

**Village of Baldwin
Planning Commission
September 20, 2021
Regular Meeting Minutes
(Approved)**

CALL TO ORDER

Roll Call: Jeremy Anderson called the Meeting to order at 7:02 PM at the Baldwin Village offices with commissioners:

Present: Jeremy Anderson, Clyde Welford, Nate Barker, Clarence Vicent

Absent: Jane Allison, Tamara Pore', vacancy

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

Acknowledgment of Visitors: None

GENERAL BUSINESS

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

Approval of Minutes: A motion to approve the minutes of **August 16, 2021, with corrections**, was offered by Clyde Welford and supported by Nate Barker. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

A. Fencing Regulations – The public hearing was opened by chairperson Anderson. The proposed zoning ordinance amendment to allow privacy fences in commercial and industrial zoning districts was discussed. A motion to not recommend approval was offered by Clarence Vicent and supported by Clyde Welford. Motion carried.

OLD BUSINESS

A. Dukes Auto Sales – No discussion

B. Master Plan Update – Copies of the final Master Plan were distributed.

C. Recreation Plan – In progress

- D. 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.
- E. Redevelopment Ready Communities** – The baseline report from MEDC was presented to the planning commission. There was discussion about potential improvement projects and several suggested changes to the village parcel map.
- F. Zoning Amendments** – Several potential zoning amendments such as temporary housing, PUD's, and signs were discussed. A motion to defer scheduling of a public hearing was offered by Clyde Welford and supported by Nate Barker. Motion carried.

NEW BUSINESS

- A. Review Zoning Map** – Three areas on the zoning map are being discussed for changes.
- B. Stealthcraft** – Site Plan Review – Since the parcel owned by Stealthcraft is currently zoned residential, their request to expand would constitute an expansion of a nonconforming use. Therefore, the property will need to be rezoned before a site plan can be considered.

ADJOURNMENT

A motion to adjourn was offered by Clyde Welford and supported by Nate Barker. Motion carried. Meeting adjourned at 8:08 PM.

Meeting Schedule: The next regular meeting is scheduled for October 18, 2021, at 7:00 P.M.

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