

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

**(THE PZC)**

***Thursday, January 28, 2016 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: Commissioners Hearn, Lohmann, Machtemes, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Bouchard.

Staff present: Administrator Barber, Pete Iosue of Teska Associates and Attorney Tim Kuiper.

Guests: Ron Kuhlman, Gayle Ahrendt and Marcy Meyer.

CONSIDER APPROVAL OF THE MINUTES OF THE AUGUST 20, 2015 MEETING.

Commissioner Tatgenhorst made a motion to approve the minutes of the August 20, 2015 PZC meeting. Commissioner Schuitema seconded the motion.

AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER AMENDMENTS TO THE TEMPORARY SIGN ORDINANCE TO BRING IT INTO CONFORMANCE WITH RECENT SUPREME COURT DECISION.

Administrator Barber explained the reason for this workshop. Gilberts, Arizona regulated temporary signs by category: advertising, political, contractor, real estate and civic or non-profit signs, similar to what we currently have. However, a church group filed a civil rights violation claiming that a sign for their chicken dinner fund raiser was no different than a campaign sign. This case went all the way to the United States Supreme Court and the majority opinion stated that a sign is a sign: the content of the sign is irrelevant. One cannot discriminate between types of signs. Now all signs are first amendment rights and you must treat all signs the same in each zoning district.

Attorney Kuiper gave a brief overview and presented some recommended guidelines and language for a new temporary sign ordinance.

Administrator Barber stated that a temporary sign is that which does not require a building permit.

The PZC discussed temporary signs in Residential districts. It was the consensus of the Commission that up to two signs, not exceeding 6 square feet each could be displayed year round, and additional signage up to a total of 30 square feet could be displayed for two periods of 45 days each per year. Temporary signs would not be allowed in the public rights-of-way.

The PZC discussed temporary signs in Business/Commercial districts. Vinyl banners attached to a building is considered a temporary sign. 100 square feet of permanent signage is allowed. The PZC members were encouraged to look at Beecher businesses and the current signage they have, prior to the next meeting.

Some signage is allowed based on Special Use Permits for signs, such as Casey's, Beecher Hardware store building, and Mac's Shell (Dixie & Church).

Commissioner Serviss suggested that businesses could apply for a special use permit for signage, but include a clause pertaining to maintenance thereof.

Administrator Barber stated that special use is based on zoning lot, not per business.

NEW BUSINESS.

The next regularly scheduled meeting for the PZC is Thursday, February 25, 2016 at 7:00 p.m. Beecher Community Library will be present at the next meeting regarding their lighted time/temperature sign.

Administrator Barber reported that a firm is wishing to obtain a 20-year lease for the installation of a solar panel farm, north of the Village, within the 1-1/2 mile planning jurisdiction. This is for information only.

There was nothing new to report on Crete's Centerpoint project.

Administrator Barber reported that Nantucket Cove is getting occupancy certificates for some of their model homes.

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

Commissioner Schuitema seconded the motion.


AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,



Patty Meyer  
Secretary