

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

*Thursday, March 23, 2017 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 FEBRUARY 23RD MEETING

IV. PUBLIC HEARING: CONSIDER A SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN: BAHLMAN'S AT 548 DIXIE HIGHWAY. A motion is needed to open and close the public hearing. Mike Badali, owner of Sophia's, wishes to install a permanent two-sided off-premise sign being 3'x'4' at a height of 4' at the southwest corner of Dixie and Penfield. Enclosed is all of the information pertaining to the application. The PZC also needs to develop findings of fact prior to the recommendation and after the public hearing to attach to any ordinance which would be granting the special use, and place conditions on the special use if so desired.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN: BAHLMAN'S AT 548 DIXIE HIGHWAY.

VI. WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A OUTDOOR PATIO SEATING FOR A RESTAURANT/BAR AT 618 GOULD STREET. This is the site of the former Basil Bistro. Owner Ron Stluka wishes to install an outdoor seating area for a proposed restaurant and more details of this use will be provided by the petitioner at the workshop. At the time of this printing a formal lease had not been signed but is expected to be completed prior to the workshop. The last time we considered this request a hearing was authorized but the petitioner withdrew. At that time there were 48 indoor seating spots and 48 outdoor seating spots for a total of 96 occupants. You had to enter the outdoor area from within the building and an emergency exit had to be provided. Ron's proposal is for a glass wall over the lattice fence to a height of 8 feet to separate the seating area from the park and to channel noise upwards. This is a much better alternative than the vague proposal under review last time. Please see the enclosed material.

VII. WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. After extensive discussion at the last meeting, the Village Planner and Village Attorney have been working on the enclosed draft ordinance which encompasses all of our concerns regarding these solar panels. Before we go to hearing, the Commission wanted to review and discuss the proposed draft.

VIII. CSX CRETE INTERMODAL UPDATE will be provided if there is any news.

IX. COMPREHENSIVE PLAN UPDATE. The Village Board did not object to the PZC application for an LTA 80% CMAP grant. The \$8,000 local match required for this grant is now being placed into the proposed budget of the Village and will be discussed further by the Village Board at its March 27th and April 24th meetings. If the local match survives, we will apply for the funding in late May when CMAP will call for projects and we will find out in August if we are successful. If not, we will use the \$8,000 to complete a quick and dirty update of the plan.

X. NEW BUSINESS

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