

**Village of Baldwin  
Planning Commission  
September 16, 2024  
Meeting Minutes  
(preliminary)**

**CALL TO ORDER**

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

**Present:** Mary Moffitt, Guy Wolgamott, Clarence Vicent, Jeremy Anderson

**Absent:** Tamara Pore', Jane Allison, Anna Chernoby

**Village Staff Present:** Robert Toland, Zoning Administrator/Planner

**Acknowledgment of Visitors:** Jim Truxton, Kelly Zellner, Anthony Riley, John Mulligan

**GENERAL BUSINESS**

**Approval of Agenda:** A motion to approve the agenda, was offered by Guy Wolgamott and supported by Mary Moffitt. Motion carried.

**Approval of Minutes:** A motion to approval the minutes of the meeting on **August 19, 2024**, was offered by Mary Moffitt and supported by Guy Wolgamott. Motion carried.

**Communications:** None

**PUBLIC COMMENT**

Kelly Zellner inquired about the proposed stop light on M-37 and Washington. The new stoplight has been placed on the MDOT schedule for installation in the year 2038.

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

None

**OLD BUSINESS**

A. **Capital Improvement Plan** – A revised proposed CIP for 2025-2030 was distributed for discussion. #3-Jeremy was not sure if this was completed with the recent chip sealing that was done over the weekend. #4&5-Also unsure if these were completed. #6-Some of the lines were completed in the village #7-Unsure if this was completed as well. It was decided to add the watermain project on Fournier Drive for 2024 and add the US-10 Bypass project to the list for 2025.

B. **Application for Majestic Pines Condominium Conversion** – The applicant has not yet

submitted the requested revised plans and documents.

## **NEW BUSINESS**

- A. **Vehicle Storage inquiry - 860 Cherry Street** – John Mulligan explained that he has a towing business and he would like to have a location in Baldwin for the temporary impoundment of vehicles that he tows from crashes and repossessions, etc. One of his employees, Anthony Riley lives at 860 Cherry Street and they would like to use this property as the impoundment lot. It was explained to them that using a residence for storage of unlicensed or inoperable vehicles is a violation of the zoning ordinance and the Village nuisance ordinance. Jim Truxton will inquire with the Village Council if they are interested in revising the ordinances to accommodate this request.
  
- B. **Rezone to Residential Inquiry – 1025 Cedar Street** – There was discussion resulting from an inquiry by a property owner about the possibility of rezoning the property at 1025 Cedar Street from C-1 Commercial to Residential. The owner wants to install a manufactured home there. There was unanimous sentiment that the entire block should remain zoned for commercial development.

## **ADJOURNMENT**

Clarence Vicent left the meeting at 7:32 so the meeting was discontinued due to lack of a quorum.

Meeting Schedule: The next regular meeting is scheduled for October 21, 2024, at 7:00 P.M.

Respectfully submitted,  
Robert Toland  
For Tamara Pore'