

# **VILLAGE OF CALEDONIA**

## **PLANNING COMMISSION MINUTES**

### **Thursday, January 28<sup>th</sup>, 2021**

A virtual meeting of the Planning Commission was called to order at 7:13 p.m. Links were posted on website and on the front door of the Village Hall.

1) **CALL TO ORDER/ROLL CALL:** Members Present: Ott and Robertson: members absent Wangerin. Acting members present, Kiewiet, Erskine, Peters, and Murphy. Also present Village Manager Jeff Thornton acting as facilitator, Attorney Mark VanAlsborg, and Jon Moxey

2) **CONSIDERATION OF THE MEETING AGENDA:** Motion was made to accept by Kiewiet, seconded by Ott. Motion passed unanimously.

3) **PUBLIC COMMENT:** none

4) **CONSIDERATION TO APPROVE MEETING MINUTES** of December 10<sup>th</sup>, 2020. Motion to approve made by Murphy seconded by Kiewiet. Motion passed unanimously.

5) **CONFLICT OF INTEREST:** none

6) **NEW BUSINESS:** Legacy Village Site Plan Modification and Fox Motors Parking Lot.

#### **Legacy Village Modifications:**

**Discussion on modifications:** Subject to requirements of the Village Planner and Village Engineer. Consideration and discussion with Jeff Martin and Todd of CD Barnes on the following:

- A. Subject to the requirements of the Village Planner and Village Engineer.
- B. Sufficient spaces of 72 spaces provided with 22 additional deferred parking. One stall garage parking is not considered in the drawing.
- C. Lighting with zero spill.
- D. Sidewalks were illuminated in front of villas to provide additional landscaping.
- E. Independent Living Facility means residents are on their own, cooking in their own apartments or eating in the main building dining room. No nursing care required.
- F. Reduction to single dumpster enclosure which is able to hold multiple dumpsters.
- G. Third drainage site basin implemented to handle any severe surge. All basins will discharge into 100<sup>th</sup> street right of way ditch.

- H. Loading area will be relocated to west side of large main building away from resident windows. Sidewalk provided for deliveries to enter kitchen service area.
- I. These units will all be rental units not now or in the future ever be condominium ownership.

**Motion to approve:** Motion to approve by Kiewiet, seconded by Erskine. Motion passed unanimously.

**PUBLIC COMMENT:** Concern of neighboring resident about runoff from property and lighting. The modifications to the drainage has been remedied by 100<sup>th</sup> street runoff and the downward direction of lighting will help reduce light into neighbor properties.

**Fox Motors Caledonia Site Plan Review** - John, Colin and Justin to answer questions. Primary need is for vehicle storage of new car inventory and employee vehicles. Current vinyl fence will be replaced by new fence. Entrances on M37 and Main Street.

**Motion to accept** subject to the Village Planner the Village Engineer and the Township Engineer including submission of light plans, landscaping and storm water management plans. Motion by Erskine to accept seconded by Ott. Motion carries unanimously.

**UNFINISHED BUSINESS:** none

**PUBLIC COMMENT:** none\_\_\_\_

**ADJOURNMENT:** Motion to adjourn meeting by Erskine seconded by Kiewiet. Meeting adjourned at 8:37pm.

Respectfully Submitted,

Sylvia Murphy

Secretary