

Village of Baldwin
Planning Commission
Monthly Meeting Minutes – March 4, 2024

The Village of Baldwin Planning Commission held a monthly meeting on Monday, March 4, 2024, at the Baldwin Municipal Building, 400 Cedar Street. Lance Van Damme called the meeting to order at 6:00pm.

Roll call was taken by Caleb Oosten. Present: Village President Lance Van Damme, Commission Members Mark Donkersgoed, Amy Jurgens and Caleb Oosten. Absent: Taylar McCarthy, Deb Hoy and Nate Palmer.

Others Present: Village Engineer Erik Henningsgard, Sam Burgess (Gravel Mountain Group), Steve Steigauf (Gravel Mountain Group), Nick Wilson (Wilson Properties Group) and Alex Miller (AEM Construction).

Review/possible action on submission of Culver's sign, menu board and 2nd drive thru

Eric Henningsgard reviewed the memo which covered the Culver's application for an additional drive thru lane and all associated signage.

Additional drive thru lane would require the removal of seven parking stalls but the establishment still has a more than required by ordinance (26 stalls required; after removal 77 stalls remain).

Jurgens motion to approve; seconded by Donkergoed. Motion carried.

Review/possible action on submission of site plan and CSM review for new commercial development, presented by Wilson Properties Group LLC

Eric Henningsgard reviewed provided memo which led into discussion of the Traffic Study/Lowering of 60th Avenue. The conclusion of the traffic study done for an intersection at 11th/60th Avenues found it was acceptable and would continue to be acceptable after the additional development (50-unit apartment building, Scooter's Coffee, 200-unit self storage)

The traffic study stated no need to lower the hill that exists on 60th Avenue which led to further discussion of how to better manage new intersection of 11th/60th Avenues included 4-way stop, 3-way stop, additional turn lanes, flashers and lowering of speed limit. No recommendations made at this time.

Commission requested final CSM to include sidewalks for review and to include any other requested items from the engineering memo.

Developer agreement is still being drawn up with Village lawyer and should be in place before approval of CSM.

Commission took no action.

With no additional business to conduct, the meeting was adjourned at 6:41pm.

Respectfully submitted,
Caleb Oosten