

Members Present: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Member Absent: James Kemnitz

Also in Attendance:

- Dean and Sue D'Agostino, Muffin Tops
- Brad and Kelly Sisson, Roam Hunt Company
- Adam Schneider, Upstate Breaker
- JP Schepp, Village Engineer / MRB Group
- Veronica Devries, Underberg and Kessler
- Mike Burnside, Code Enforcement Officer

The meeting was called to order at 6:30 pm with the Pledge of Allegiance.

### **March 2023 Minutes**

Motion by Brenda Nelson, seconded by Jay Barefoot, to approve the March 2023 meeting minutes.

Aye: Rhett Clark, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: Christopher Frank

### **Brad and Kelly Sisson, Roam Hunt Company**

Sissons are here for preliminary discussion of their proposed business, Roam Hunt Company, which they would like to locate in a storefront at the Masonic Temple. This location, approximately 700 square feet, will establish a retail and logistics space, where they will sell supplies for hunting and fishing, as well as subscription box services. The subscription box service will be on a monthly, bi-monthly, etc, basis, and will not include ammunition. Customer parking is available between the building and the bank, as well as on-street parking. (Per code, there needs to be 4 spaces for every 1000 square feet.) Rhett Clark will refer this to the County Planning Board because of its location on a main road; further discussion and action at May meeting.

### **Sue and Dean D'Agostino, Muffin Tops (3133 Main Street)**

- Livingston County Planning Board has ruled this as local option.
- To follow up on April meeting, a dumpster has been arranged for use out back.
- Opening day is planned for May 23; Code Enforcement will do a walkthrough/inspection closer to opening date.

Motion by Marge Landowski, seconded by Brenda Nelson, to approve and welcome this business to our community.

Aye: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: None

**Caleb Dudek, Cal Fitness (3158 State Street)**

The relocation of Cal Fitness to this address was determined to be a local option by the County Planning Board.

Motion by Jay Barefoot, seconded by Marge Landowski, to approve.

Aye: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: None

**Eric Binnert, Taylor's Room (3229 State Street)**

Mr. Binnert was not in attendance at tonight's meeting.

*Parking Discussion*

- Will he be renting the other portion of the building, and will parking be adequate?
- The existing parking spots are not lined yet

*Before any approvals, the Board needs clarification on the following:*

- How are customers going to have access to mulch/bulk products, and how does this affect parking and traffic flow?
- The number of parking spaces will be based on building use; will this be indoor or outdoor retail?
- Need to provide a scale drawing with parking spots
- Need to provide a scale drawing clarifying outdoor storage
- Need to provide a detailed site plan with actual use of the building
- Additional use of building will need further approval/new business application; at this time, the remainder of the space does not have an approved business use

Per Attorney, the application is incomplete; as such:

Motion by Marge Landowski, seconded by Jay Barefoot, to table approval, pending more information and meeting attendance by Eric Binnert

Aye: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: None

**Adam Schneider, Upstate Breaker (1 Technology Place)**

Adam is here to revisit site plan, due to proposed addition of a new building.

Following up on March meeting:

- *Fencing:* Existing fence will be left in place along the Maple Street side of the property, and a new privacy slat fence is proposed to be built 12' (closer to buildings) along Upstate Breaker's property on Maple Street. The site plan needs to reflect the change that the new fence will return along the east side of the building and will not connect to the existing fence. The fence will provide privacy screening, not security. The alleyway created must not create an eyesore for Maple Street residents.
- *Building F:* Plans to paint this building. Escrow is being held until the Village signs off. It will be released when Building F is aesthetically pleasing.
- *Water line:* New site plan shows the relocation of water line around the building. Easement to Village will be modified.

Motion by Rhett Clark, seconded by Marge Landowski, to approve site plan per Tim Hens' drawing dated 4/9/2023, pending the following:

- Certain fence portions not to be installed along west side of property, and south entrance shown on map
- Alleyway created between new fence and existing Maple Street fence is to be maintained per village property codes 67 and 144.
- Confirmed with a mutually agreed upon resolution drawn up by Village Attorney
- Village Attorney approval
- Village Engineer approval

Aye: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: None

Motion by Rhett Clark, seconded by Brenda Nelson, to adjourn the meeting at 7:40 pm.

Aye: Rhett Clark, Christopher Frank, Marge Landowski, Brenda Nelson, Jay Barefoot

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board