

Village of Caledonia Planning Board  
Meeting Minutes for May 16, 2023

Members present: Rhett Clark, Jay Barefoot, James Kemnitz, Marge Landowski, Christopher Frank, Brenda Nelson

Also present: Eric Binnert, Taylor's Room (3229 State Street)  
Brad and Kelly Sisson, Roam Hunt Company (Masonic Temple)

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

**April Minutes**

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

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

Nay: None

Abstention: None

**Upstate Breaker Update (1 Technology Place)**

- Tim Hens updated Upstate Breaker's plans.
- Veronica DeVries, from Underberg Kessler said our minutes were adequate, and no further resolution were needed.
- Board reviewed plans

**Taylor's Room (3229 State Street)**

Livingston County ruled this project as Local Option.

Board members asked Eric Binnert questions and asked for clarification about his business.

Parking:

- Mr. Binnert will mark the parking spots when he knows where the Board requires them. There will be no parking all the way to the left (left when looking at the building); he will mark this as well.

Sale of bulk materials:

- No bulk materials (mulch, stone, etc.) will be sold here. Area where this was originally planned for will be used for parking.

Other half of building (right side when looking at the building) is not rented.

- Cannot be used as a residence.
- If Mr. Binnert has someone interested in renting this space for a business, they will need to come to the Planning Board for new business approval.

This is a highly visible area. Board expressed concerns regarding materials and inventory sitting around outside.

- Mr. Binnert would like to pursue putting in a building for storage; this will need Planning Board approval.
- Additionally, materials purchased for sale will need to be stored indoors.

Board is looking for a realistic/scaled drawing of the property to include parking.

- Mr. Binnert measured, said there is room for adequate parking.

Is this an indoor business only (buying pallets of inventory for resale)?

- Yes, and parking will reflect that. The space is 2200 square feet, so 11 spaces are required. There will not be a lot of customers at one time.

Will there be employees?

- Just Mr. Binnert and his son

Motion by James Kemnitz, seconded by Marge Landowski, to approve the Site Plan as presented, with 12 parking spots as discussed, to include one handicapped spot.

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

Nay: None

Abstention: None

**Roam Hunt Co (located in the Masonic Temple)**

Livingston County determined this as a local option with advisory comments.

Parking needs to be in designated spaces due to traffic circle. Sissons were told there are 3 spots.

Subscription boxes: avid hunters will get a box on a regular basis with this service. They will offer exclusive women's hunting/fishing box; this is sponsored by a women's hunting/fishing magazine, and will include clothing and gear targeted towards women.

Other information: They will have no ammunition on site. The business will be used for indoor retail and order packing/fulfillment. UPS/FedEx already makes regular deliveries to a business in this building, so they will likely be served by the same trucks. It will be staffed by Mr. Sisson on the weekends and Mrs. Sisson on the weekdays.

Motion by Jay Barefoot, seconded by Brenda Nelson, to approve this business and its use at the proposed location.

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

Nay: None

Abstention: None

Meeting was adjourned at 7:00 pm.

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board