

**Village of Baldwin
Planning Commission
September 15, 2025
Meeting Minutes
(preliminary)**

CALL TO ORDER

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

Present: Angela Johnson Mary Moffitt, Pamela Anderson, Harold Nichols

Absent: Jane Allison, Jeremy 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 (as revised) was offered by Harold Nichols supported by Mary Moffitt. Motion carried.

Approval of Minutes: A motion to approval the minutes of the meeting on **August 18, 2025**, was offered by Harold Nichols supported by Mary Moffitt. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

- A. **Master Plan Update** – The Planning Commission reviewed Chapter 3 Community Profile. The location map is OK, no change, however, Figure 2, Study Area should be reduced in size but to accomplish that the Village will need to retain the services of a mapping consultant. Lake County mapping was asked to help but they are unable to do it. The study area extends beyond the village boundary because the State Legislation recommends it and because future annexations could occur that would require advanced decision making. Also at least one of the Act 425 areas added to the village is not shown. It is suggested that instead of showing full sections surrounding the village, the area be limited to the centers of sections specifically sections 9, 11, 26, and 28. Figure 3 is incorrect in

that many streets are incorrectly identified as being paved or may even be non-existent. Astor Road is paved but not within the legal right-of-way. The actual road, which is a village owned property, should be surveyed and dedicated for public use. At the Forest Service Cedar Street has been vacated and should not be shown as a street. Neither 8th Street nor 7th Street exist west of Cherry Street and should not be shown as streets. Air Service should be revised to eliminate discussion of nearby airports and the airport should be more fully described regarding size, runway length and FAA category. Figure 4 Land Use needs updating using the tax database and field verified. Land uses such as fish farm and certain railroad property are incorrectly identified. Figure 5 should be updated to show the 19 acres west of Astor Road owned by the Village. The Plan review of Chapter 3 stopped at page 8 and will continue at the October meeting.

- B. **Zoning Board of Appeals** – The ZBA needs one new member. Dani Gardner has resigned so the Village Council will have to appoint another regular member.
- C. **US-10/Washington Rezoning of Residences** – Harold has contacted several residents along the corridor, but a few have indicated they are not in favor of rezoning from residential to commercial. Further discussion is suggested for the October meeting.
- D. **Village Boundaries** – Patrick Johnson at Wetherell Surveying has been contacted to support the boundary correction issue. One solution would be to create an Act 425 Agreement between the township and village. That would have the effect of correcting the boundary. One possibility would be to run the boundaries along the waterline of Bush Lake to an unnamed street. Also, along the north right-of-way of West Bush Street to Sheridan Road. It is suggested to establish a proposed boundary and then meet with Webber Township.
- E. **Webber Township Master Plan** – The Planning Commission will send letters to the townships and other entities advising them that the Village is embarking on a Master Plan update.

NEW BUSINESS

None

ADJOURNMENT

A motion to adjourn was offered by Harold Nichols supported by Mary Moffitt. Motion carried. Meeting adjourned at 8:48 PM.

Meeting Schedule: The next regular meeting is scheduled for October 20, 2025, at 7:00 P.M.

Respectfully submitted,
Pamela Anderson
for
Tamara Pore'