

**Village of Baldwin
Planning Commission
November 20, 2023
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, Guy Wolgamott, Clarence Vicent, Jeremy Anderson

Absent: Mary Moffitt, Tamara Pore', vacancy

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Acknowledgment of Visitors: Richard Harvey, Jim Truxton

GENERAL BUSINESS

Approval of Agenda: A motion to approve the agenda, with revisions, was offered by Jane Allison and supported by Guy Wolgamott. Motion carried.

Approval of Minutes: A motion to approval the minutes of the meeting on **October 16, 2023**, was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

A. Tiny Homes – The Planning Commission is proposing to add a new section to the R-3 High Density Single-Family zoning district allowing tiny homes under certain circumstances. A motion to approval the zoning amendment, was offered by Jane Allison and supported by Clarence Vicent. Motion carried.

B. Richard Harvey Rezoning – Mr. Harvey owns several lots on US-10 currently zoned C-2 General Commercial. His home is located on two of the lots, a few are vacant, and he owns a duplex on others. Mr. Harvey wanted to construct an accessory building on his property but was told he could not because his residence was a legal nonconforming use and adding an accessory building would be a zoning violation. However, Mr. Harvey constructed his accessory building without permits and has been cited by the building department for failure to obtain a building permit. He now comes before the Planning Commission asking to rezone the two lots on which his residence is located to R-3 High Density Single-Family. During the

discussion it was pointed out that the Master Plan identifies land on the both sides of US-10 in this vicinity for commercial use. Mr. Harvey stated that his residence is only 779 square feet in size, and he is in poor health and the home is not handicapped accessible. He just doesn't know why a small 13' by 16' (208 square feet) building should be a problem. Following further discussion, a motion to deny the rezoning, was offered by Jane Allison and supported by Jeremy Anderson. Motion carried.

OLD BUSINESS

- A. **Concentrated Development** – This is an RRC requirement that may need to be addressed further by the Planning Commission.

NEW BUSINESS

- B. **Redevelopment Ready Communities** – This is an RRC requirement that may need to be addressed further by the Planning Commission.

ADJOURNMENT

A motion to adjourn was offered by Jeremy Anderson and supported by Guy Wolgamott. Motion carried. Meeting adjourned at 8:02 PM.

Meeting Schedule: The next regular meeting is scheduled for December 18, 2023, at 7:00 P.M.

Respectfully submitted,
Robert Toland