

MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY

July 25, 2018

Present: Kjell Erlandsson; Fran Martin, Marla Wishau, Bill Streeter, Jim Dobbs, Dave Gobis

Also Present: Martha Hutsick, Tom Knitter, Lee Wishau, Tom Lazcano

- 1) Meeting was called to order by Bill Streeter 4:00 p.m. at the Caledonia Village Hall Board Chambers.
- 2) Approval of Minutes from June 27, 2018. Corrections to minutes made by Martha Hutsick- Douglas Avenue Business District should be construction was problematic, not awful. Also from Bill Streeter - Linda Hoover was not a member before July so she was not absent (committee was unaware of delayed start date after appointment) and renumber the motion to stand alone for motion to replace members who miss three consecutive meetings. Marla will make changes. Motion to approve Dave Gobis, Second by Fran Martin. Motion Carried. Approval of minutes from July 11, 2018. Motion to approve Fran Martin, Seconded by Marla Wishau. Motion Carried.
- 3) Agenda item 7 presented by Tom Lazcano. One of the options provided as a solution to the Douglas Avenue median not having an entrance north of Parkview was to convert the dividing lane to a twiddle lane (one that is painted on and allows traffic to go into that lane to turn either way). The estimate for that would cost \$400,000. There are problems Tom made the committee aware of that we did not hear about before. Then main concern being that once the village puts in a twiddle lane, the State DOT no longer has jurisdiction of that section of the road. The State does not see twiddle lanes as a safe option and will not support the road in those areas, it becomes the village's. After discussion, the committee asked if Tom would attend a DABD meeting and promote the idea of "cross access" between all businesses on the east side of Douglas from 4 mile to Caledonia Chiropractic. The cross access is much preferred for traffic who are moving between different shopping areas, as is seen on the east and west side of Highway 31, between the mall and Home Depot and Pick n Save to Kentucky Fried Chicken. These are "driveways" within parking lots that are used by the shoppers so they don't need to jump back on to the highway only to turn into another shopping plaza or to take an exit from a parking area where there is a traffic light so they easily can go in the direction they want to travel. These are private driveways and it would be up to the businesses to decide if this is something they would consider.
- 4) Agenda item 4 discussion led by Jim Dobbs. He will ask Elaine Ekes for a recommendation to get an ordinance written that will create building standards that will assist us in addressing blighted buildings, and ask if the current property standards are sufficient. Tom Knitter, being a former police officer in Caledonia, told us he meet with home owners about "blight" complaints when he was an officer for the town and found there was usually short term action when initially asked to remove the blight, but not necessarily long term compliance. Dave Gobis brought up the necessity of budget and funding and Jim Dobbs said once there is an ordinance and procedure in place the committee could see if the board would support budget funding.
- 5) After a brief discussion, it was decided the committee would make no recommendation regarding the 2050 plan at this time
- 6) After discussion about reincorporating the portions of the 2006 Caledonia Land Use Plan into more manageable sections that could be easily researched and updated by village staff, all agreed this should be part of the new Planners duties and we should wait until the board has decided what they want. Jim Dobbs will be aware of when this job description is created and the selection process has begun. The committee would like to be kept up to date as the planner position is progressing.
- 7) Jim reported there will be a July 30 meeting about the quarry and an August 27th special meeting with Planning and the Board. Discussion brought up questions like what criteria will the trustees use to make the decision and what does Act 67 mean in a layman's interpretation.
- 8) Kjell will report if our budget is non-lapsing and our current account balance at the next meeting.
- 9) No update on the signage at the village line north and south on Douglas Avenue. Marla will measure and take photos for the next meeting so we might perhaps get signage up yet this year.
- 10) Report from Martha Hutsick: The Caledonia Douglas Avenue Business Association is continuing with their flower pot program. In addition, they have a subcommittee working on the DOT Spring 2019 resurface of Highway 32 north of 5 Mile Road. There is a planning meeting on July 31, 2018.
- 11) With the 2006 Land Use plan changes being put on hold for the future Planners arrival, Marla and Lee will create the Business Start-up and Residential Single Family Construction checklists. Goal would be completion and posting to the web site in December 2018.
- 12) No New Business
- 13) Fran Martin made a motion to adjourn at 5:20 p.m. Seconded by Dave Gobis. Motion Carried

Respectfully submitted by Marla Wishau