

**Meeting of the Village of Beecher
PLANNING AND ZONING COMMISSION
Washington Township Center
February 23, 2012**

At 7:15 p.m., Phil Serviss called the meeting to order. Members present: Phil Serviss, Kim Koutsky, Kevin Bouchard, George Schuitema, Althea Machtemes, and Lance Saller. Absent: Dennis Tatgenhorst and Gayle Ahrendt. Staff present: Paul Lohmann, and Don Thomas.

AGENDA ITEM III: CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 23, 2011 MEETING. A motion was entered by Koutsky and seconded by Bouchard to approve the minutes as presented. Roll call: 5 Ayes (Koutsky, Machtemes, Serviss, Bouchard, Schuitema), 0 Nays, 1 Abstain (Saller). Motion carried.

AGENDA ITEM IV: WORKSHOP: CONSIDER A MOTION APPROVING A PUBLIC HEARING AT THE MARCH 22ND MEETING FOR A REQUEST FOR A SPECIAL USE PERMIT TO INSTALL A DIGITAL SIGN AT DEJONG IMPLEMENTS, 383 S. DIXIE HIGHWAY. Petitioners present from DeJong Implements: Gary Frey and Nathan Dykstra. Don Thomas updated the commissioners on the request for a new digital sign to replace the existing sign. Since the new sign is digital, DeJong will need a Special Use Permit. Discussion centered around items that would be considered during the public hearing: lowering the power at night, frequency of message change and that concern that "police" colors along with flashing lights could be a driving hazard.

The representatives from DeJong confirmed the dimensions of the sign (18.41' tall) and that it would be computer controlled. The sensor controls allowed for a 30% to 60% dimming at night, and it would have a full color display. They intend to advertise specials on equipment and various sales.

Present sign regulations state that signage cannot exceed 2 ½ sq. ft. of sign per lineal front foot of the building. Since there wasn't enough additional guidance for these digital pole signs in the present sign ordinance, it was agreed that some base requirements were necessary so that the Village Board had adequate information to be able to reach decisions on signage in the future.

It was agreed that Don Thomas should again research the ordinances adopted by other Villages, since the last time the sign ordinance was scrutinized, digital signs were in their infancy and there wasn't much regulation to use as reference.

Koutsky entered a motion to approve a public hearing on March 22 at approximately 7:15pm. Bouchard seconded. Roll call: 6 Ayes (Koutsky, Machtemes, Saller, Serviss, Bouchard, and Schuitema), 0 Nays. Motion carried.

AGENDA ITEM V: DISCUSSION ON THE LOCATION OF THE PROPOSED ILLIANA EXPRESSWAY CORRIDOR. An update was given on the recommended corridor released by IDOT and INDOT (copy was presented in packet). The present Beecher Land Use Plan doesn't currently include the Illiana Expressway and it was agreed that the land use plan should be updated to include this new development. Don Thomas informed the commission that he was currently working on obtaining a \$75,000 grant to pay for an updated land use plan. It is likely any updated plan would include a Route One bypass.

Machtemes informed the commission that residents living on Kentucky Road had received letters regarding the proposed route and a timeline for construction.

Paul Lohmann indicated his preference to create a subcommittee consisting of members from each taxing body, to have input in the revised land use plan. The findings from this subcommittee would then flow to the Plan Commission for a recommendation to the Village Board.

AGENDA ITEM VI: UPDATE ON CRETE INTERMODAL FACILITY. There is no news on this project. Centerpoint still owns the land but there don't seem to be any plans for construction at this point. Crete is hoping for warehousing facilities to be constructed on that site. It was discussed that a better place for an Intermodal facility would be south of the Village, particularly since the Illiana would be south.

AGENDA ITEM VII: THIRD AIRPORT UPDATE. An update was given regarding the last intergovernmental meeting, where Susan Shea, Aeronautics Director for IDOT assured the members present that the airport would indeed be built and that it was coming soon.

AGENDA ITEM VIII AND IX: NEW BUSINESS AND ADJOURNMENT.

The next PZC meeting is scheduled for March 22, 2012 for a public hearing.

With no new business brought forth, Saller entered a motion and Bouchard seconded that the meeting stand adjourned. Serviss called the motion to a vote and it carried unanimously. The meeting stood adjourned at approximately 8:15pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marcy Meyer".

Marcy Meyer
Secretary