

**Village of Baldwin  
Planning Commission  
September 21, 2026 Minutes  
Regular Meeting  
(approved)**

**CALL TO ORDER**

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

**Present:** Harold Nichols, Jane Allison, Mary Moffitt, Angela Johnson, Fred Olson, and Pamela Anderson.

**Absent:** One 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 was made by Harold Nichols and supported by Fred Olson; motion carried unanimously.

**B. Approval of Minutes:** A motion to approve the **August 17, 2026** regular meeting minutes and the **August 31, 2026** special meeting minutes was made by Jane Allison, supported by Pamela Anderson; motion carried unanimously.

**C. Acknowledgement of Communications:** None

**PUBLIC COMMENT:** None

**COMMISSIONER'S COMMENTS:** None

**PUBLIC HEARING:** None

**OLD BUSINESS:**

**A. Master Plan Update – Final Draft:**

- A review of the maps to be included in the Master Plan was conducted. Parcels were examined and discussed as to the accuracy of the color-coding and suggestions were made to create additional color-coding to break out churches from other non-profits and to show school property separately as well. The ownership of some parcels will be confirmed and changed to reflect the correct ownership.

- Changes were suggested to make the maps more readable, such as darker lines and lining up street names for better visibility, as well as spelling corrections.

- The Future Land Use Map will be changed to bring the Highway Commercial area south to meet the Central Business District, and to add Highway Commercial south of the

Central Business District to the Village Limits. The Central Business District will flare out farther to include the Trout-A-Rama area. A Light Industrial area will be added north of the four parcels along W. 56<sup>th</sup> Street (in the area to be annexed) and around the Ferrell Gas property and along the railroad tracks. The Water Project Overlay will be removed.

- The Priority Development Areas map will be corrected by removing school property and the parcel deeded to the Village by the DNR due to a deed restriction against development.

**B. Village Boundaries:**

- Eight or Nine surveys have been returned, with three more expected per phone calls Harold has received. Expect to be able to make a decision on whether or not to proceed with correcting the boundary line at the next meeting.

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

- Nothing new from the owners.

**D. RRC Requirements – Certified Level:**

- Continuing to work on the requirements.

**E. Planning Commission Annual Calendar:**

- Discussed last month

**F. Capital Improvement Plan (2027-2032):**

- Not ready yet.

**NEW BUSINESS :**

**A. Elect Secretary and Vice-Chair:**

- Angela Johnson was nominated to be Vice-Chair and Pamela Anderson was nominated to be Secretary. A motion to close the floor for nominations was made by Fred Olson, supported by Harold Nichols. A motion to elect Angela as Vice-Chair and Pamela as Secretary was made by Jane Allison and supported by Harold Nichols. Both motions carried unanimously.

**ADJOURNMENT:**

A motion to adjourn was offered by Pamela Anderson and supported by Angela Johnson; motion carried. The meeting was adjourned at 8:46 PM.

Meeting Schedule: The next regular meeting is scheduled for October 26, 2026, at the Village office at 7:00 PM. Meeting is postponed from the regular October 19 schedule.

Respectfully submitted,

Joni Luce, Recording Secretary