

**Village of Baldwin  
Planning Commission  
May 19, 2025  
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, Mary Moffitt, Angela Johnson, Jeremy Anderson, Harold Nichols

**Absent:** Pam Anderson, Tamara Pore

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

**Visitors Acknowledgment:** None

**GENERAL BUSINESS**

**Approval of Agenda:** A motion to approve the agenda was offered by Jeremy Anderson supported by Harold Nichols. Motion carried.

**Approval of Minutes:** A motion to approval the minutes of the meeting on **April 21, 2025, and the Special Meeting on May 8, 2025 (as amended)**, was offered by Harold Nichols supported by Jane Allison. Motion carried.

**Communications:** None

**PUBLIC COMMENT**

None

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

None

**OLD BUSINESS**

**Village Restaurant** – The zoning permit for the restaurant approved by the Zoning Administrator contingent o them not using the furnace until it is inspected and approved. They were open for the weekend of the “Blessing” but were not open today.

**Hotel at Prospect and Guthrie Site Plan Review** – No discussion

## **NEW BUSINESS**

**Master Plan Update** – The 2021 Master Plan will be reviewed over the next few months to determine if it should be updated. There are at least a few areas in the Village that should be discussed such as (1) the 60 acres at the extreme southwest of the Village west of Astor Road, (2) the north boundary line along the south side of Linden Street, and (3) the need for future industrial land. The Planning Commission will study Chapters 7, 8 and 9 for discussion at the June meeting.

**Zoning Board of Appeals** – The ZBA needs new members. In a village, 1 of the regular members of the zoning board of appeals may be a member of the planning commission. In addition, one regular or alternate member of a zoning board of appeals may be a member of the village council. However, such a member shall not serve as chairperson of the ZBA. An employee or contractor of the legislative body may not serve as a member of the ZBA. The remaining regular members and any alternate members shall be selected from the electors of the village residing within the village. It is recommended that one member be appointed from the Planning Commission and one from the Village Council keeping Dani Gardner as Chairperson and Diana as alternate, then changing Crystal Williams from regular member to alternate. Currently, there are no Planning Commission members interested.

## **ADJOURNMENT**

A motion to adjourn was offered by Jeremy Anderson and supported by Angela Johnson. Motion carried. Meeting adjourned at 7:55 PM.

Meeting Schedule: The next regular meeting is scheduled for June 16, 2025, at 7:00 P.M.

Respectfully submitted,  
Tamara Pore'