

**Village of Baldwin
Planning Commission
October 16, 2023
Meeting Minutes
(approved)**

CALL TO ORDER

Roll Call: Jane Allison called the Meeting to order at 6:59 PM at the Baldwin Village offices with commissioners:

Present: Jane Allison, Tamara Pore', Guy Wolgamott, Clarence Vicent (left 7:40), Mary Moffitt, Jeremy Anderson

Absent: vacancy

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Acknowledgment of Visitors: Richard Harvey

GENERAL BUSINESS

Approval of Agenda: A motion to approve the agenda, with revisions, was offered by Tamara Pore' and supported by Jeremy Anderson. Motion carried.

Approval of Minutes: A motion to approval the minutes of the meeting on **September 18, 2023**, was offered by Tamara Pore' and supported by Guy Wolgamott. Motion carried.

Communications: The Village has received a copy of a "Notice of intent to establish Condominium" from the attorney of the owners of Majestic Pines concerning the conversion of the apartments to condominiums. It is expected this issue will come before the Planning Commission soon.

PUBLIC COMMENT

Richard Harvey lives on US-10 between Roosevelt and Evergreen, and he would like to use his accessory building in the rear yard of his residence, but he has been issued a stop work order on the structure by the Lake County Building Department. Therefore, in order to resolve this issue, he is requesting a rezoning of lots 14 & 15 from C-2 General Commercial to R-3 High Density Residential. Mr. Harvey needs to request lots 14 & 15 be combined in a single parcel and have proof by the next meeting that this has been completed. A motion to set the date November 20, 2023, for the public hearing, was offered by Jane Allison, and supported by Jeremy Anderson. Motion carried.

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

- A. **Tiny Homes** – The Planning Commission reviewed proposed language for allowing smaller dwelling sizes under certain conditions in the R-3 Zoning district. In discussion, it was decided to remove items C-1 and C-2 and just make item C state covered entryways; remove A; change A 2 to delete wording “by one occupant”; change D to read “must meet current setbacks and site development requirements”; change E to not exceed 50% instead of 75%; and add section 8.07 “TINY HOME REQUIREMENTS”. A motion to set the date November 20, 2023, for the public hearing, was offered by Jane Allison, and supported by Jeremy Anderson. Motion carried.
- B. **Concentrated Development** – This is an RRC requirement that may need to be addressed further by the Planning Commission.

NEW BUSINESS

None

ADJOURNMENT

A motion to adjourn was offered by Jeremy Anderson and supported by Jane Allison. Motion carried. Meeting adjourned at 8:01 PM.

Meeting Schedule: The next regular meeting is scheduled for November 20, 2023, at 7:00 P.M.

Respectfully submitted,
Robert Toland