

**Village of Baldwin
Planning Commission
September 18, 2023
Meeting Minutes
(approved)**

CALL TO ORDER

Roll Call: Jeremy Anderson called the Meeting to order at 7:00 PM at the Baldwin Village offices with commissioners:

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

Absent: Jane Allison, vacancy

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Acknowledgment of Visitors: Jodi Nichols, Richard Harvey

GENERAL BUSINESS

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

Approval of Minutes: A motion to approval the minutes of the meeting on **August 21, 2023**, was offered by Jeremy Anderson and supported by Guy Wolgamott. Motion carried.

Communications: The Village has been contacted by the attorney for the owners of Majestic Pines concerning the conversion of the apartments to condominiums. It is expected this issue will come before the Panning Commission in the next few months.

PUBLIC COMMENT

Richard Harvey lives on US-10 between Roosevelt and Evergreen, and he would like to use his accessory building for a ceramics shop. To do this, because this parcel is zoned commercial, he would need to discontinue his use of the property as a dwelling. We decided he had 3 options:

1. Move the building to other lots he owns that are already zoned commercial. Determined this would be the easiest route.
2. Mr. Harvey could submit formal request to rezone.
3. Mr. Harvey could wait for us to review and discuss rezoning the whole block to residential. Then the ordinance would also have to be allowed to allow for home occupations in an outbuilding.

With option 2 and 3 there is no guarantee it would be in his favor.

Mr. Harvey will decided how he would like to proceed.

Jody Nichols with Economic Development was in attendance representing StealthCraft. The owner could not be in attendance, but she passed along his thanks for considering the change to allow Wood Burning boilers in the Light Industrial zoning district.

COMMISSIONER’S COMMENTS

None

PUBLIC HEARING

- A. **Zoning amendment to allow Wood-fired boilers in the light industrial zoning district** – Jeremy Anderson opened the public hearing at 7:46 PM. There was considerable discussion about the Wood Burning boilers, and the possibility of removing the option for residential use all together. There are none in residential use now and it would eliminate the possibility of smoke hanging over the village. Following discussion about the use of wood-fired boilers in the Village, it was decided that the amendment should allow boilers only in the industrial zoned areas A motion to recommend the ordinance amendment to reflect that decision was offered by Tamara Pore and supported by Guy Wolgamott. Motion carried. The public hearing was closed at 8:04 PM.

OLD BUSINESS

- A. **Capital Green Infrastructure** – Discission about Green infrastructure results in the conclusion that there is not a need for Steep Slope Protection or Buffering Standards for Waterfront Lots. The Planning Commission also believed that the zoning ordinance currently provides for sufficient “Housing Diversity”.

NEW BUSINESS

- A. **Tiny Homes** – The Panning Commission reviewed proposed language for allowing smaller dwelling sizes under certain conditions in the R-3 Zoning district. It was decided to postpone further discussion to the October meeting.
- B. **Concentrated Development** – This is an RRC requirement that may have already been fulfilled. Toland will compile all references already noted in the ordinance and submit to Julia with MEDC and see if the current zoning satisfies the requirement.

ADJOURNMENT

A motion to adjourn was offered by Tamara Pore and supported by Guy Wolgamott. Motion carried. Meeting adjourned at 8:30 PM.

Meeting Schedule: The next regular meeting is scheduled for October 16, 2023, at 7:00 P.M.

Respectfully submitted,
Robert Toland