

Village of Caledonia Planning Board
Meeting minutes for February 18, 2025

Members present: Rhett Clark, Jay Barefoot, James Kemnitz, Christopher Frank, Charles Martelle, Marge Landowski
Also present: Leith Nagi, Caledonia Exotic Smokes and Snacks

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

January 2025 Minutes

Motion by James Kemnitz, seconded by Jay Barefoot, to approve the January minutes as written.

Aye: Rhett Clark, Jay Barefoot, James Kemnitz, Christopher Frank, Charles Martelle, Marge Landowski
Nay: None
Abstention: None

Caledonia Exotic Smokes and Snacks (3229 State Street)

Livingston County ruled this proposed business as a local option.

The Board reviewed the site plan and discussed handicap parking: make sure to add hash marks and sign to indicate this spot.

Discussion:

- Market research: How do the owners get a feeling for what customers might want?
 - o They will start light, and add more products to meet customer demand
- What will you sell?
 - o Smoking accessories, snacks, no beer
- Will you have signs?
 - o Plan to have LED signs/lights; need to consult Code Enforcement for a sign permit
 - o Board recommends caution about blinking signs and how it might affect neighbors
- If the business plan changes, please return to Planning Board to update
- Mr. Nagi rented half the building for the Exotic Smoke Shop; he may rent the other half of the building for a different business (dessert shop/ice cream shop). If he does this, he will need to return to Planning Board for approval and to address his plans for outdoor eating, traffic flow/pedestrian traffic, parking, etc. He has discussed this possibility with the landlord.

Motion by Marge Landowski, seconded by James Kemnitz, to approve Caledonia Exotic Smoke and Snacks at 3229 State Street.

Aye: Rhett Clark, Jay Barefoot, James Kemnitz, Christopher Frank, Charles Martelle, Marge Landowski
Nay: None
Abstention: None

March Meeting

At the March 18th meeting, the Village will provide Planning Board members with compliance training as required by insurance.

Updated Solar Code was distributed to Board members.

Motion by Marge Landowski, seconded by Jay Barefoot, to adjourn the meeting at 6:45 pm.

Aye: Rhett Clark, Jay Barefoot, James Kemnitz, Christopher Frank, Charles Martelle,
Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board