

**Community Development Authority (CDA) Meeting Minutes
May 27, 2020**

Committee Members Present: William Streeter, Jim Dobbs, Dave Gobis, Marla Wishau, Fran Martin, Kjell Erlandsson
Others in Attendance: Pete Wagner

1. Meeting called to order
 - a. Zoom meeting called to order by William Streeter at 4:03 p.m.
2. Approval of minutes from the April 22, 2020 meeting.
 - a. Motion to approve by Kjell Erlandsson
 - b. Seconded by Fran Martin
3. Blight Ordinance and Enforcement – Pete Wagner
 - a. Due to the office schedule being on a week off a week, there are 32 cases pending. They are sending notices to many home based businesses or other business related violations. The county has fees for home based businesses and Pete is hesitant to start this because then the people assume they can run any business and pass it on as fact to potential buyers, and that is not the case. We have very specific ordinances (County Ordinance 20-1015 - regarding home based businesses being “invisible”) and we do want those enforced.
 - b. Followed up on parking on Johnson and Charles and forwarded to PD.
 - c. Pete will touch base with the new chief about the Car Sweep twice a year. Pete anticipates the spring sweep will happen in June.
 - d. The truck repair business on 7 Mile and I94 has ignored our notices and is expanding his parking lot. The next step will be citation and fines, then on to courts. Pete is planning and documenting the correspondence and it looks like it will be summer before municipal court is back on-line.
 - e. Foley Road between 6 and 7 Mile Road had owners who wanted to stock pile items and they are now in the process of cleaning up their site and making them aware of the building process in Caledonia.
 - f. Helena will be very busy with drainage, but we are making progress.
4. Douglas Avenue Business Association – Martha Hutsick
 - a. The CDABA became aware of a rezoning on Douglas Avenue and made the following motion which was passed at the May 12, 2020 meeting of the organization via Zoom. The rezoning is from R-7 to B-2. The properties are located at 4959 Douglas Avenue and 4917 Douglas Avenue. *"We, The CDABA are in favor of this rezoning, if it could become an upscale area. We would recommend good architecture along with nice landscaping to enhance Douglas Avenue. We would like to see it rezoned to B-1 or B-2. We ask that this be taken into consideration when they are doing the planning."*
 - b. From our minutes: We would like to have the above read into the record at the Planning Commission Hearing and the Caledonia Village Board meeting. Per Pete Wagner, this was read into the Planning Commission Minutes.
5. Update on Land Use Plan Committee – Fran Martin
 - a. No meetings have been scheduled. Pete will get together with Fran when ready to schedule.
 - b. Fran is considering Douglas Ave and TID 4/I94 in need of clearer zoning definition issues. Fran is thinking to re write the zoning code in certain areas to better define the use of specific areas.
 - c. Pete agrees, and has the chapters for the land use zoning rewritten and will bring to Legislative and Licensing. The uses in each of the zoning districts are the more specific concern at this time.

- d. Design standards can also have a large impact of how the land is developed. Using brick vs. steel buildings is a tool the Village can use to improve the development of the area.
6. Signage – Marla Wishau
- a. WE is working with the electrician to get electricity to the sign. We will be responsible to “finish” the site after the underground digging is complete. The Village will be paying the monthly light bill for the one LED light being installed at the sign.
 - b. Elsa is in touch with Payne and Dolan regarding the “new” corner of Charles Street. Brian Enders is considering options Elsa provided him for sign options. She will be on maternity leave soon, but will forward Brian’s correspondence to me and I can continue to work with him.
7. Treasurers Report – Kjell Erlandsson
- a. Freeze expenditures at this time
8. New Business
- a. Marla last meeting is June 2020, but would like to continue until the projects are complete: Sign lighting on County Line and Hwy 32; Sign order and installation at Payne and Dolan on Charles Street and Three Mile Road.
 - b. Minutes will need to be taken by someone else starting August 2020.
9. Adjourn 5:00 p.m.
- a. Motion to adjourn by Dave Gobis
 - b. Seconded by Fran Martin