

Village of Caledonia Planning Board
Meeting Minutes for September 16, 2025

Members Present: Rhett Clark, Christopher Frank, Jay Barefoot, Charles Martelle, Marge Landowski

Member Absent: James Kemnitz

Also in Attendance: David Matt, Schultz Associates
Robert LaPoint, Code Enforcement Official

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

August Minutes

Motion by Jay Barefoot, seconded by Charles Martelle, to approve the August 2025 minutes.

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

Nay: None

Abstention: None

Dollar General, Proposed Expansion/New Building

David Matt, from Schultz Associates, attended.

Notes and discussion about this project:

- The referral to Livingston County is complete.
- The portion of the proposed store located in the Village is zoned R1.
- The parking is located in the Town.
- Only a small portion of the building is located in the Village.
- Will there be a need for setback variance?
- The building that the existing Dollar General is located in is not owned by Dollar General corporation. DG corporate would run the new location.
- The Board wondered if there are 2 tax parcels, 1 for the Town and 1 for the Village. Rhett can check with the Village Attorney.
- Rhett will also check with Village Engineer for any engineering concerns. Board also discussed sidewalk access to the new building.

Town Planning Board is meeting on 9/24. A public hearing is tentatively scheduled for 10/22. The public hearing would address 1: Site plan approval with the Town of Caledonia, and 2: Zoning variance to allow retail in R1.

The Planning Board cannot approve this project because of the need for a variance for relief of allowing retail in R1.

Motion by Jay Barefoot, seconded by Marge Landowski, to hold a joint Public Hearing with the Town of Caledonia Planning Board for site plan approval on a date confirmed by the Town Planning Board.

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

Nay: None

Abstention: None

Motion by Christopher Frank, seconded by Rhett Clark, to adjourn the meeting at 7:05 pm.
Aye: Rhett Clark, Christopher Frank, Jay Barefoot, Charles Martelle, Marge Landowski
Nay: None
Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board