



VILLAGE OF  
**Caledonia**  
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**Planning Commission Meeting  
250 Maple St. SE, Caledonia, MI  
February 26 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 1/22/2026
9. Discussion Item(s)
10. Unfinished Business
  - a. Review 116 W Main St SE site options and consideration of potential Zoning Ordinance amendment to Section 7.5(d) and (e) regarding the minimum lot area and width requirements for single-family and two-family homes in the R-2 District
11. New Business
12. Public Comment (Extended – up to 5 minutes)
13. Commissioner Comments
14. Adjournment



# VILLAGE OF CALEDONIA PLANNING COMMISSION SPECIAL MEETING & PUBLIC HEARING MINUTES

Thursday, January 22, 2026 @ 7p.m.

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

## Minutes

Planning Commission Attendees: Amanda Crozier, Bill Robertson, Kimberly Peters, Gayle Ott Gerriane Schuler, Stephon “Spike” Baird

Additional Attendees: Kathryn Stegink - Village Attorney, Nathan Mehmed - Village Planner, Village President – Jennifer Lindsey

Absent (attendance not required): Brian Bennett – Village Manager

1. CALL TO ORDER – 7:01 pm
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ~~Communications~~
5. PUBLIC COMMENTS ON AGENDA ITEMS (BRIEF – UNDER 2 MINUTES)
  - Resident: Howell – Concern on the next phase of development. Attended previous meetings on previous phases – concerns about water issue. Said storm water would retain water on their site (video evidence). After building, the storm water leaves the site and puts strain on surrounding areas. Concerns on what they say vs. do.
6. INQUIRY OF CONFLICT OF INTEREST – none
7. APPROVAL AND CONSENT OF MEETING AGENDA
  - Motioned to Approve with removal of communications and TIF reviewed by Council – no current Brownfield Authority; therefore, purpose to remove TIF by Crozier
  - Seconded by Schuler
  - Motion Carried
8. APPROVAL OF PRIOR MEETING MINUTES – 11/20/25
  - Motioned to Approve by Schuler
  - Seconded by Crozier
  - Motion Carried
9. PUBLIC HEARING
  - A. Motion to Open Public Hearing by roll call (yes by all)
    - Motion by Schuler
    - Seconded by Ott
      - Officially opening at 7:09 PM
      - Asked 2 times:

- i. Resident of Caledonia – not for phase II – 1) Traffic is bad in Caledonia 2) on Broadmoor see housing development 3) Prior resident – found mgt company to be dishonest. Can submit a written comment if needed.
- ii. Resident Howell – again, storm water – hoped they would do retention ponds as they had stated. Ponds are just large rivers – floods neighboring properties. Nowhere for it run off past our property. Originally stated this would not be the case. 1 & 2 retention ponds aren't big enough and no longer retention ponds. Minnows in yard – would have to get higher than 8 ft to drain off.

iii. Discussion:

Planner Memo – both group representing Village have reviewed with comments.

- i. Historical Overview. 2017 purposed 2 Phase project with rezoning needed. Conditions needed with phase 1 before moving on to phase 2. Been almost 10 years now. Original approval required to come to PC again.

Rezoning PUD amendment. Asking to include prior property into PUD. Originally talked about clubhouse, etc. Now just housing. Ample parking – purposed lighting, landscaping and screening with keeping as much current landscape as possible. Fine details not included on landscaping was intentional. Clarified open space density – plenty of space. BAD SOIL originally. 20% has been met.

Bad Soil – what does that mean? Couldn't answer – would be the Engineer.

Mostly does review to meet ordinance specs.

Standards commented on.

- 1. Village Attorney – don't have to have another public hearing to talk to the Engineer about the discussion about topic of water, etc.
- 2. Applicant – discussion around water. This area has known issues. Rules around that. Has an Engineer that works with the other Engineers to meet the law. Wants new parcel included in current PUD. Allows for 3 access and density is less than original. Happy to meet with neighbors and Planner to meet buffers. Request is to build the second phase. Are building the clubhouse in phase 1. Would like to still pursue the Brownfield Authority. Hasn't made the application yet on affordable housing (TBD on which units). GR is 20%. All will be rentable.
  - a. Fire approval – meets code or would be designed to meet their requirements.

- b. Village Attorney – Application was originally set to transition into condominiums. Need to have the documentation on master deed and bylaws – missing. Will comply with what’s needed from first phase. Binding covenants on original PUD. Amending is appropriate. Goes to council anyways.
  - i. Approval is conditioned on items. Won’t hold up the process. Can table if we like.
- c. Applicant’s Engineer – new Engineering firm from Phase 2. Worked with Progressive AE – Pete Lazdins – prior. Clay soil and not sand – retention basins won’t work. Adopted rules by drain commissioner – new water treatment will be follow those rules. Trying to achieve pre & post development. Draw out the timeline of infiltration. Volume is another issue of consideration – larger storm event for the ponds to overflow. 1 round already with Village Engineer – have another round of revisions. Lake Street is the main site – pipe can only hold so much – can’t push too much East. Detention ponds – taken over by phragmites. Put in as much native as possible for best absorption. Invasive species isn’t in maintenance agreements – typically annually reviewed by property mg (more if something fails is there more remediation). Storm ponds are hard to control. Should be 24 – 48 hours until drained. West pond overflows.
- d. PC Schuler - Is a 100-year rain a good measure? To look back with climate change impacting what’s “normal?”
- e. Applicant - Keeping the dog run – going to clubhouse. Maybe a second one.
- f. PC Schuler - Trees – last time they took everything. Submit a plan of what they are taking out and what they are replacing. Nathan approves on our direction. North might have some trees, but mostly field. School doesn’t want a path. Maybe talk to them again – maybe that decision has changed. Can they be replaced on 100<sup>th</sup> street? Yes. With natives. Dead trees on Hanover Woods – can those be replaced? Yes. Trees required for phase 1 written in. Have property maintenance team that should be reviewing & replacing.

B. Motion to Close Public Hearing at 8:04PM (roll call – all yes)

- Motion by Croizer
- Seconded by Baird
- Motion Carried

b. Discussion Items

i. ~~Planner Memo~~

ii. ~~Engineering Memos~~

iii. Hanover Townhomes Narrative Response

iv. Review Resolution Hanover Townhomes Phase II Site Plan, Rezoning and PUD Changes, TIF

c. When changing PUD

i. Ordinance – technically a zoning change. Recommend changing to go to the Council. There would be a public hearing at the Council meeting as well.

- Motion to table resolution until revised/updated materials and plans are available made by Peters.
- Seconded by Schuler
- Motion Carried

**10. DISCUSSION ITEM**

A. Special Land Use Application – 116 W Main Street SE

Property: Old Masonic Lodge, 2 story building in R2 – not zoned for commercial today. Can be used as a duplex today with a variance. Doesn't meet the lot requirement, but grandfathered in. Special use would need to be public notice. Outstanding items asked for by the Planner. "Historic" building. "Office Use" – cannot without rezoning. Is it supported by the Master Plan? That could help to determine conditions. Can't take action until have more information from applicant. Built in 1800s and on deed shows commercial. Surrounded by Commercial and R3. If left as R2 – as a non-conforming lot you can still have a single-family home.

Atty to make recommendation to make property "sellable."

**11. UNFINISHED BUSINESS - None**

**12. NEW BUSINESS**

a. 2026 Meeting Schedule – Looks good

- Motion to approve Schuler
- Seconded by Robertson
- Motion Carried

b. Election of Officers

○ **Nominate Crozier as Chair**

- Motion to approve Schuler
- Seconded by Ott
- Motion Carried

○ **Nominate Baird as Vice Chair**

- Motion to approve Schuler
- Seconded by Croizer
- Motion Carried
  - **Nominate Peters as Secretary**
- Motion to approve Crozier
- Seconded Baird
- Motion Carried

**13. PUBLIC COMMENT (Limited to 5 Minutes)**

- Resident Howells – still questions on water volume. We know it's bad soil. 80-90% could come our way – and don't know if this will finally flood the basement.
- Attorney – Water in the basement is private homeowner issue (lawsuits). If there are concerns, talk to the Engineer to look carefully at the details/come to the next meeting. Village can only push compliance on PUD. Elevation on overflow – important question to answer.

**14. COMMISSIONER'S COMMENTS** – Thank you for the public attendance. Thank you DPW for the snow plowing.

**15. ADJOURNMENT** at 10:09 PM

Respectfully Submitted,

Kimberly Peters  
Planning Commission, Secretary

