

**Village of Baldwin
Planning Commission
August 16, 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, Tamara Pore', Clarence Vicent

Absent: vacancy

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

Acknowledgment of Visitors: Jim Truxton, Paul Santoro, Andy Gremmel, Denise Gremmel

GENERAL BUSINESS

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

Approval of Minutes: A motion to approve the minutes of **July 19, 2021**, was offered by Clyde Welford and supported by Nate Barker. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

A. 876 Michigan LLC - Site Plan Amendment – Drawings of the outdoor rear seating area and the proposed railing were presented. The rear seating area is proposed as being 9 feet by 20 feet in size. The painted steel railing would be installed using 4-inch square steel posts at the corners of the 16-inch raised seating area with 1 ½ inch square steel railings (2 rails) around the seating area. There would be additional railings along the ramp and to the service door. A motion to approve the site plan amendment was offered by Clarence Vicent and supported by Nate Barker. Motion carried.

- B. Dukes Auto Sales** – No discussion
- C. Master Plan Update** – In progress
- D. Recreation Plan** – No discussion
- E. Wellhead Protection Plan Implementation** – A presentation of the Wellhead Protection Plan by Fishbeck is scheduled for the Village Council meeting on October 11. The Planning Commission is invited.
- F. Redevelopment Ready Communities** – In progress
- A. Fencing Regulations** – A proposed zoning ordinance amendment to allow privacy fences in commercial and industrial zoning districts was discussed. A motion to set the date of September 20, 2021, for the public hearing was offered by Clyde Welford and supported by Tammy Pore'. Motion carried.

NEW BUSINESS

- B. Zoning Amendments** – Several potential zoning amendments such as temporary housing, PUD's, and signs were discussed.

ADJOURNMENT

A motion to adjourn was offered by Clyde Welford and supported by Jane Allison. Motion carried. Meeting adjourned at 8:13 PM.

Meeting Schedule: The next regular meeting is scheduled for September 20, 2021, at 7:00 P.M.

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