

**Village of Baldwin
Planning Commission
May 18, 2026, Minutes
Regular Meeting
(approved)**

CALL TO ORDER

Roll Call: Jane Allison called the meeting to order at 7:00 PM with Commissioners:

Present: Jane Allison, Harold Nichols, Tamara Pore', Mary Moffitt and Pamela Anderson.

Absent: Angela Johnson, vacancy

Staff: Robert Toland, Zoning Administrator/Planner; Joni Luce, Recording Secretary

Acknowledgement of Visitors: None

GENERAL BUSINESS

A. Approval of Agenda: A motion to approve the agenda as presented was made by Harold Nichols and supported by Jane Allison; motion carried unanimously.

B. Approval of Minutes: A motion to approve the **April 20, 2026** regular meeting minutes was made by Jane Allison, supported by Harold Nichols; motion carried unanimously.

C. Acknowledgement of Communications: None

PUBLIC COMMENT: None

COMMISSIONER'S COMMENTS: None

PUBLIC HEARING: None

OLD BUSINESS:

A. Master Plan Update – Chapter 8:

- Continued discussion on how to allow tiny homes anywhere within the Village, without encouraging/allowing single-wide mobile homes. A suggestion was made to make single-wide mobile homes a special use permit to allow for oversight.

- Discussion on the various lot sizes within the Village: platted lots are 50x100; R1 minimum lot size is 15,000 sq ft, 100' road frontage; R2 minimum lot size is 12,000 sq ft, 80' road frontage, and R3 minimum lot size is 5,000 sq ft, 50' road frontage.

- Remove sentence on page 4, 2nd paragraph that includes language "and the mobility of a trailer".

B. Village Boundaries:

- The Village attorney needs a metes and bounds description of the 19-acre parcel before preparing the petition for annexation. Bob will send her the file.
- Need an update next month on the expected timeline and cost to determine if this project should move forward.

NEW BUSINESS :

A. BE Floral & Sundries (BEFS) Site Plan Concept:

- Reviewed BEFS submitted Master Plan layout and Economic Impact report.
- Zoning does not currently allow for Garden Centers, but it would not be difficult to change the zoning ordinance for C2 to allow them as either by right or as a special use.
- Some concern raised that this large parcel is prime commercial property and the proposed use appears to be seasonal; ultimately determined to not be a factor.
- The proposed lavender field currently has a retention pond for the Family Dollar store; this would need to be addressed if the project moves forward.
- The land has not yet been purchased, but agreement was made to make changes in the zoning ordinance to allow Garden Centers if they choose to move forward.

B. R/R Property – Attorney Homier Memo:

- The 10-page memo from Foster Swift attorney M. Homier was presented for review.
- Bob believes the recommendations listed on page 10 are reasonable. Harold feels it would be better if Bob presented these action steps to the Village.
- Harold noted that there is not much room to designate a truck route as there are only two Class A roads: 7th Street and Washington Street. Washington Street is currently designated a truck route and is the most likely to be used.
- A motion was made by Jane Allison to recommend the Village consider following the Recommendations and Priority Sequence as listed on page 10, Item VI of the memo. Motion supported by Tamara Pore; motion carried unanimously.
- The memo will be sent to the Village attorney for review. Foster-Swift was retained for this project as they are experts in this field, and the Village attorney acknowledged it was not their forte. Expertise was desired due to the urgency of the timeline and need to act swiftly.
- The Railroad has indicated a 2-year timeline to get the rail line up and running, with plans to begin trucking liquid potash this fall in tanker trucks and transferred to tanker railcars.

ADJOURNMENT:

A motion to adjourn was offered by Tamara Pore and supported by Harold Nichols; motion carried. The meeting was adjourned at 8:29 PM.

Meeting Schedule: The next regular meeting is scheduled for June 15, 2026, at the Village office at 7:00 PM.

Respectfully submitted,

Joni Luce, Recording Secretary
for
Tamara Pore'