

**Village of Baldwin  
Planning Commission  
March 21, 2022  
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, Jeremy Anderson, Tamara Pore', Guy Wolgamott, Clarence Vicent (arrived 7:27), Nate Barker (arrived 7:27)

**Absent:** vacancy

**Village Staff Present:**

**Acknowledgment of Visitors:** Dan Holland, George Calas, Sylvia Calas

**GENERAL BUSINESS**

**Approval of Agenda:** A motion to approve the agenda with changes, was offered by Jane Allison and supported by Tammy Pore'. Motion carried.

**Approval of Minutes:** A motion to approval the minutes with corrections, of **February 21, 2022**, was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

**Communications:** None

**PUBLIC COMMENT**

Sylvia Calas inquired as to the purpose of the DCAA meeting on March 28, 2022.

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

Jane Allison opened the floor to for three public hearings scheduled for this evening.

**A. Zoning Amendments** – The proposed zoning amendments to the text of **sections 20.03 and 17.02** of the zoning ordinance, were presented and discussed. A motion to recommend to the Village Council the amendments be approved was offered by Tammy Pore' and supported by Jeremy Anderson. Motion carried.

**B. Zoning Map Amendment** – There was discussion about rezoning the 42.2 acres including 9 parcels of land of the former industrial park renaissance zone **from R-1 Residential to LI - Light Industrial**. A motion to recommend to the Village Council rezoning the 42.2 acres on Astor Road to LI - Light Industrial was offered by Tammy Pore' and supported by Guy

Wolgammott. Motion carried.

**C. Zoning Map Amendment** – There was discussion about rezoning 8 parcels of land in block 41-101, totaling 3.14 acres in an area described as being west of Norway Street, north of Ninth Street, east of Cedar Street, and south of Tenth Street, **from C-1 Village Center Commercial to R-2 Single-Family Residential**. A motion to recommend to the Village Council rezoning the 3.14 acres was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

A motion to close the public hearings was offered by Jeremy Anderson and supported by Jane Allison.

## **NEW BUSINESS**

**A. Proposed Brewpub** – Christopher Walker has proposed to acquire property at M-37 and Ninth Street to construct a brewpub and restaurant. The Planning Commission determined this would be allowed in accordance with zoning and was unanimously receptive to this concept. It was decided to respond to Mr. Walker favorably, and to encourage his pursuit of the proposal. Considering this, a motion to communicate this sentiment to Mr. Walker, was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

## **OLD BUSINESS**

**A. Recreation Plan** – The proposed questionnaire is being formatted for distribution.

**B. Wellhead Protection Plan Implementation** – No discussion.

**C. Zoning Amendments** – No discussion.

**D. Review Zoning Map** – No discussion.

## **ADJOURNMENT**

A motion to adjourn was offered by Jeremy Anderson and supported by Tammy Pore'. Motion carried. Meeting adjourned at 7:44 PM.

**Meeting Schedule:** The next regular meeting is scheduled for April 18, 2022, at 7:00 P.M.

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