

Village of Caledonia Planning Board  
Meeting Minutes for January 2018

Members Present: Jay Hunt, Rhett Clark, Marge Landowski, Linda Ludlum, Kristen Murphy

Also Present: Amanda Smith, Vitaly Basisty

Kristen Murphy called the meeting to order at 7:05 pm with the Pledge of Allegiance.

**Amanda Smith/Ice Cream Parlor**

Ms. Smith is planning to open an ice cream shop in a portion of the Masonic Temple on State Street/East Avenue. The location is 18' x 18' and will have some seating – 6 seats – indoors and some outdoor seating, pending permits/guidelines/health department information. She will sell Hershey's Ice Cream, and will only do hard ice cream the first year. Hours will be determined, and she plans to open April 21. She has submitted her DBA and will be in contact with the county health department.

For signage, she plans to put some on the building, above the door/between windows and will contact Mike Murphy for building permits for the signs.

As the Planning Board, we must make sure of the safety of pedestrians and traffic in an already congested area. Codes are not violated with customers parking in the area but safety must be assured.

Motion by Linda Ludlum, seconded by Marge Landowski, to conditionally approve this business based on follow-up with Caledonia Police Department and Code Enforcement.

Aye: Jay Hunt, Rhett Clark, Marge Landowski, Linda Ludlum, Kristen Murphy

Nay: None

Abstention: None

**Vitaliy Basisty**

Mr. Basisty came to the meeting to discuss conversion of former Kids Corner Daycare to an apartment. The building is currently B2 and could possibly be used as R1 or R2. The rooms are already split up. There are 2 bathrooms and 4 exits. This is an approved use, if ZBA grants variance. Planning Board/ZBA needs to research to see if this is an allowed use, if this property falls into a 1<sup>st</sup> floor retail/2<sup>nd</sup> floor apartment, and needs to follow up with Village Attorney to determine if this needs a variance. If there is no variance needed, Mr. Basisty can go ahead. Otherwise, ZBA will need to meet and consider a variance.

Motion by Jay Hunt, seconded by Rhett Clark, to conditionally approve based on input from Village Attorney.

Aye: Jay Hunt, Rhett Clark, Marge Landowski, Linda Ludlum, Kristen Murphy

Nay: None

Abstention: None

### **December Minutes**

Motion by Rhett Clark, seconded by Linda Ludlum, to approve the December 2017 minutes.

Aye: Jay Hunt, Rhett Clark, Marge Landowski, Linda Ludlum, Kristen Murphy

Nay: None

Abstention: None

### **Ravich Development**

Waiting for Water Authority and DPW approval before signing blueprints.

### **Cell Tower**

Airosmith Development is talking with the Village to construct a cell tower at 2943 W Main Street (old water tower) and recently submitted plans to Mike Murphy.

In 2001, a variance for equipment building and variance for the antenna. At that time, the project should have gone to the Livingston County Planning Board – due to location on State Road - but did not.

For this project, there needs to be a permit to tear down existing water tower, as well as a variance from the ZBA, submission to the County Planning Board, and approval by this board.

### **Comprehensive Plan**

Jay Hunt suggested there be some codes created to enforce items on the Comprehensive Plan. He will draft a letter to the Village Board.

Motion by Marge Landowski, seconded by Jay Hunt, to adjourn the meeting at 8:00.

Aye: Jay Hunt, Rhett Clark, Marge Landowski, Linda Ludlum, Kristen Murphy

Nay: None

Abstention: None