

**Village of Baldwin
Planning Commission
October 18, 2021
Regular Meeting Minutes
(approved)**

CALL TO ORDER

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

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

Absent: vacancy, vacancy

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

Acknowledgment of Visitors: John Harrington, Lamont 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 **September 20, 2021, with corrections**, was offered by Nate Barker and supported by Jeremy Anderson. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

A. None

OLD BUSINESS

A. StealthCraft SPR – The StealthCraft Site Plan Review has been delayed until the ZBA public hearing on a "Use Variance", which is scheduled for November 5, 2021.

B. Dukes Auto Sales – No discussion

C. Recreation Plan – In progress

D. Wellhead Protection Plan Implementation – One of the recommendations for implementing

the Wellhead protection Plan is to review the Site Plan Review criteria of the zoning ordinance. Excerpted sections of the Site Plan Review Article from the zoning ordinance and the list of recommended topics for review were distributed.

- E. **Zoning Amendments** – Potential zoning amendments to the Special Land Use section of the ordinance were discussed. It was decided to defer discussion to the November meeting.

NEW BUSINESS

- A. **Donigan Rezoning** – An application for rezoning one parcel on Maple Street in the C-1 zoning district to R-2 Residential was reviewed and discussed. A motion to set the date November 15, 2021, for the required public hearing, was offered by Clarence Vicent and supported by Nate Barker. Motion carried.
- B. **Review Zoning Map** – The former pallet factory property and several adjacent parcels were discussed as areas on the zoning map for changes to be made more consistent with the newly adopted Master Plan. That area is zoned Light Industrial, but it has been abandoned and the Master Plan indicates Medium Density Single Family Residential would be more appropriate. Comments by members of the audience supported that effort. After further discussion, a motion to set the date November 15, 2021, for the required public hearing, was offered by Jane Allison and supported by Tammie Pore'. Motion carried.

ADJOURNMENT

A motion to adjourn was offered by Jeremy Anderson and supported by Tammie Pore'. Motion carried. Meeting adjourned at 8:08 PM.

Meeting Schedule: The next regular meeting is scheduled for November 15, 2021, at 7:00 P.M.

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