

Village of Beecher
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**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

*Thursday, March 31, 2016 at 7:00 p.m.
Washington Township Center
30200 Town Center Road*

NOTE THE LOCATION AND DATE OF THIS MEETING ! ! !

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 25TH MEETING

IV. PUBLIC HEARING: CONSIDER A SPECIAL USE FOR AN L.E.D. SIGN FOR THE BEECHER LIBRARY DISTRICT, 660 PENFIELD STREET. A motion is needed to open and close the public hearing. There are no longer parts available to repair the current time and temperature sign in front of the library. The District wishes to replace this double-pole sign with a brick monument sign containing two rows of LED wording. The application and supporting documents are pretty self-explanatory. The Police Chief has no issues with visibility since the sign is set sufficiently off from the corner. The sign will be about 8' tall at its peak with the LED portion being 29" tall by 75" wide starting at a height of about 4 feet. The sign will only be used at the present time for library district events and messages. The petitioners will be present at the hearing.

V. CONSIDER A MOTION APPROVING A SPECIAL USE PERMIT FOR A DIGITAL SIGN FOR THE BEECHER PUBLIC LIBRARY, 660 PENFIELD STREET. If approved, the Village Board would consider the special use permit at its April 11th meeting.

VI. WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO INSTALL SOLAR PANELS AS THE PRIMARY USE ON A VACANT LOT IN AN INDUSTRIAL DISTRICT: LOT #8 OF TRIM CREEK INDUSTRIAL PARK FOR DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. The petitioner, Art Van Baren, plans on putting these panels on the roof of his building and this is a permitted accessory use. However, he needs more panels to feed his business so he wants to install them on the vacant lot he owns across the street and auger a wire under the roadway and into his building where a master meter distributes the power from his panels and also the electrical grid. This will give him sufficient panels to power his entire building. He plans on fencing in the rear 2/3 of the lot and installing the panels. This requires a special use permit since a building is not being constructed on the lot and panels are considered an accessory use. This will also require an ordinance change to include solar panels as an accessory use in industrial districts since our current ordinance is silent as to solar panels. The Village Attorney will also be at the meeting to explain how the process will occur if

we decide to proceed with this request. The petitioners will also be present to discuss their plans and answer any questions. Please see the enclosed materials.

VII. WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST TO EXPAND A SPECIAL USE PERMIT FOR A BEER GARDEN AT PIN AND TONIC, 643 DIXIE HIGHWAY, TO ACCOMMODATE SANDLOT VOLLEYBALL. The owner of the premises, Jack Daley, wishes to have his special use expanded to include one volleyball sandpit. This would increase the size of the beer garden from 40' x 50' (2,000 sq.ft.) to 40' x 110' (4,400 sq.ft.) Sandpit volleyball is an alternative to bowling during the Summer months. The existing fencing would be expanded to the east to include the pit by another 60'. If the expanded special use is approved, the following conditions should apply:

1. All of the conditions placed on the original special use permit shall remain in effect.
2. The volleyball pit shall only be used from 8:00 a.m. to 11:00 p.m. The pit must be closed by 11 pm.
3. The police department will monitor the noise levels outside the property and advise owner if noise is an issue so that it can be addressed immediately.

VIII. CONTINUED WORKSHOP: CONSIDER AMENDMENTS TO THE TEMPORARY SIGN ORDINANCE TO BRING IT INTO CONFORMANCE WITH RECENT SUPREME COURT DECISION. Enclosed is the latest draft of the proposed changes to the temporary sign ordinance. This draft has been shared with and presented to the Beecher Chamber of Commerce for comment and local businesses have been invited to this meeting. We have asked that some of the membership attend to provide comment.

The PZC has agreed to allow up to 18 square feet of "daily" temporary signage per business (signs must can up in the morning but must be removed within 12 hours) and an additional 2 square feet per linear foot of building frontage for temporary signage (up to 300 square feet per zoning lot) which may remain in place overnight. So, for example, a 30'x30' commercial building on a corner lot would be permitted to have 120 square feet of temporary overnight signage ($30' + 30' = 60' \times 2 = 120$ square feet) and 18 square feet of daytime signage. Prior special use permittees, which include K's Shell, K's Phillip 66, Casey's, and Beecher Hardware building are grandfathered due to the prior special use being permitted and recorded. Special event signage could also be approved by the Village Administrator for up to 120 continuous days and no more than 2 times per year. The PZC believed that this was the most fair compromise to bring the Village into compliance with the new Supreme Court decision (Reed vs. Gilberts) while being reasonable with advertising promotions in the commercial districts. If this acceptable to all, a call for a public hearing on the ordinance amendment could then be made.

IX. NEW BUSINESS

X. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, APRIL 28TH AT 7:00 P.M.