

**Village of Baldwin
Planning Commission
April 19, 2021
Regular Meeting Minutes
(approved)**

CALL TO ORDER

Roll Call: Jane Allison called the Meeting to order at 7:00 PM at the Baldwin Village offices with commissioners:

Present: Jeremy Anderson, Clyde Welford, Jane Allison, Nate Barker, Clarence Vicent, and Tamara Pore'

Absent: vacancy

Village Staff Present: Robert Toland, Village Planner/Zoning Administrator

Acknowledgment of Visitors: Latania Hill

GENERAL BUSINESS

Approval of Agenda: A motion to approve the agenda was offered by Nate Barker and supported by Jeremy Anderson. Motion carried.

Approval of Minutes: A motion to approve the minutes of **March 15, 2021**, was offered by Tammy Pore' and supported by Clarence Vicent. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

A. None

OLD BUSINESS

A. Master Plan Update – The Master Plan has been distributed to the adjacent jurisdictions for their review and comment. The next step will be to wait 63 days for then to comment and then hold the required public hearing. The hearing date has been set for June 21, 2021. Baldwin has applied to become a "Redevelopment Ready Community" and the Master Plan is part of that process.

B. Recreation Plan – The recreation section of the Master Plan was reviewed, and some

corrections were noted. There was some concern expressed over the maintenance burden of pocket parks. The next step in updating the Village Recreation Plan will be to update the Plan's basic information and begin working on a draft.

C. Wellhead Protection Plan Implementation – No discussion.

D. St. Ann's Church – There was no discussion because there was no representation from the applicant.

NEW BUSINESS

A. Tiny Homes – There was discussion about the minimum size of a dwelling in the Michigan Residential Code. It was thought that tiny homes could be allowed in part of the Village, but a specific area was not identified. There was discussion about the size of accessory buildings that might be allowed on parcels with tiny homes. It was suggested that some design aspects could be required like porches. There would also some concern that shipping containers could be used as dwellings.

B. Paving Surfaces – Currently, all non-residential parking areas in the Village must have a finished surface of asphalt or concrete. It was suggested that in the Industrial and C-2 zoning districts, crushed asphalt and pavers could also be used. Crushed limestone was eliminated for consideration because it can create dust that could be a health risk for some people.

ADJOURNMENT

A motion to adjourn was offered by Clyde Welford and supported by Tammy Pore'. Motion carried. Meeting adjourned at 8:12 PM.

Meeting Schedule: The next regular meeting is scheduled for May 17, 2021 at 7:00 P.M.

Respectfully submitted,
Robert Toland, Village Planner
for
Tamara Pore', Secretary