

**Village of Baldwin  
Planning Commission  
October 20, 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:** Mary Moffitt, Pamela Anderson, Harold Nichols, Jane Allison, Jeremy Anderson (left 7:55 PM), Tamara Pore'

**Absent:** Angela Johnson

**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 Pamela Anderson. Motion carried.

**Approval of Minutes:** A motion to approval the minutes of the meeting on **September 15, 2025**, was offered by Harold Nichols supported by Mary Moffitt. Motion carried.

**Communications:** The only communication received was about the hotel being proposed behind Family dollar. Harold and Bob received notification that the request for funding had been denied and they are not going forward at this time.

**PUBLIC COMMENT**

None

**COMMISSIONER'S COMMENTS**

None

**PUBLIC HEARING**

None

**OLD BUSINESS**

- A. **Master Plan Update** – The Planning Commission reviewed Chapter 3 Community Profile. On page 15 add “World’s Largest Brown Trout Sculpture Park” under Parks and Recreation. On page 18 remove sentence “There are three water customers south of the Village and plans include serving additional customers” that is the last line under the section MUNICIPAL WATER SYSTEM. On page 24 change “Idlewild Jazz Festival” to Idlewild Music Festival and remove line “which takes place in August of each year”

Sled Dog races are in the Village and held outside the village. Remove “In February”. Remove the “Turkey Hunter’s Rendezvous held in March of each year, and the Relay for Life”.

Remove “Relay for Life” from the last paragraph under section AREAWIDE COMMUNITY ORGANIZATIONS. The total cost for the plan should be no more than 5K. Redoing the Maps would be part of that cost from Fishbeck. Contact person would be Dave Conklin.

- B. **Zoning Board of Appeals** – Zoning Board of Appeals need one permanent member. Still attempting to find interested members.
- 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. Most of the interest would be from parcels on the north side of US-10. Once the precise properties are identified for rezoning and to hold a public hearing, the village will send a letter only to occupied homes in the area. Harold will get list of addresses that are to get the notification. The letter will include a “please respond” and if there is enough interest, a public hearing will be set. If there are not at least 5 responses, zoning will stay as is (commercial).
- D. **Village Boundaries** – Need to go talk to Webber Twp. Harold and Bob will meet. Harold already spoke with them, and they are onboard getting the boundaries clarified.

#### **NEW BUSINESS**

None

#### **ADJOURNMENT**

A motion to adjourn was offered by Harold Nichols supported by Jane Allison. Motion carried. Meeting adjourned at 8:13 PM.

Meeting Schedule: The next regular meeting is scheduled for **November 17, 2025**, at 7:00 P.M.

Respectfully submitted,  
Pamela Anderson  
for  
Tamara Pore’