

# VILLAGE OF CALEDONIA

## PLANNING COMMISSION

Thursday 27th, 2022

7p.m. Caledonia Village Hall

250 S. Maple St. SE

Caledonia, MI 49316

### AGENDA

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGANCE
3. CONSIDERATION OF THE MEETING AGENDA
4. PUBLIC COMMENTS (BRIEF – UNDER 2 MINUTES, AGENDA ITEMS ONLY)
5. APPROVAL OF PREVIOUS MEETINGS MINUTES August 25<sup>th</sup> and Special Meeting of September 13<sup>th</sup>
6. INQUIRY OF CONFLICT OF INTEREST
7. NEW BUSINESS
  - a. Public Hearing – General Development Plan
  - b. Resolution to adopt General Development Plan
8. OLD BUSINESS
9. OTHER MATTERS
  - a. Updates
    - i. Legacy Village
    - ii. Hanover
    - iii. Village Station
    - iv. Enforcement
10. PUBLIC COMMENT
11. COMMISSIONER'S COMMENTS
12. ADJOURNMENT

# VILLAGE OF CALEDONIA

## DRAFT PLANNING COMMISSION MEETING MINUTES

Thursday, August 25, 2022  
250 S. Maple St. SE  
Caledonia, MI 49316

**Planning Commission Attendees:** Chad Chambers, Sylvia Murphy, Kimberly Peters, Gerrienne Schuler, Bill Robertson, Ross Leisman Attorney, Jeff Thornton, Village Clerk/Manager

**Additional Attendees:**

**Missing:** Jim Scales, Village Attorney, Gayle Ott, Amanda Crozier, Nathan Mehmed, Village Planner

1. **Call to Order** at 7:04pm
2. **Pledge of Allegiance**
3. **Consideration of the Meeting Agenda**
  - Motion to Approve by Peters
  - Seconded by Schuler
  - Motion Carried
4. **Public Comment** – no public in attendance
5. **Approval of the June 23, 2022 Minutes**
  - Motion to Approve by Schuler
  - Seconded by Chambers
  - Motion Carried
6. **Inquiry of Conflict of Interest** – none
7. **New Business** –
  - a. **Public Hearing – Sign Ordinance Revisions**
    - i. Opened at 7:07 pm
      - Motion to Open by Schuler
      - Seconded by Murphy
      - Motion Carried
    - ii. Closed at 7:08 pm
      - Motion to Close by Murphy
      - Seconded by Robertson
      - Motion Carried

*Ordinance purposed to amend signs would follow the Township.*

- Motion to Approve Murphy
  - Seconded by Robertson
  - Motion Carried
- b. **Planning Commission Resignation**

Kimberly Peters has resigned as Secretary after October meeting. New Secretary needed for November and December meetings. She has also resigned from Planning Commission as of 12/31/2022.

**8. Old Business**

**a. Solar Energy Zoning Discussion**

- i. Nathan will come up with a draft for an ordinance.

**9. Other Matters –**

**a. Updates**

- i. **Master Plan** – Out for review
- ii. **Legacy Village** – Still awaiting components for certificate of occupancy for the last building
- iii. **Hanover** – Original plan had 3 more buildings in phase 1 to build. Having issues in the right of way. Approvals are typically for 1 year.
- iv. **Village Station** – Finishing construction and holding certificate of occupancy.
- v. **Enforcement** – Johnson & Terrace – numerous complaints, tickets issued. Waiting on court date. D&W – new signs and ditch cleaned out. 513 Kinsey – owner is still trying to get a building rebuilt after the fire – issue with the health department and Caledonia Township around lift for the sewer line.

**10. Public Comments** – no public in attendance

**11. Commissioner's Comments** - none

**12. Adjournment**

- o Chambers called for the meeting to be adjourned at 7:59 pm

Respectfully Submitted,

Kimberly Peters  
Planning Commission, Secretary

# VILLAGE OF CALEDONIA

PLANNING COMMISSION  
Tuesday September 13th, 2022  
8p.m. Caledonia Village Hall  
250 S. Maple St. SE  
Caledonia, MI 49316

## SPECIAL MEETING

### AGENDA

**Planning Commission Attendees:** Sylvia Murphy (acting as ProTemp), Kimberly Peters, Gerrienne Schuler, Gayle Ott, Amanda Crozier, Nathan Mehmed, Village Planner, Jeff Thornton, Village Clerk/Manager

**Additional Attendees:** Jennifer Lindsey, President

**Missing:** Bill Robertson, Chad Chambers

1. **CALL TO ORDER/ROLL CALL – 8:00 pm**
2. **PLEDGE OF ALLEGANCE**
3. **CONSIDERATION OF THE MEETING AGENDA**  
Motion by Schuler  
Seconded by Ott  
Motion Carried
4. **PUBLIC COMMENTS (BRIEF – UNDER 2 MINUTES, AGENDA ITEMS ONLY) - none**
5. **INQUIRY OF CONFLICT OF INTEREST - none**
6. **NEW BUSINESS**

**Community Green Splashpad presentation by Richard Robertson from the Township of Caledonia**

Apologizes for the short notice meeting. Dog Park was #1, pickleball courts, splash pad – all top requests from community for incorporation of the park [Community Green]. In getting grants, needed to make adjustments. Demand for more pickleball courts, ended up putting them where the splashpad was originally designed to be. Never intended to do away with splashpad, just to find a new location. Plan before the PC tonight is where we would like to go. Bidding environment is high, thought we were putting it out for 2023, and to our surprise, people that were willing to start right away. Had been in touch for approval, but felt like the change, warranted coming to the PC to be on the same page. New location has been debated on the Township board, but majority felt this new location is best. Bid on the maintenance building were 200,000 higher than expected, so moved on to splashpad. Would like to have it done before winter to use next year.

Admin review for pickleball court vs coming before PC. Would have to look at ordinance to see what the Village's ordinance is for starting projects. Prefers to comment on site plan. Approved in 2018. Swapping for pickleball was last year. They were never saying they wouldn't do the splashpad in the future. Minor vs Major reviews. IMS is zoning administrator. Site plan amendment was then approved with the swap. The minor amendment for the maintenance building, felt like it should come before the PC due to changes in parking, landscape, etc.

Unsure of 2018 plan, but thinks could be smaller than the previous design. In terms of parking, don't see is substantially different since the intent was always to have one. Parking has always been a challenge, but lots of parking. Journey has arrangement to use library parking for services. Question then would become, do we pave park for more parking. Meeting with the library happened today – doesn't want to speak for them but they seem to feel it won't negatively impact them. Parking for the car show was empty the dog park. Adding a walk to the splashpad from the pavilion, in idea to direct traffic. Landscaping will be added as well to direct traffic.

Murphy - Concern that it will be just a slab of concrete.

Crozier & Peters – think it's a good idea like Grand Haven and Zeeland.

Picked pickleball courts initially because they are used longer during the year. There will be a short wall for seating that could be story time for the library as well. No above ground features. When not in use, will look like a patio.

What is the size? 20 x 34 – oval within oval – inner oval will have the “water”

Certain hours? Closed at sunset, but haven't discussed open time. Maybe 10 am.

Question has come up of why adding water feature when there is Issue isn't that we don't have water, just an issue when everyone wants to use it at the same time.

Township pays for the water as part of recreation budget. When added the community green, it was an added expense. Added to the Township. We are in a good financial position. Won't have to raise taxes to pay for water. Water will be municipal. End up in Emmons Lake when drained, dechlorinated. Buttons to set hours and then push to come on by user. Water pressure is good in Caledonia

Mehmed - Parking – no standards for public parks in ordinance. There is something about ordinance on library parking. Just ensuring due diligence for proper parking for all. Encourages shared parking.

Could pave other area, but doesn't put them closer to the splashpad.

Library owned by Township, so both areas owned by Township. Trying to be good landlord and good tenant. Could address parking issues if it becomes an issue.

Built into the hillside purposefully, similar to Charlevoix. No lights. But might be able to use the seating for luminary walk.

Might have steps for Journey church, but no promise for anything.

Concern is that wet feet will go into library and could cause slip hazard. Remedy would be to add a wipe pad or they would add carpet. Going back to what the community wanted, trying to give them that and be responsive. And address issues that have already been wrestled with.

Murphy – can we get a better sketch?

Schuler – what is the maintenance look like? Person working in the Community Green already, very meticulous. Not sure what it looks like but will do what is necessary.

Kent County Landfill has a tree farm they will give you. Looking at planting trees to provide shade (in lieu of shades that would be up year-round). What will be removed will be replaced along with the ones that aren't doing well in the pavilion area.

Positive feedback from article, other than concern on why it didn't come to the planning commission.

As concerned as PC is on safety. Township's building so their liability. They will address things like wet floors, etc.

No health risk from run off. No iron in the water, won't stain anything.

Still wants to use the majority of the greenspace for events, that's why it's off to the side.

Nothing beyond the splashpad and maintenance building to come. Oldest 1 room wooden school in the state. Moving that old school building could be the only remaining project.

Construction traffic will be on a temporary road and not impact the library.

**Motion by Schuler to approve site plan as presented with usual stipulations of review per section 14.2  
Seconded by Crozier  
Motion Carried**

**Roll Call –**

**Yes - Crozier, Schuler, Peters**

**No – Ott, Murphy**

7. **COMMISSIONER'S COMMENTS - none**

8. **ADJOURNMENT at 9:04 pm**

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**250 S Maple St.  
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**Caledonia, MI 49316  
Fax: (616) 891-9730**

**VILLAGE OF CALEDONIA PLANNING COMMISSION  
KENT COUNTY, MICHIGAN  
(Resolution No. \_\_\_\_\_)**

At a regular meeting of the Village of Caledonia Planning Commission held on October 27<sup>th</sup>, 2022, at the Caledonia Village Hall, the following Resolution was offered for adoption by Planning Commission Member \_\_\_\_\_ and was seconded by Planning Commission Member \_\_\_\_\_:

**A RESOLUTION RECOMMENDING APPROVAL OF THE UPDATED  
VILLAGE OF CALEDONIA GENERAL DEVELOPMENT PLAN TO THE  
VILLAGE COUNCIL AND CONSTITUTING PLANNING COMMISSION  
APPROVAL OF SUCH GENERAL DEVELOPMENT PLAN**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) authorizes the Planning Commission to prepare a General Development Plan for the use, development and preservation of all lands in the Village; and

WHEREAS, the Planning Commission prepared an amended General Development Plan and submitted such plan to the Village Council for review and comment; and

WHEREAS, on October 27<sup>th</sup>, 2022, the Caledonia Village Council received and reviewed the proposed General Development Plan prepared by the Planning Commission and authorized distribution of the General Development Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on October 27<sup>th</sup>, 2022 to consider public comment on the proposed General Development Plan, and to further review and comment on the proposed General Development Plan; and

WHEREAS, the Planning Commission finds that the proposed General Development Plan is desirable, proper, and reasonable and furthers the use, preservation, and development goals and strategies of the Village;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. ***Approval of 2022 General Development Plan.*** The Planning Commission approves the proposed General Development Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. ***Distribution to the Village Council.*** Pursuant to MCL 125.3843, the Village Council has asserted by resolution its right to approve or reject the proposed General Development Plan and therefore, the approval granted herein is not the final step for adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed amended General Development Plan to the Village Council. The Planning Commission respectfully recommends to the Village Council that the Village Council give final approval and adoption of the proposed General Development Plan.

3. ***Findings of Fact.*** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Village, a review of the existing General Development Plan provisions and maps, and input received from the Village Council and at the public hearing, as well as the assistance of a professional planning group. The Planning Commission also finds that the amended General Development Plan will accurately reflect and implement the Village's goals and strategies for the use, preservation, and development of lands within the Village of Caledonia.

4. ***Effective Date.*** The General Development Plan will be effective upon the date that it is approved by the Caledonia Village Council.



YEAS:

NAYS:

ABSENT:

**RESOLUTION DECLARED ADOPTED.**

Respectfully submitted,

Dated: October 27<sup>th</sup>, 2022

By \_\_\_\_\_  
Chad Chambers  
Planning Commission Chair