

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

***Thursday, February 25, 2016 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway***

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Lohmann, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Machtemes.

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

Guests: Shirley Biery, Jill Grosso, Ron Kuhlman, Aiden and Russell Ward, Graham and Geoffrey Goodfellow, and Conner Bailey.

Chairman Serviss introduced the Boy Scouts in attendance from Crete Church, who were visiting to see how government works.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 28, 2016 MEETING.

Commissioner Tatgenhorst made a motion to approve the minutes of the January 28, 2016 PZC meeting. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A SPECIAL USE FOR AN L.E.D. SIGN FOR THE BEECHER COMMUNITY LIBRARY DISTRICT, 660 PENFIELD STREET. Shirley Biery was present to explain the type of sign the library wishes to construct. Application and information was provided in the packet for review. It would be a 24-hour amber lighted sign, to include time and temperature, and allow up to four lines of text for special library events.

Commissioner Schuitema confirmed that the sign would be on for 24 hours per day.

Jill Grosso will confirm that the sign brightness would be automatic, being dimmer for night displays.

Commissioner Lohmann made a motion to hold a public hearing regarding an L.E.D. sign for the Beecher Community Library District on Thursday, March 31, 2016 at 7:00 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.  
Motion carried.

CONTINUED WORKSHOP: CONSIDER AMENDMENTS TO THE TEMPORARY SIGN ORDINANCE TO BRING IT INTO CONFORMANCE WITH RECENT SUPREME COURT DECISION. Attorney Kuiper discussed his proposed revisions to the current Temporary Sign regulations.

The PZC discussed many different scenarios and options to regulate signage in commercial districts.

A lengthy discussion was held concerning signage allowed on vacant commercial lots.

It was the consensus of the PZC to allow 2 square feet of signage per linear foot of building frontage facing streets, with a maximum of 300 square feet for any type of temporary sign. There would be no minimum. Plus, vacant commercial lots would be allowed temporary signage not to exceed 18 square feet, and businesses would be allowed 18 square feet of "daily" (12 hour) signage.

Temporary signs could not be lit at night, be in a Village right-of-way or be affixed to utility poles.

It was discussed that Administrator Barber would approve one day or weekend permits for Special Event temporary signs.

Attorney Kuiper will re-draft the regulations for Temporary Signs. Administrator Barber will get the revision to PZC members, staff will discuss the proposed changes with Chamber of Commerce businesses, and bring comments and concerns to the March 31, 2016 PZC workshop.

Commissioner Lohmann made a motion to change the location for the March 31, 2016 PZC meeting to the Washington Township Center. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber stated that Dutch American Foods is investigating the possibility of putting solar panels on their vacant lot on Dutch American Way. Attorney Kuiper is investigating this matter.

It was reported that Jim Bult bought Centerpoint in Crete.

Administrator Barber stated that 80 acres was recently purchased for the proposed South Suburban Airport.

Administrator Barber reported that a bar/restaurant called "Sit-N-Bull" will be opening on Gould Street in the old "Somewhere in Time" location. At some point the restaurant may adjoin to the old "Teapots Café" building for additional seating. Reilly's Restaurant intends to move into the former Koening's Insurance building on Gould Street.

Administrator Barber reported that the former "Wehmhoeffler Hardware" building is intended to open as a pottery studio and ceramics consignment store.

Commissioner Lohmann asked about the Buchmeier building on Penfield Street. Administrator Barber stated that no repairs are being made at this time.

Administrator Barber stated that costs have been obtained to put in Quiet Zones for the railroad crossings, however funding is not available at this time.

Administrator Barber reminded the PZC that the sales tax referendum will be up for vote on March 15<sup>th</sup>.

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

Commissioner Tatgenhorst seconded the motion.

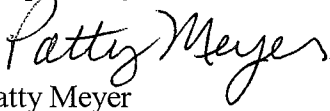
AYES: Commissioners Bouchard, Hearn, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 9:14 p.m.

Respectfully submitted,

  
Patty Meyer  
Secretary