required minimum fee of $_____must be paid when this completed and signed application form is submitted. The total fee charged may ultimately exceed this minimum fee and will cover Village expenditures directly attributed to the review of the request. Payment in full shall be required prior to the issuance of any permits related to the request. Payment of an additional amount as determined by the Zoning Administrator into an escrow account may be required if it is determined that review costs are likely to exceed the minimum fee.

A minimum of 20 business days is required for review. Public Hearings require additional time for publication & notifications.

I have read and understood the attached Escrow Affidavit and Resolution Establishing Fees for Reimbursable Expenses.

Signature Ryan Wheeler Date 12.1.25

Revised 8-31-17

PROPERTY DESCRIPTION
161 Kinsey St. SE

Part of the Southeast one-quarter of Section 29, Town 5 North, Range 10 West, Caledonia Township, Kent County, Michigan, described as: **COMMENCING** at the South one-quarter comer of said Section 29; thence North 00°16'51" East along the North-South one-quarter line of said section 1637.13 feet (measured as North 00°03'09" East 1637.13 feet); thence North 89°40'20" East 301.0 feet (measured as North 89°26'38" East 301.0 feet) along a line which is 295.72 feet South from (measured perpendicular to and parallel with) the South line of Kinsey's Plat of the Village of Caledonia Station to the **PLACE OF BEGINNING** of this description; thence North 00°19'40" West 83.22 feet (measured as North 00°33'22" West 83.13 feet); thence North 89°40'20" East 179.75 feet (measured as North 89°26'38" East 180.25 feet) to a point 463.0 feet South 41°27'20" East (measured as South 41°41'02" East) along the Southwesterly line of Kinsey Street (66 feet wide) from the South line of Johnson Street (66 feet wide); thence South 41°27'20" East along said Westerly line of said street 110.48 feet (measured as South 41°41'02" East 110.48 feet) to a line bearing North 89°40'20" East (measured as North 89°26'38" East) from the place of beginning; thence South 89°40'20" West 252.42 feet (measured as South 89°26'38" West 252.42 feet) to the place of beginning.

SITE PLAN REVIEW & SPECIAL USE APPLICATION

VILLAGE OF CALEDONIA

Date: 1/12/26

PP#: 41232933O-005 or 007 ? (Attach Legal Description)

Applicant Name: Eric Smith

Business Name: _____

Address: PO Box 578 City: Caledonia Zip: 49316

Telephone #: 616-889-0514 Fax #: _____

Owner's Name (if not applicant): same

Address: Green.Grass.Inc@gmail.com City: _____ Zip: _____

Telephone #: _____ Fax #: _____

Interest of applicant in subject property: Owner

Describe any chemicals, paints, solvents, or hazardous materials to be stored or used:

None

Description of proposed development: Approval to convert / finish inside to be a two family duplex. Or office space downstairs & single family upstairs.

Zoning District:

A R-1 (R-2) R-3 C-1 C-2 I-L PUD (Please circle)

==========

The following 17 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

A site plan, based on an accurate land survey, may be required to include all of the following information and, if required by the Planning Commission, it shall be prepared by and shall bear the seal of a registered professional engineer or architect:

Please allow a minimum of 20 business days for review, and then it will be scheduled for the next available meeting

In addition to aforesaid fee, the applicant may be charged for additional expenses for meetings, studies, or technical reviews that are not covered by the fee. These are payable whether or not the action requested is granted. All fees and additional charges must be paid before any building permit or certificate of occupancy is issued.

I hereby acknowledge that I understand the above requirements and all the above statements and accompanying materials are true and correct and by applying my signature, I am authorizing Village officials and Zoning Board of Appeals members to make on site inspections regarding this application.

I have read and understood the attached Escrow Affidavit and Resolution Establishing Fees for Reimbursable Expenses.

Signature of applicant Eric Smith

Date 1/12/2026

VILLAGE OF
Caledonia
EXPLORE. CONNECT. ENJOY.

Planning Commission Meeting Schedule for 2026

All meetings are held at the Village of Caledonia office, located at
250 S. Maple Street SE, Caledonia, Michigan, at 7:00 p.m., unless otherwise noticed.

Meeting Dates

- January 22, 2026
- February 26, 2026
- March 26, 2026
- April 23, 2026
- May 28, 2026
- June 25, 2026
- July 23, 2026
- August 27, 2026
- September 24, 2026
- October 22, 2026
- November 19, 2026
- December 17, 2026