

**Village of Baldwin
Planning Commission
March 6, 2023
Special 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, Guy Wolgamott, Clarence Vicent, Tamara Pore', Mary Moffitt

Absent: vacancy

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Acknowledgment of Visitors: Jim Truxton

GENERAL BUSINESS

Approval of Agenda: A motion to approve the agenda, was offered by Tamara Pore' and supported by Mary Moffitt. Motion carried.

Approval of Minutes: A motion to approval the minutes of **February 20, 2023**, was offered by Jane Allison and supported by Tamara Pore'. Motion carried.

Communications: None

PUBLIC COMMENT

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

A. None

OLD BUSINESS

A. **Zoning Ordinance Amendments** – The public hearing on zoning amendments to Article 15 Special Land Uses, will be placed on the agenda of the April meeting because there was not enough time between the last meeting and this one.

B. **Redevelopment Ready Communities** – Once the Capital Improvement Plan is finished most of the items in section one of **RRC** will be completed. Suggested changes in the revised **CIP** Plan include:

changes to Table One

Items 1,6,9, and 12 have already been completed.

#2 – Agreed that 3 roads listed in #2 should be separate items

- Astor Road has already been upgraded and straightened.
- 7th St is already a class A road. There was also a question as to why 7th street had two separate projects listed: #2 and 13.
- No real discussion on Lake St and Norway except they were not in bad condition now.

#3 - Department should be listed Recreation.

#4 – Needs more than \$150,000 to complete. Date provided 2027-2028.

Change #7 from 4th St to 8th St because changes to 4th St are not going to happen. Railroad company would not allow another crossing to be put in on 4th St but there is already a crossing on 8th. Date provided for Item #7 is 2026.

#8 – Is to change Prospect from 50 ft to 60 ft. It was determined this was not a high priority. Date was not discussed.

#11 – Center Street was also discussed to change from 50 ft to 60 ft. It also is not a high priority change with no date discussed.

Other items discussed:

Improvements to Carrs Road from Cherry Street to Astor Road – 2024 - \$100,000

Streetscape improvements on 8th Street from James Road to M-37 – 2024 –

Improvements to 8th Street between M-37 and Carrs Road – 2026

Acquisition and demolition of 902 Michigan Avenue – 2023

Acquisition of the railroad property southwest of M-37 and 9th Streets – 2023

New banner poles – 2024

Widen the Guthrie Street right-of-way – 2027

It was suggested that the Table be compiled and at the next meeting we would zone in on items.

Other items related to **RRC** include:

1.1 is now GREEN

1.3 will be GREEN soon

1.4 there is a question if this should not be handled by someone on the village council. However, this item may need to be completed by the Planning Commission if not the Village Council.

Section 2

It was stated that some of these items should be GREEN. Items 2.3-2.6 we are already meeting and will need to get a better understanding as to why they are still yellow. Other sections of will be worked on later once these are complete.

C. 2023-2028 Community Parks and Recreation Plan – The Recreation Plan is ready for printing. Final copies will be distributed to the Planning Commission and Village Council. Jim Truxton explained that the village council was is in the process of preparing an application to the MDNR for a “Sparks” grant for improvements to Hollister Park for up to 1 million dollars. With the grant, the community does not have to have matching funds and it would be used for Park Improvements such as:

- Water Splash Pad
- Relighting the baseball field
- Resurface and restrripe the basketball court

- Enhance the existing Playground Equipment

NEW BUSINESS

None

ADJOURNMENT

A motion to adjourn was offered by Tamara Pore' and supported by Jane Allison. Motion carried.
Meeting adjourned at 8:09 PM.

Meeting Schedule: The next regular meeting is scheduled for April 17, 2023, at 7:00 P.M.

Respectfully submitted,
Tamara Pore', Secretary