

**Village of Baldwin
Planning Commission
March 2, 2026
SPECIAL Meeting Minutes
(approved)**

CALL TO ORDER

Roll Call: Jane Allison called the Meeting to order at 5:31 PM at the Baldwin Village offices with commissioners:

Present: Mary Moffitt, Harold Nichols, Jane Allison, Angela Johnson

Absent: Tamara Pore', Pamela Anderson, 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: A motion to approve the minutes from the meetings on **November 24, 2025**, and **February 16, 2026**, 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 Chapter 3 of the Master Plan in November, the Planning Commission moved on to Chapter 7 Community Development and Housing. The section on Priority Development Areas should be revised to include other areas in the village or include them in the section on Neighborhood Revitalization Areas. The members will use the map showing vacant parcels to determine the specific areas for inclusion. The section on Housing Demand should utilize information from the Lake County Housing Needs Assessment completed in 2024. In addition, the Housing Demand section should

include a reference for grants that are available for housing. The section on Residential Growth should be updated. The section on Marketing the Community should be updated.

- A. **Zoning Board of Appeals** – The ZBA including Jeremy Anderson, Crystal Williams, Diana Swain, and alternate Harold Nichols, will meet on March 16 at 5:00 PM.
- B. **Village Boundaries** – A meeting to discuss this issue with Webber Township is being considered.
- C. **Capital Improvement Plan** – No action was taken on the 2026-2031 CIP.
- D. **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 discuss the potential revision with representatives from the State of Michigan.

NEW BUSINESS

- A. None

ADJOURNMENT

A motion to adjourn was offered by Mary Moffitt supported by Jane Allison. Motion carried. Meeting adjourned at 6:44 PM.

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

Respectfully submitted,

Robert Toland
for
Tamara Pore'