

**Village of Baldwin
Planning Commission
July 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

Absent: Tamara Pore', vacancy

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

Acknowledgment of Visitors: Jim Truxton, Randal Meyering, Carl Merchant, Sandy Dood, Chris Johnson, Kathy Merchant, Andy Gremmel, Diane Gremmel

GENERAL BUSINESS

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

Approval of Minutes: A motion to approve the minutes of **June 21, 2021**, was offered by Nate Barker and supported by Jeremy Anderson. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

A. 876 Michigan LLC - Site Plan Review Amendment – Randal Meyering of Westside Construction, presented drawings and an explanation concerning the outdoor seating at the front and rear of the proposed 876 Michigan LLC Restaurant. The rear seating area is proposed as being 9 feet by 20 feet in size. Mr. Meyering was informed that the seating on the sidewalk in front of the business would require permission from the Village Council and not the Planning Commission. Mr. Meyering explained that the Michigan Liquor Control Commission has approved the seating in both locations for serving alcohol. There were comments from those in attendance that the proximity of the alleyway would make this seating

unsafe. Mr. Meyering explained that 1 ½ inch steel posts and steel railing would be installed at the property boundary directly adjacent to the seating area. There was considerable discussion about the ability of the steel railings to withstand the impact of an auto. A motion to table the site plan amendment was offered by Clyde Welford and supported by Nate Barker. Motion carried.

B. St. Ann's Church – Site Plan Review – The request to build a 20-foot by 24-foot addition to the north side of the existing Food Pantry was presented by Mr. Carl Merchant. Following discussion, a motion to approve the site plan amendment with conditions, was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

C. Dukes Auto Sales – No discussion

D. Master Plan Update – Updated drawings are being prepared for the final version of the Plan.

E. Recreation Plan – No discussion

F. Wellhead Protection Plan Implementation – It was suggested the Village obtain signs to be placed on major roads at the boundaries of the wellhead protection areas.

NEW BUSINESS

A. Redevelopment Ready Communities – Jim Truxton explained that the Village has begun the process of becoming a Certified Redevelopment Ready Community and wanted to thank the Planning Commission in advance for their efforts in meeting the certification requirements.

B. Troutarama – There continues to be congestion at various times of the day at the blinker light intersection of US-10 and M-37. A bypass is suggested to provide relief at the intersection and for safety reasons if the intersection were to be blocked.

C. Fencing Regulations – A request was made by one of the meeting attendees that the fencing regulations in the commercial zoning district should be revised to allow privacy fences. The Planning Commission will consider revisions at the August meeting.

ADJOURNMENT

A motion to adjourn was offered by Clyde Welford and supported by Jeremy Anderson. Motion carried. Meeting adjourned at 8:17 PM.

Meeting Schedule: The next regular meeting is scheduled for August 16, 2021, at 7:00 P.M.

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