

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

*Tuesday, October 29, 2013 at 7:15 p.m.
Washington Township Center
30200 Town Center Road*

At 7:15 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Paul Lohmann, Lance Saller, Kevin Bouchard, George Schuitema, Althea Machtemes and Phil Serviss. Absent: Denis Tatgenhorst.

Staff present: Mike Hoffman and Pete Iosue from Teska Associates, Robert Barber and Greg Szymanski.

Guests: Brian Cleary, Scott Wehling, Gayle and Andrew Ahrendt, Ron Kuhlman, Jonathan Kypuros (arrived at 7:24 p.m.), and Marcy Meyer (arrived at 7:28 p.m.).

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 26, 2013 MEETING. Commissioner Bouchard made a motion to approve the minutes of the September 26, 2013 meeting as presented. Commissioner Schuitema seconded the motion.

AYES: (6) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber stated that the Metropolitan Planning Organization (MPO) voted 11-8 to approve the continuation of the Illiana Expressway project. An Illinois Corridor Council is being formed. Will County will be getting \$0.5 million. Tier 2 completion is expected by summer 2014. Bids won't go out until land is purchased. If Indiana doesn't approve the project, it is dead. Some discussion followed.

SOUTH SUBURBAN AIRPORT UPDATE. Administrator Barber reported that the State purchased an additional 100 acres for the South Suburban Airport.

UPDATE OF WATER AND SEWER MASTER PLANS. Administrator Barber reported that the Water and Sewer Master Plan update is in progress. The Public Works Committee will look at the plan to include the entire School District. The Village Board is expected to see the Plan in January, 2014.

UPDATE OF COMPREHENSIVE LAND USE PLAN. According to Administrator Barber, there are still plans to update the Comprehensive Land Use Plan. The Village is waiting for money from the Illinois Corridor Council.

PROJECTS IN THE WORKS. Administrator Barber reported that a formal application has been received from Casey's, to construct a gas station at the corner of Miller Street and Dixie Highway. A traffic study is currently being conducted to analyze peak traffic periods in that area. The School District has been advised of the proposed project. The proposed use does conform to State law. A proposed drawing of the project was provided for review.

Administrator Barber reported that the Dollar General project is moving along. Concerns have been expressed about two different brick colors. In Mr. Barber's correspondence with the builder, one portion of the brick is a different color due to the fact that it has not yet been acid washed. Projected opening date is December 1, 2013.

PLANNING AND ZONING COMMISSIONER TRAINING SESSION: THE ROLE OF THE PLANNING AND ZONING BOARD IN THE LAND USE APPROVAL PROCESS, BY MIKE HOFFMAN AND PETE IOSUE OF TESKA ASSOCIATES, VILLAGE PLANNERS. Mike Hoffman and Pete Iosue of Teska Associates provided a presentation regarding the Planning and Zoning Commission and its responsibilities. A brief history of the planning process was included. A printed outline of the training session was provided to the Commission for review.

Administrator Barber asked the Planners if a time limit could be set for persons speaking at public hearings. Mike Hoffman stated that it is legal to set a reasonable time limit for testimony. If a large hearing is expected, Mr. Hoffman suggested issuing hearing guests a list of the guidelines that will be followed.

The next regular PZC meeting has been scheduled for Thursday, January 23, 2014. If the Casey's project needs to come before the PZC, it may have to be considered at a December 5, 2013 meeting.

ADJOURNMENT. Commissioner Lohmann made a motion to adjourn the meeting. Commissioner Machtemes seconded the motion.

AYES: (6) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:41 p.m.

Respectfully submitted,



Patty Meyer
Secretary