

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

***Thursday, December 21, 2017 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway***

At 7:04 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Member absent: Commissioner Carson.

Staff present: Administrator Robert Barber and Pete Iosue of Teska Associates.

Guests: Stacy Mazurek, Marcy Meyer, Adam Baumgartner, Dale and Sherry Murray, Larry and Cheryl Meier, Joshua Meier, Brian Cleary (arrived at 7:26 p.m.), Terry Sparenberg and Sam Langham.

CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2017 MEETING.

Commissioner Heim made a motion to approve the minutes of the November 16, 2017 PZC meeting. Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU AT 1121 DIXIE HIGHWAY. The owner of 1121 Dixie Highway, Adam Baumgartner, has secured leases for the rental of two commercial spaces in the building that once housed Maxwell's Restaurant. The southern 1/3 is currently housed by Lacey's Place. The middle 1/3 will be Subway which is relocating from the Beecher Plaza. The north 1/3 is planned to be a Dunkin' Donuts but a drive-thru is required as a condition of the lease. The proposed layout of the building, a site plan, and a queuing plan for the drive-thru was provided in the packet for review. There appears to be sufficient room for stacking of cars and no public roads will be affected. Traffic flow would work better if the plan was reversed but then the driver's side of the car would not be facing the building. Those that exit the drive-thru should be encouraged to proceed south along the west edge of the parking lot to about the bank and then turn east to the main exit out to the traffic light.

Commissioner Schuitema made a motion to open the public hearing at 7:05 p.m. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Administrator Barber explained the request.

Commissioner Serviss asked if there would be additional pavement markings in the intersection. Planner Pete Iosue stated that would be a condition of the special use request. There will need to be a hashed area for east-west access to Lacey's.

Marcy Meyer asked that pedestrian safety be considered in regards to cars leaving the drive-thru. Mr. Iosue stated that pedestrian safety by the front (northwest) door be accommodated and this be made a condition of the special use request.

There being no further comments to be heard, Commissioner Schuitema made a motion to close the public hearing at 7:10 p.m. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU AT 1121 DIXIE HIGHWAY. Commissioner Hearn made a motion to recommend for approval by Village Board a request for a special use permit for a drive-thru at 1121 Dixie Highway. Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Administrator Barber stated that the Special Use Permit will be considered at the January 8, 2018 Village Board meeting.

WORKSHOP: CONSIDER AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO THE PARKING OF TRAILERS AND RECREATIONAL VEHICLES IN THE VILLAGE. The Village Board considered a municipal ordinance as recommended by the Planning, Building and Zoning Committee and after getting some feedback decided to refer the ordinance to the PZC for possible changes to the zoning ordinance in lieu of a change to the municipal code. A copy of the current and proposed ordinances were provided in the packet for review. At this time there is no restriction on the length or size of a trailer or RV that can be parked in residential areas of the Village. Also, the zoning ordinance mentions impervious surface as a parking requirement and there were misconceptions of the definition of impervious (stone, patio blocks, etc.). It was agreed that it would be easier to require concrete or asphalt pads in lieu of the word impervious. The proposed ordinance limits RV and trailer length to 25 feet and requires a concrete or asphalt pad for parking. The 5' off property line requirement exists in both the current and the proposed ordinance.

Administrator Barber explained that proposed changes followed a lengthy discussion by the Village Board. There was not a full consensus of the Village Board regarding the proposed changes.

Administrator Barber read sections from current Zoning Ordinance regarding trailers, campers or boats.

Several photos of examples of trailers and RV's parked in the Village were provided.

Code Enforcement Officer Tatgenhorst has sent out 13 letters advising residents that violations need to be in compliance by January 12, 2018.

Administrator Barber asked the PZC if they wanted to consider amending the zoning ordinance to address concerns. Stacy Mazurek stated that she would like any changes to the ordinance to be fair for everyone, and there should be a way to grandfather in property owners that have always been in compliance. Commissioner Schuitema would like a hearing on the topic. He feels people should be allowed to do what they like with their property. Commissioner Schuitema stated that there have been so few complaints, Code Enforcement should enforce the current ordinance. He asked if there were safety issues regarding this matter, or is it concern just with the view.

Commissioner Serviss felt that a workshop will be needed to discuss the matter. Lot size needs to be discussed as well as possibly screening to block view of campers and trailers.

Pete Iosue will look at how other communities have handled this matter and come back to the PZC with a proposal.

Administrator Barber suggested that perhaps there's a way to grant a special use permit to those who are in compliance with current code.

Impervious surfaces and gravel requirements were discussed.

Commissioner Schuitema asked if it would be legal to enforce proposed ordinance if it is only because of appearance.

Resident Dale Murray stated that he has been in Beecher for over 20 years, and has been in compliance with current code. He owns a 37' motorhome.

Resident Cheryl Meier stated that she owns a 30' camper, and has been in compliance with current code, and they angle their camper in driveway to stay off sidewalk. Only one neighbor has an issue with their camper.

Resident Sam Langham stated that he owns a small motorhome, approximately 25' 6", and can park it in his driveway.

Resident Terry Sparenberg stated that he owns a camper and semi truck/trailer. He lives on 2-1/2 acres on Church Road which is zoned a residential estate.

Administrator Barber stated that the PZC can create different rules for different zoning districts.

Resident Brian Cleary stated that the government is getting too involved with what people do with their property. He does not agree with the impervious surface proposal, and it will be impossible to make everything fair for everyone. This is not a safety issue.

CSX CRETE INTERMODAL UPDATE. Administrator Barber provided an update. The President of CSX died last weekend, and he's not sure how that will affect the status of the project.

COMPREHENSIVE PLAN UPDATE. Administrator Barber provided an update. He is going back and forth with CMAP for RFP. Quite a few companies will be invited to bid and much public involvement will be desired. No start date has been determined.

NEW BUSINESS. An Intergovernmental Committee meeting is scheduled for Monday, January 29th at 7:00 p.m. at the Washington Township Center.

The next PZC meeting is scheduled for Thursday, January 25, 2018 at 7:00 p.m. Administrator Barber has learned that a request to build a solar farm on Indiana Avenue near Cottage Grove will probably be on the agenda. The proposed project will be reviewed by Pete Iosue. The PZC will need to consider if this is the best use of the two 20-acre parcels. The property would be leased for 20 or 30 years, and then the equipment would be removed. A pre-annexation agreement should possibly be considered.

ADJOURNMENT. Commissioner Tatgenhorst made a motion to adjourn the meeting. Commissioner Hearn seconded the motion.


AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Meeting adjourned at 8:26 p.m.

Respectfully submitted,



Patty Meyer
Secretary