

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

*Thursday, December 21, 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 NOVEMBER 16TH MEETING

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU, 1121 DIXIE HIGHWAY (BAUMGARTNER). A motion is needed to open and close the public hearing. The owner of the 1121 Dixie Highway, Adam Baumgartner, has secured leases for the rental of two commercial spaces in the building that once housed Maxwell's Restaurant. The southern 1/3 is currently housed by Lacey's. The middle 1/3 will be Subway which is relocating from the Beecher Plaza. The north 1/3 is planned to be a Dunkin' Donuts but a drive thru is required as a condition of the lease. Enclosed is a proposed layout of the building, a site plan, and a queuing plan for the drive thru. There appears to be sufficient room for stacking of cars and no public roads will be affected. Traffic flow would work better if the plan was reversed but then the driver's side of the car would not be facing the building. Those that exit the drive thru should be encouraged to proceed south along the west edge of the parking lot to about the bank and then turn east to the main exit out to the traffic light. At any rate, this is a great use of the building and should be very popular. Please see the enclosed material.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU, 1121 DIXIE HIGHWAY (BAUMGARTNER). Action on this matter is pending any testimony provided at the hearing. Staff has no objection to the request.

VI. WORKSHOP: CONSIDER AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO THE PARKING OF TRAILERS AND RECREATIONAL VEHICLES IN THE VILLAGE. The Village Board considered a municipal ordinance as recommended by the Planning, Building and Zoning Committee and after getting some feedback decided to refer the ordinance to the PZC for possible changes to the zoning ordinance in lieu of a change to the municipal code. This proposed ordinance is enclosed. At this time there is no restriction on the length or size of a trailer or RV that can be parked in residential areas of the Village. Also, the zoning ordinance mentions impervious surface as a parking requirement and there were misconceptions of the definition of impervious (stone, patio blocks, ect.). It was agreed that it

would be easier to require concrete or asphalt pads in lieu of the word impervious. The proposed ordinance limits RV and trailer length to 25 feet and requires a concrete or asphalt pad for parking. The 5' off property line requirement exists in both the current and the proposed ordinance.

Several photos of examples of trailers and RV's parked in the Village will also be provided at the meeting. This first workshop is for discussion only so we can present all of the issues and begin to formulate some type of amendment that addresses all concerns. Please see the enclosed material.

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

VIII. COMPREHENSIVE PLAN UPDATE.

IX. NEW BUSINESS

- intergov meeting scheduled for Monday, January 29th at 7pm at Twsp. Building

X. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, JANUARY 25, 2018 AT 7:00 P.M.