



VILLAGE OF
Caledonia
EXPLORE. CONNECT. ENJOY.

Planning Commission Meeting
250 Maple St. SE, Caledonia, MI
March 26 2026, 7:00 p.m.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Brief public comment on agenda items (up to 2 minutes)
5. Inquiry of Conflict of Interest
6. Approval and consent of Agenda
7. Approval of Minutes
 - a. Approval of Meeting Minutes from 2/26/2026
8. Public Hearing
 - a. 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
9. Unfinished Business
10. New Business
11. Public Comment (Extended – up to 5 minutes)
12. Commissioner Comments
13. Adjournment

VILLAGE OF CALEDONIA
COUNTY OF KENT, MICHIGAN

At a regular meeting of the Village Council of the Village of Caledonia, Kent County, Michigan, held at the Village Hall, 250 South Maple Street, Caledonia, Michigan, on the __ day of _____, 2026 at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following Ordinance was offered by Member _____ and seconded by Member _____:

ORDINANCE NO. 26-__

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF CALEDONIA

[Area Regulations for R-2 Medium Density Single Family District]

Section 1. **Amendment of Chapter VII of the Village of Caledonia Zoning**

Ordinance. Section 7.5 of the Village of Caledonia Zoning Ordinance (the “Zoning Ordinance”) is hereby amended, and shall read as follows:

Section 7.5 Area Regulations. No building or structure, nor any enlargement thereof, shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements.

(a) through (c) No change.

- (d) **Lot Area and Width (Single Family).** The minimum lot area and width for a single family dwelling shall be ten thousand (10,000) square feet and eighty (80) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public sewer shall be twelve thousand (12,000) square feet and one hundred (100) feet, respectively; provided, however, that any lot or parcel of land which is platted or otherwise of record at the effective date of this section, as amended, and which does not satisfy the minimum area and/or width requirement of this subsection, may be used for single family dwelling use if permitted under the terms of Section 3.3(b) of this Ordinance.

- (e) **Lot Area and Width (Two-Family).** The minimum lot area and width for a two-family dwelling shall be fifteen thousand (15,000) square feet and one hundred twenty (120) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public sewer shall be twenty thousand (20,000) square feet and one hundred twenty (120) feet, respectively; provided, however, that any lot or parcel of land which is platted or otherwise of record at the effective date of this section, as amended, and which does not satisfy the minimum area and/or width requirement of this subsection, may be used for a two-family dwelling use with special land use approval, if permitted under the terms of Section 3.3(b) of this Ordinance.

Section 2. **Publication/Effective Date.** This Ordinance shall become effective seven days after its publication or seven days after publication of a summary of its provisions in a local newspaper of general circulation in the Village.

AYES: _____

NAYS: _____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

 Lisa Sunday, Village Clerk
 Village of Caledonia

STATE OF MICHIGAN)
) ss.
 COUNTY OF KENT)