

Village of Caledonia Planning Board
Meeting minutes for August 15, 2023

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

Also in attendance: Mike Burnside, Code Enforcement Official
Megan & Bart Johnston, Mae and Kay's Play Café (229 North Street)

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

May Minutes

Motion by Jay Barefoot, seconded by Brenda Nelson, to approve the May 2023 minutes as written.

Aye: Rhett Clark, Jay Barefoot, Brenda Nelson, Marge Landowski
Nay: None
Abstention: None

Megan Johnston, Mae and Kay's Play Café (Proposed location, 229 North Street)

Mrs. Johnston came to present her new business to the Board. The concept is a "stay and play" café – children can play while parents/caregivers (who will stay with their child) socialize, work, or relax with a coffee and snack. The proposed business, hoping to open late winter or early spring for children ages birth – 7/8 years, will be housed in the front portion of the former Ace Hardware store. Per insurance, it will be classified as a fast food location with a play area. Food will be prepared on-site, but they will be bringing in baked goods. There will be no gas appliances or fryers. Based on zoning, B-2, this is a permitted conditional use in that district.

Other notes:

- They prefer 15 or fewer children on-site at one time, to allow enough space for the children to safely play and explore. Admission will be valid for 1.5 hours/child.
- This will be a pay-to-play business model. They are looking into a membership business model as well as a registration system for advance ticket purchases. In addition, this will be a "sister business" to a similar location in Avon.

This project will need to be referred to the County Planning Board due to its location on a main road. Once a site plan is received, Rhett will compile information and submit to the County. The next County Planning Board meeting is 9/15; he will need information by 9/1.

Mike Burnside, Code Enforcement Officer, brought up the following items (note there is no issue from a use standpoint):

- The Village will need to reclassify the building
- A site plan is required to show building, parking, doors
- With guidance from the Village Board and/or Village Attorney, will finalize:

- The number of people allowed with having one bathroom on-premises (Mrs. Johnson plans to remodel the bathroom to meet ADA requirements)
- Septic is shared with neighboring Hamilton Park; may need to create a shared service agreement
- 18-25 parking spaces are needed based on square footage of business; with 25 or fewer spaces, 1 handicapped space is required
- Code Enforcement Officer will work with business owner to note required egress doors, exit signs, and fire alarm
- There is a new sign on the building noting it's a registered auto dealer; Mike Burnside will follow up with building owner to find out more and learn how this may affect Mrs. Johnson's business

Upstate Breaker (1 Technology Place)

- Per plans, the perimeter fence is installed.
- Rhett has been in touch with Adam Schneider, owner, regarding painting progress.
- There are still a few clean-up things to address: general property, lawn debris, pallets, tarps.
- The water line has been relocated and project is complete.
- Mike Burnside and Ed Russell, Village Attorney, will discuss what else needs to be complete before escrow funds are released.

Taylor's Room (3229 State Street)

Code Enforcement Officer has sent a letter to vacate the portion of the premises used as a residence. There is no Certificate of Occupancy, nor is this address zoned as a residence.

Motion by Marge Landowski, seconded by Brenda Nelson, to adjourn the meeting at 7:00 pm.

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board