

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**

**(THE PZC)**

**Thursday, May 28, 2015 at 7:00 p.m.**

**Beecher Village Hall**

**625 Dixie Highway**

At 7:01 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL: Members present: Kevin Bouchard (arrived at 7:14 p.m.), Paul Lohmann, George Schuitema, Phil Serviss and Denis Tatgenhorst.

Members absent: Althea Machtemes and Lance Saller.

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

Guests: Zachery Wiese from Legat Architects, Frank Basile, Gayle Ahrendt and Marcy Meyer.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 23<sup>rd</sup> MEETING. Commissioner Lohmann made a motion to approve the minutes of the April 23, 2015 PZC meeting.

Commissioner Schuitema seconded the motion.

AYES: Commissioners Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

NEW VILLAGE LIAISON PROCEDURE. Administrator Barber stated that Trustee Ahrendt is the liaison between the Village Board and the PZC. She has elected to sit in the audience from now on and join the other Trustees that attend.

ELECTION OF OFFICERS. The ordinance requires an annual election of a Chairman and Vice Chairman for the PZC. This will have to be delayed until the next meeting since the appointments of three members presently up for consideration have not yet been made by the Village President. Once this occurs, the PZC will then elect a Chairman and Vice Chairman.

VARIANCE REQUEST WITHDRAWN. Administrator Barber reported that Paul Goldrick has decided to withdraw his request for a variance for a fence in the front yard setback since he believes his existing fenced in area will now be sufficient. A copy of Goldrick's letter was provided in the packet for review.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SITE PLAN FOR PHASE II FOR THE BEECHER MANOR NURSING HOME EXPANSION PROJECT. In 2000, the Village entered into an annexation agreement with the nursing home that allowed for three additional phases of expansion. The first two phases were additions to the existing building and the last phase was a detached four-story building for independent living. Beecher Manor has now applied for approval of Phase II which calls for one additional wing on the front and attaching the two wings in the rear with a new entry-way and additional parking off of Church Road to make up for the loss of parking along Dixie Highway. This is in substantial

conformance with the master plan for this project.

Administrator Barber reported that the annexation agreement requires the PZC and the Village Board to approve the site plan for the phases without any additional hearings which were held in 2000. It is not clear if Phase III will ever be built, but in 2020 the special use permits will fade away for Phase III and the owner would have to start all over with that phase of the project and adjust to market conditions. The matter being considered at this time is the site plan for the addition to the existing building. Enclosed for your review is the original annexation agreement and original site plan, an amended site plan approved by the PZC in 2008, a 2015 overhead view of the facility, and the proposed 2015 addition.

Administrator Barber stated that Baxter and Woodman will review modifications made to the detention area.

Zachery Wiese of Legat Architects presented detailed site plans and architectural renderings for review and discussion. There will be a total addition of 13 beds and an addition of 4 parking spaces. There will be expansion of some of the current detention area. The bricks and roofs will match the existing building.

Commissioner Bouchard arrived at 7:14 p.m.

It was stated that the roof top units will be enclosed with a facade, facing Dixie Highway.

It was noted that the two parking areas will not be connected. Employees will park in the Dixie Highway parking lot. Visitors will park and enter the facility off of Church Road.

Administrator Barber had Pete Iosue from Teska verify that the parking spaces versus beds ratio was fine.

Commissioner Lohmann asked for foundation plantings on the west side of the building.

The value of the addition is \$4.5-\$5 million.

Commissioner Lohmann asked which entrance ambulances would use. Mr. Wiese stated that ambulances would not use the main entrance.

The addition would tie into the watermain loop on the north and east side of the existing building.

A debt charge of \$4.26 for each new bed will be assessed through water billing.

Commissioner Lohmann questioned lighting in the parking areas. It was reported that no light would go past the property lines.

Mr. Wiese will provide a photometric plan.

Commissoner Lohmann questioned fire hydrant access, and it was reported that a fire hydrant is within 300 ft. of any point of the building.

Commissioner Schuitema made a motion to approve the proposed site plan for Phase II of the Beecher Manor Nursing Home expansion project with the following four conditions:

1. Photometric plan will be provided;
2. Foundation plantings facing Dixie Highway;
3. \$4.26 per each new bed to be assessed for debt service charge (13 new beds); and
4. Roof top units to be hidden by facade facing Dixie Highway.

Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

The Beecher Manor Nursing Home expansion will be considered at the June 8, 2015 Board meeting.

CONSIDER A MOTION CANCELLING THE JUNE 25<sup>TH</sup> MEETING. Commissioner Tatgenhorst made a motion to cancel the June 25, 2015 meeting. Commissioner Lohmann seconded the motion.

AYES: Commissioners Bouchard, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber stated that DeJong Equipment is considering purchasing the lot across Dixie Highway from their business, to display farm equipment in the grassy area just north of R & R Country Motors. This would require a special use. This matter is for information only at this time.

The next PZC meeting is scheduled for Thursday, July 23, 2015, at 7:00 p.m.

ADJOURNMENT. Commissioner Schuitema made a motion to adjourn the meeting.

Commissioner Lohmann seconded the motion.


AYES: Commissioners Bouchard, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,



Patty Meyer  
Secretary