

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

*Thursday, September 29, 2016 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 28TH MEETING

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR AN L.E.D. SIGN IN FRONT OF THE BEECHER FIRE DEPARTMENT, 711 PENFIELD STREET. A motion is needed to open and close the public hearing. Due notice has been published and adjoining property owners notified by mail. The Beecher Fire District wishes to change out their letter board marquee sign with a digital sign. There is no change to the size of the sign or location. The library district sign is amber in color, has four lines of text, and a day/night ambient light switch. The Fire District wishes to show video quality material using multi-colors. This is normal practice for most fire stations. The only requirement that should be requested is the day/night switch for ambient lighting.

V. CONSIDER A RECOMMENDATION AND FINDING OF FACT TO THE VILLAGE BOARD: REQUEST FOR A SPECIAL USE PERMIT FOR AN L.E.D. SIGN IN FRONT OF THE BEECHER FIRE DEPARTMENT, 711 PENFIELD STREET. Following the public hearing, the Commission can make its finding of fact an recommendation to the Village Board.

VI. WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. The enclosed ordinance would allow solar power generating systems on vacant lots as the primary use in industrial districts but only when granted a special use permit by the Village. This would cover the situation in which Dutch American Foods was considering installing solar panels on an adjacent vacant lot but the zoning ordinance did not address this issue. However, it does cover wind generating systems. This is a pre-emptive ordinance which addresses an issue before it arises. Staff recommends approval of a public hearing to be held at the next PZC meeting that is scheduled.

VII. NEW BUSINESS

VIII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, OCTOBER 27TH AT 7:00 P.M.