

Minutes from Community Development Authority

January 22, 2020

Present: James Dobbs, Kjell Erlandsson, Dave Gobis, William Streeter, Marla Wishau, Fran Martin

Also Present: Martha Hutsick – Caledonia Douglas Avenue Business Assn; Pete Wagner – Village Zoning and Planning Director; Lee Wishau – Village of Caledonia Trustee; Helena Dowd – Village of Caledonia engineering dept (assist minutes); Nancy Washburn – Developer with Ray Leffler, attending for general interest

1. Meeting called to order at 4:00 p.m. by William Streeter
2. Approval of CDA Minutes from 12 /19/2019. Changes to be made: Add Martha Hutsick to those attending; detail CDABA costs to detail the \$423 included lunch, donuts and coffee and all weekly meeting costs. Motion made by Dave Gobis, seconded by Fran Martin. Motion Carried.
3. Briefing of Village Councils Special Meeting: Jim Dobbs held a meeting to discuss the role of Planning and CDA in regard to the 2035 – 2050 overviews. The subcommittee previously set up by the CDA will be replaced by a new subcommittee that will report to the full board. The new subcommittee will be comprised of a variety of citizens and will include both Planning and CDA committee members. Jim has invited Pete Wagner, Fran Martin, Lee Wishau, Jon Schattner, and Dave Gobis to join the committee. Other names were suggested and will be approached to see if they are interested. This subcommittee will work to get ahead of unclear or incorrect zoning issues, and review the 2035 /2050 plan details to better prepare for business/commercial and residential development in the next 25 years. They will use the 2050 transportation SEWRPC plan for growth planning. The discussion also addresses item #6.
4. Pete Wagner updated the committee using the handout (attached). Some of the blight issues will require the Building Departments involvement, as there are violations of building ordinances that will need action taken. Pete is working with the village attorney to clarify what the building department can address. Because the building department has not been making on site visits to address building violations, they will need to be clear and confident when they address the issues with the owners. This is part of the education process for village employees. As the entire blight issue is just being addressed, a procedure/policy for notification of violations, departments involvement, monitoring progress and follow-up are all being developed.

Pete said the new software for zoning / planning has been purchased, the contracts have been signed, yet Civic Software has not taken any action yet toward installation/implementation or training. Marla suggested calling Civic Software to obtain a training date, thereby requiring the software to be installed and working by that date.

5. Martha Hutsick gave the monthly report of the CDABA: The CDABA welcomed Pete Wagner to our last meeting to explain what his department does. CDABA supports Pete, the CDA and the Village in the effort to improve the Douglas Avenue corridor. The CDABA will communicate with their members regarding items in the zoning code which the members should be aware of.
6. Land Use Planning – Pete Wagner will “drive the ship”. He said he wanted to point out the village is in charge of their own code and the county only oversees unincorporated areas. That would allow for much better and new zoning being designated. One concern is making zoning designations clear and more specific, due to the Act 67 changes that no longer allows development control through conditional use restrictions as they are approved. The review and updates to the comprehensive plan will be ongoing, but the subcommittee should address much of it in the next several months. The goal is to assure that we are ready for possible manufacturing, commercial and residential development throughout the village with the diverse priorities of the village residents having been considered first.
7. Caledonia Signs – Jim is working on location for 7 Mile and I94 sign; Charles Street is ready for sign – Payne and Dolan and Elsa Milaeger will be determining sign and landscaping for this area.
8. Kjell Erlandsson reported no spending in January.
9. New Business: none
10. Meeting adjourned. Motion Carried.