



## **SPECIAL PLANNING COMMISSION MEETING MINUTES**

**JUNE 10, 2026**

**Call to Order:** Chair Clarence Mattson called the Baldwin Special Planning Commission meeting to order at 7:00 pm.

**Pledge of Allegiance:** All present recited the Pledge of Allegiance.

**Oath of Office:** On June 10, 2026, Chad Gerads and Sarah Bostock stood and read the Oath of Office and were sworn in.

**Roll Call:** Present: Chair Clarence Mattson, Vice Chair Teresa Barnes, Commissioners Mary Larson, Ed Stofferahn, Chad Gerads, Sarah Bostock and Bruce West.

Also present: City Planner, Dan Licht and City Council Liaison, Jay Swanson.

All claim forms were filled out and returned to the Deputy Clerk.

### **Approval of the Agenda:**

***Commissioner West motioned to approve the agenda as written. Commissioner Stofferahn seconded. All in favor. Motion carried.***

### **Approval of the Minutes:**

**Special Planning Commission meeting of May 13, 2026**

***Commissioner Barnes motioned to approve the minutes as amended. Commissioner Larson seconded. All in favor. Motion carried.***

**New Business:** None.

**Old Business:**

### **Comprehensive Plan Update:**

City Planner Licht provided a brief overview of the draft Comprehensive Plan. A Public Hearing will take place on June 24, 2026 before City Council adopts the plan.

The commissioners reviewed the draft Comprehensive Plan for final edits.

**Comprehensive Plan Implementation; R2 District and Zoning Map:**

The draft 2026 Baldwin Comprehensive Plan recommends establishment of a new zoning district to implement the goals and policies related to rural residential development. The existing R1, General Rural District is to be maintained as base zoning for areas planned for future rural uses. New rural residential subdivisions with lots less than 10 acres in area are to be developed within the proposed R2, Rural Residential District. This approach will require the Zoning Map amendment for most new plat applications allowing the City to evaluate the density and character of the proposed development with surrounding properties, as well as ensure that there is necessary infrastructure to support the proposed development.

**City Council Liaison Update:**

Mayor Swanson updated the Planning Commission on recent City Council discussions.

**Commissioner Update:**

Mary Larson discussed community engagement and youth activities in the area.

Chair Mattson asked if the Park Committee could discuss more ballfields within the city.

**City Staff Update:**

City Planner Licht updated the Planning Commission on future applications.

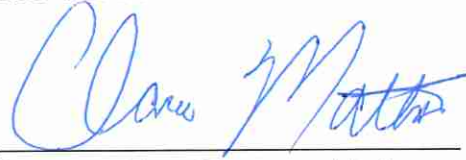
**Miscellaneous Information and Communications:** None.

**Adjourn:**

***Commissioner Larson motioned to adjourn the June 10, 2026 Special Planning Commission meeting at 8:33 pm. Commissioner Barnes seconded. All in favor. Motion carried.***



Submitted by: Kayla Nielsen  
Deputy Clerk/Treasurer



Approved by: Clarence Mattson  
Chair

7/8/26  
Date

Attendees: Al Walker