

**Village of Baldwin
Planning Commission
February 16, 2026
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, Harold Nichols, Jane Allison, Pamela Anderson

Absent: Tamara Pore', Angela Johnson, vacancy

Village Staff Present: Robert Toland, Zoning Administrator/Planner

Visitors: None

GENERAL BUSINESS

Approval of Agenda: A motion to approve the agenda was offered by Harold Nichols supported by Jane Allison. Motion carried.

Approval of Minutes: There was no motion to approval the minutes of the meeting on **November 24, 2025**, due to clarification of the CIP revisions. Jane Allison is concerned that the CIP information should not have #'s and should be labeled properly. The projects should be labeled by name to correspond with what was done. A motion to table the approval of the minutes was offered by Jane Allison supported by Harold Nichols. Motion carried.

Communications: None

PUBLIC COMMENT

None

COMMISSIONER'S COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

- A. **Master Plan Update** – After reviewing Chater 3 of the Master Plan in November, the Planning Commission is moving on to Chapter 7 Community Development and Housing. References to "Industrial" should be changed to "Light Industrial". It should be noted that annexation of the 19 acres on Astor Road owned by the village should be annexed into the village and included in the Light Industrial land use category. Subsequently, the south half of the entire area west of Asror Road should be planned for low density residential

development and the north half Light Industrial. The Redevelopment Areas #1 and #2 should be labeled and expanded. Consider making all vacant residential parcels priority redevelopment areas. There was some discussion about the Railroad potentially rebuilding the tracks from Evert to Baldwin.

- B. **Zoning Board of Appeals** – The ZBA Last met in August. Jeremy Anderson has agreed to serve on the Zoning Board of Appeals so there are now three permanent members, but no alternates. Pam Anderson and Harold Nichols could serve so one of them will be appointed alternate by the village council. The next ZBA meeting will be on March 16.
- C. **US-10/Washington Rezoning of Residences** – Seventeen letters were delivered to the affected property owners indicating their choice to remain commercial or be changed to residential. Five were returned with only one in the affirmative for rezoning. A motion to not proceed with the rezoning effort was offered by Pam Anderson supported by Jane Allison. Motion carried.
- D. **Village Boundaries** – The Planning Commission is in favor of continuing the process to correct the north boundary discrepancies with Webber Township. The township is not opposed to making the necessary corrections. Harold will contact Webber Township and set a day and time to meet.
- E. **Capital Improvement Plan** – No action was taken on the CIP because the minutes did not properly reflect the previous meetings requested revisions.

NEW BUSINESS

- A. **Recreation Plan (Revision)** – The proposed effort to update the Recreation Plan to include the old fish farm property currently owned by Jim Truxton was tabled to the next meeting to give the village an opportunity to obtain a purchase agreement with the property owner and to complete the purchase of the dam by the State of Michigan.

ADJOURNMENT

Chairperson Allison is requesting a Special meeting of the Planning Commission to be scheduled for March 2 at 5:30 PM. A motion to adjourn was offered by Mary Moffitt supported by Jane Allison. Motion carried. Meeting adjourned at 8:29 PM.

Special meeting: March 2, 2026, at 5:30 PM.

Meeting Schedule: The next regular meeting is scheduled for **March 16, 2026**, at 7:00 P.M.

Respectfully submitted,
Pamela Anderson
for
Tamara Pore'