

**Village of Baldwin  
Planning Commission  
September 19, 2022  
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, Jeremy Anderson, Tamara Pore', Guy Wolgamott, Clarence Vicent

**Absent:** Nate Barker, vacancy

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

**Acknowledgment of Visitors:** Jim Truxton, Robert Watkins, Tim Jannereth

**GENERAL BUSINESS**

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

**Approval of Minutes:** A motion to approval the minutes of **August 15, 2022**, was offered by Jane Allison and supported by Clarence Vicent. Motion carried.

**Communications:** None.

**PUBLIC COMMENT**

None

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

A. **Rezoning of 1460 Sunset from Residential to Commercial** – Anderson questioned the reason for requesting rezoning. Zoning Administrator Toland stated that the owner did not specify a reason. He stated that he had been contacted by a realtor and was asked about the current zoning. He stated the realtor did not know of the request to rezone. Allison voiced her concerns and did not think rezoning that parcel was a good idea, and Pore' agreed. It was stated that the master plan indicates that it could be either residential or commercial, but that the primary use should be residential. Zoning Administrator Toland stated he believes the owner wants it rezoned to then sell it. Jim Truxton mentioned there was not much room for a business to exist on the parcel for proper water filtration, parking, and a new building. A motion to deny the request for rezoning was offered by Jane Allison and supported by Tammy Pore'. Discussion about the motion indicated there were 4 primary reasons for the denial.

1. All properties in this block are historically and traditionally residential.
2. The parcel is too small to accommodate a building, required parking, storm water drainage, and meet the required setbacks.
3. There are already many vacant commercial properties available in the Village. Directly across the street on M-37 is vacant commercial property if someone wanted to build in that area.
4. The applicant provided no compelling reasons for the rezoning.

The motion carried unanimously in favor of the denial; no votes opposed.

## **OLD BUSINESS**

- A. Wellhead Protection Plan Implementation** – Proposed updates to the site plan review section of the zoning ordinance were reviewed. It was mentioned that in the August meeting Zoning Administrator Toland mentioned he would research some other communities' plans. It was also mentioned that in the August meeting, the items F and #2 under G were not applicable within the village and should be removed. It was decided that once there was a review of other communities, this would be discussed further. Discussion will continue at next month's meeting.
- B. Zoning Amendments** – Tabled until the October meeting
- C. Recreation Plan** – Tabled until the November meeting
- D. Redevelopment Ready Communities** – No discussion.

## **NEW BUSINESS**

- A. Appointment of New Planning Commission Members** - Mary Moffitt has been approved for appointment by the Village Council. There was a discussion on the need for Nate Barker to resign if he was no longer able to serve. The question was asked what the maximum number of members was. Zoning Administrator Toland stated it was 9 and we currently have 6. It was decided that Barker did not have to resign for his son to be added since there were enough open slots.

## **ADJOURNMENT**

A motion to adjourn was offered by Jeremy Anderson and supported by Guy Wolgamott. Motion carried. Meeting adjourned at 7:35 PM.

**Meeting Schedule:** The next regular meeting is scheduled for October 17, 2022, at 7:00 P.M.

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