

**Village of Baldwin
Planning Commission
November 24, 2025
Meeting Minutes
(approved)**

CALL TO ORDER

Roll Call: Jane Allison called the Meeting to order at 7:01 PM at the Baldwin Village offices with commissioners:

Present: Mary Moffitt, Harold Nichols, Jane Allison, Tamara Pore', Angela Johnson

Absent: Pamela Anderson, vacancy

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 **October 20, 2025**, was offered by Jane Allison supported by Harold Nichols with stipulation that the closing be revised to remove the “respectfully submitted, Pamela Anderson for Tamara Pore” as the minutes were taken by Tamara. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER’S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

- A. **Master Plan Update** – Changes requested at October meeting were made to the plan. Also, a proposal from Fishbeck has been received for the Master Plan illustrations The total cost for the updates is \$3,000. Contact person will be Caryn Ashbay.

- B. **Zoning Board of Appeals** – Zoning Board of Appeals need one permanent member. Mr. Summers said he will consider this request to join once he is back from vacation. Harold’s wife, Natalie, indicated that she would consider the position if no other candidates were

identified, but expressed a preference for individuals from the community to volunteer first. Tammy said she would check with her daughter to see if she was interested. Option was also put out to contact the Bragingtons' to see if either one of them was interested.

- C. **US-10/Washington Rezoning of Residences** – Idea to just make the whole north side of the street residential. Will send notification of this intent and when the meeting will be scheduled so residents can be heard on the matter. It was decided this would not be the entire north side, just the land from Guthrie east to just past Summers' house. South side of the street – will be a mix of commercial and residential. Will also send notifications for residents to be heard on this as well. Thinking 5 lots on the south side will be residential, the rest will be commercial.
- D. **Village Boundaries** – Still in progress with Webber Twp needing more time to review but they are open to the idea.

NEW BUSINESS

A. Capital Improvement Plan

#1 – 902 MI redevelopment move to 2026 or 2027

#2 – Hollister move to 2026 and must be completed in 2026

- Small ball field will not become a dog park. A smaller area will be designated as the dog area.
- It was decided to remove the mention of the Dog Park altogether.
- Grant for Hollister is 844K and the bid to complete everything desired is over 1MILL. The village has applied for more money. Leave on the list at 950K for now because amount will change.

3 - 9 are to be marked complete

#10 – Push to 2027

#11 – 11 houses to finish so will call this one complete

#12 – Move to 2027

#13 – Move to 2027 pending funding

#14 – move to 2027: new roof needed and rebuild pump

#15 – Unsure if completed. Robert Toland will follow up with the engineer.

#16-21 – Leave as dated.

With it noted #18 and #19 are to be left as dated but clarified. It was noted that #18 the project name is incorrect.

ADJOURNMENT

A motion to adjourn was offered by Tamara Pore supported by Mary Moffitt. Motion carried. Meeting adjourned at 8:12 PM.

Meeting Schedule: The next regular meeting is scheduled for **December 15, 2025**, at 7:00 P.M.

Respectfully submitted,
Pamela Anderson
for
Tamara Pore'