

**Village of Baldwin  
Planning Commission  
November 15, 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:** Jane Allison, Tamara Pore', Jeremy Anderson, Nate Barker, Clarence Vicent, Guy Wolgamott

**Absent:** vacancy

**Village Staff Present:**

**Acknowledgment of Visitors:** Martin Personnette, Tina Personnette, Lamont Hill, Latonya Hill, Nancy\_\_\_ Jodi Nichols, Mike Batcke, Jim Truxton

**GENERAL BUSINESS**

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

**Approval of Minutes:** A motion to approve the minutes of **October 18, 2021**, was offered by Jeremy Anderson and supported by Clarence Vicent. Motion carried.

**Communications:** None

**PUBLIC COMMENT**

None

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

**A. Donigan Rezoning** – Sean Donigan, to rezone 0.2 acres located at 835 Maple Street, from C-1 Village Center Commercial to R-2 Medium Density Single Family Residential.

Sean Donigan gave a synopsis on his request to rezone said property. The listing realtor, Nancy? spoke of the listing being held since March 2020 and the attempt to sell commercially. She also mentioned the want need to sell by the owners, the Personnette' s. Tina Personnette spoke to the issue of wanting to sell and retire. Jeremy Anderson asked for clarification on the location and history of the property. Short discussion. Motion called. Motion to rezone by Allison, support by Vicent. All ayes. Motion carried.

**B. Former Pallet Factory Rezoning:** to rezone 10 parcels of land totaling 20.2 acres in an area described as being east of Norway Street, north of the PM Trail, South of the platted Edison Avenue, adjacent to the east village limits, from LI Light Industrial to R-2 Medium Density Single Family Residential. The Planning Commission has determined that it is reasonable and prudent to rezone these 10 parcels. Allison read the proposed resolution for information and clarification.

Lamont Hill spoke as being the landowner of above property and his hopes to improve the parcels. Anderson asked if it included the Lake County Road Commission property. Brief discussion. Motion called. Motion to rezone by Anderson, support by Pore'. All ayes. Motion carried.

Motion to close the Public Hearing at 7:13 by Anderson, support by Pore'. All Ayes. Motion carried.

## **OLD BUSINESS**

**StealthCraft Site Plan Review** – Allison started the discussion by stating the submitted site plan lacked numerous items needed for the review. Batcke spoke to the proposed project idea and his efforts to proceed. Discussion held. Truxton commented on the proposed rezoning and the requirements of a site plan review. Batcke was informed by Allison to resubmit the site plan application with the missing information completed. He was also informed the application and accompanying material must be submitted. two weeks prior to the December 20,2021 Planning Commission meeting. Discussion.

Motion by Anderson, support by Barker to table all other items under Old Business.

- A. Dukes Auto Sales**
- B. Recreation Plan**
- C. Wellhead Protection Plan Implementation**
- D. Zoning Amendments**

## **NEW BUSINESS**

None

## **ADJOURNMENT**

A motion to adjourn was offered by Jeremy Anderson and supported by Tammie Pore'. Motion carried. Meeting adjourned at 7:36 PM.

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

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