

1. Meeting called to order

President Weatherston called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Ron Bocciardi, Trustee Pierce, President Weatherston, Joseph Kiriaki arrived at 6:22pm, Amy Mai and Michael J. Moore

Also present: Village Administrator Kathy Kasper, Development Director Peter Wagner, Public Services Administrative Coordinator Megan O'Brien.

3. Approval of Minutes

Approval of June 26, 2023, meeting minutes.

Motion by Pierce to approve the minutes as presented.

Seconded by Bocciardi.

Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

A. PLANNED UNIT DEVELOPMENT AMENDMENT – Review a request to amend a planned unit development agreement for the properties at 5915, 5919, & 5945 Erie Street (now Waters Edge Drive) allowing for modifications to building units (93 units), parking requirements, concept development plan, and other development details as it pertains to the Water's Edge Condominium Development submitted by Jessica Timmer, Applicant, CCM-Caledonia, LLC, Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

Weatherston opened the Public Hearing at 6:03 p.m.

Wagner explained the reason for the request and proposed changes, citing his report submitted with Plan Commission packet.

Weatherston asked three times if anyone wanted to speak in favor of the request.

None.

Weatherston asked three times if anyone wanted to speak against the request.

None.

Weatherston closed the Public Hearing at 6:06 p.m.

5A. Commission Deliberation:

Motion by Pierce That the Plan Commission recommends to the Village Board that the amended Planned Unit Development Agreement modifying the number of building units, setback requirements, parking requirements, concept plan, and other development details as it pertains to the Water's Edge Condominium Development located at 5915, 5919, and 5945 Erie Street be approved as outlined in Exhibit A for the

Following reasons:

1. The amended PUD for the proposed multi-family development is allowed by underlying zoning and through the planned unit development review process.
2. The amended PUD will allow for the construction of 93 condominium units as proposed by the concept plan illustrated in Exhibit B.

Seconded by Knitter

Motion carried unanimously.

6. New Business

A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of 93 villas and townhomes with clubhouse for the Water's Edge Condominium Development located on Water's Edge Drive, formerly Erie Street.

Wagner introduced the revised condominium development site plan as stated in his report submitted with the Plan Commission packet.

The Applicants presented the modifications to the site plan building design and proposed amenities.

6A. Commission Deliberation:

Plan Commissioners discussed the changes to the site and questioned the applicant on such topics as; the reduced number of units, if there was adequate parking, and if public access to the lake was still part of the plan. The applicant responded that the redesign of the buildings and reduced number of units provides adequate density to be marketable; parking exceeds the 2 stalls per unit ratio agreed to in the approved planned unit development agreement; there remains a public trail along the lakefront for citizen access to the site.

Motion by Pierce that the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of 93 condominium townhouses/villas with recreational amenities be approved for the following reasons:

1. The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process.
2. The use is consistent with the 2035 Comprehensive Land Use Plan designation of high density residential.
3. The proposed development complies with conditions and restrictions as stated in the Planned Unit Development.

Seconded by Knitter

Motion carried unanimously.

B. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a proposed master sign plan for Merz Aesthetics allowing for an oversized wall sign on the building located at 4133 Courtney Street.

Wagner explained the reason for the request and described the proposed sign plan citing his report submitted with the Plan Commission packet.

Applicant is requesting a variance to install a 90' square foot wall sign on current site. Town of Raymond has approved the sign and is seeking the Village of Caledonia approval as required by the adopted Cooperative Boundary Agreement.

6B. Commission Deliberation:

Motion by Pierce that the Plan Commission recommends that the Village Board approve the sign plan submitted by Dennis Sparkowski as presented for the property located at 4133 Courtney Street for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall sign will not create sign clutter or confusion along the freeway corridor.

Seconded by Bocciardi

Motion carried unanimously.

C. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a 234-parking lot expansion for Gifford School located at 8332 Northwestern Avenue.

Wagner explained the reason for the request and described the proposed parking lot expansion, citing his report submitted with the Plan Commission packet. R.U.S.D./Gifford Elementary/Middle School is requesting a parking lot expansion consisting of 234 parking stalls to the existing parking lot to accommodate the parking demand for school because of the Middle school addition increasing the number of staff, parents and school events. Also the expansion will seek to improve the traffic flow for drop off and pick up and to improve pedestrian safety with a proposed walkway.

6C. Commission Deliberation:

Motion by Bocciardi that the Plan Commission recommends to the Village Board that the site plan for the construction of a 234-stall parking lot expansion located at 8332 Northwestern Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the site plan review process.
2. The proposed parking lot expansion is a permitted accessory use for a school.

Seconded by Kiriaki

Motion carried unanimously.

D. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±1,680 square-foot garage for indoor storage of equipment and product for the existing business located at 4543 Douglas Avenue.

Wagner explained the reason for this request and proposed plan, citing in his report, submitted with the Plan Commission packet.

6D. Commission Deliberation:

Motion by Pierce That the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±1,680 square-foot storage building located at 4543 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed building is consistent with the existing use on the property.

Seconded by May

Motion carried unanimously.

E. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±864 square-foot garage for indoor storage of ground maintenance equipment located at 6633 Douglas Avenue.

Wagner explained the reason for the request and described the proposed plan, citing his report with the Plan Commission packet. Applicant is seeking approval for an 864 square-foot garage to store their business equipment.

6E. Commission Deliberation:

Motion by Kariaki that the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±864 square-foot storage building located at 6633 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed building is a permitted accessory use for a Park zoning district.

Seconded by Moore

Motion carried unanimously.

7. Adjournment: President Weatherston adjourned the meeting at 6:35 p.m.

Respectfully submitted,
Zarrie Stratman-Dirkintis
Deputy Clerk