

**Village of Baldwin
Planning Commission
February 19, 2024
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, Tamara Pore', Anna Chernoby, Mary Moffitt

Absent: Jeremy Anderson

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Acknowledgment of Visitors: None

GENERAL BUSINESS

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

Approval of Minutes: A motion to approval the minutes of the meeting on **January 15, 2024**, was offered by Guy Wolgamott and supported by Mary Moffitt. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

- A. **Redevelopment Ready Communities** – The Planning Commission is making progress on the list of remaining activities.
- B. **Recommendation for Denial of Rezoning Request by Mr. Harvey** – The Planning Commission reviewed the list of items required in section 21.06 of the Zoning Ordinance and provided comments for the Village Council, including the addition of “spot zoning”.

NEW BUSINESS

A. **Application for SPR for Historical Museum** – The review of the site plans for the Museum expansion yielded several questions. They are:

- What is the distance between the proposed building and the lumberyard building to the west
- What is the width of the driving aisles
- Can the driveway on 8th Street be one way out instead of in
- The parcel legal description does not match the description at Lake County Equalization
- The entry width of the driveway on 8th Street cannot exceed 16 feet
- The entry width of the driveway on Michigan must be at least 24 feet
- The Site Plans do not include an exterior lighting plan
- The Site Plans do not include a drainage plan

B. **Application for Majestic Pines Condominium Conversion** – Site Plans for the project were distributed but the application did not include the information required.

ADJOURNMENT

A motion to adjourn was offered by Tamara Pore' and supported by Jane Allison. Motion carried. Meeting adjourned at 7:59 PM.

Meeting Schedule: The next regular meeting is scheduled for March 18, 2024, at 7:00 P.M.

Respectfully submitted,
Robert Toland
For Tamara Pore'