

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

Thursday, March 23, 2017 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 (arrived at 7:26 p.m.), Hearn, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Machtemes.

Staff present: Administrator Barber and Pete Iosue of Teska Associates.

Guests: Mike Badali, Kristy Verthein, William Glass, Ron Kuhlman, Greg Szymanski, Daniel Dillinger and Ron Stluka.

CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 23, 2017 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the February 23, 2017 PZC meeting. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN AT BAHLMAN'S, 548 DIXIE HIGHWAY. Mike Badali, owner of Sophia's Cafe, 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. Application was provided in the packet for review.

Commissioner Tatgenhorst made a motion to open the public hearing at 7:02 p.m. Commissioner Schuitema seconded the motion.

AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)

Motion carried.

Administrator Barber noted that finding of fact and ordinance draft would not be considered by the Village Board until the April 10th meeting. Administrator Barber stated that only one off-premise sign would be allowed per zoning lot. Chief Weissgerber provided a letter stating that the proposed sign would not cause any visibility issues.

Commissioner Tatgenhorst questioned how the sign would be attached to the existing pole.

Pete Iosue of Teska Associates stated the criteria that would be used for findings of fact.

With no further testimony to be heard, Commissioner Schuitema made a motion to close the public hearing at 7:05 p.m. Commissioner Hearn seconded the motion.

AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN AT BAHLMAN'S, 548 DIXIE HIGHWAY. Commissioner Schuitema made a motion to recommend Village Board approval for a special use for a permanent off-premise advertising sign at 548 Dixie Highway (Bahlman's) for Sophia's Café. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)

Motion carried.

WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR OUTDOOR PATIO SEATING FOR A RESTAURANT/BAR AT 618 GOULD STREET. Owner, Ron Stluka, wishes to install an outdoor seating area for a proposed restaurant. The petitioner's proposal is for a minimum 7' shatter-proof glass wall to separate the outdoor seating area from Water Tower Park and to channel noise upwards. Project proposal was provided in the packet for review. The patio area will consist of a 14' x 24' concrete pad with 7' carbon steel framing. The bottom 3' would be a mesh material to permit air flow. A gate would be included to provide handicapped entrance to the business, as well as an emergency exit.

Questions were asked concerning entertainment/music on the outdoor patio, hours of operation, lighting, menu and occupancy limits.

Conditions placed on this special use request were as follows:

1. Accent lighting
2. Consistent closing times as bowling alley outdoor patio
3. Any outdoor entertainment at discretion of Liquor Commissioner
4. Occupancy determined by Building Inspector
5. Constructed as presented

Scheduled soft opening for "The Gould Vault" is May 11th.

Commissioner Schuitema made a motion to hold a public hearing on April 27, 2017 at 7:00 p.m. to consider a request for a special use permit for outdoor patio seating for a restaurant/bar at 618

Gould Street. Commissioner Hearn seconded the motion.
AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.
NAYS: None
ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)
Motion carried.

Commissioner Bouchard arrived at 7:26 p.m.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST FOR A SOLID FENCE NOT EXCEEDING 6' IN HEIGHT IN THE FRONT YARD SETBACK OF A CORNER LOT AT 159 BALD EAGLE LANE. The petitioners, Erica and Dan Dillinger have an autistic child with a service dog and wishes to install a fence to provide the child with a secure play area away from the street. Daniel Dillinger was present to provide photo of the proposed fence and letters of support from adjoining property owners and the HOA. A church is donating the fence for this family. Staff had no issue with the request as long as the property owner to the south does not object and that the top one foot of the fence is decorative and not solid, providing for less of a wall effect along Marsh Hawk Way. Administrator Barber stated that there would have to be a minimum 3' setback off the sidewalk.

Commissioner Bouchard made a motion to hold a public hearing on April 27, 2017 at 7:00 p.m. to consider a request for a solid fence not exceeding 6' in height in the front yard setback of a corner lot at 159 Bald Eagle Lane. Commissioner Schuitema seconded the motion.
AYES: Commissioners Hearn, Schuitema, Serviss and Tatgenhorst.
NAYS: None
ABSENT: Commissioner Bouchard (arrived at 7:26 p.m.)
Motion carried.

WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. A draft ordinance regarding solar panels was provided.

The Commission discussed definitions of solar energy systems, and went through the proposed ordinance line by line. The Commission also discussed solar farms, drainage issues, height and potential abandoned equipment in the future.

Administrator Barber will get changes as discussed to Attorney Kuiper for revisions to the ordinance. No public hearing was scheduled at this time.

CSX CRETE INTERMODAL UPDATE. Administrator Barber provided an update. There have been management changes at CSX and the size of the company has been decreased with approximately 1,500 layoffs. Future planning of the company is unknown at this time.

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, the Village will use the \$8,000 to complete a quick update of the plan.

Administrator Barber provided an update on the South Suburban Airport.

NEW BUSINESS.

It was reported that Lacey's is now open at 1121 Dixie Highway.

The next regularly scheduled meeting for the PZC is Thursday, April 27, 2017 at 7:00 p.m.

ADJOURNMENT. Commissioner Tatgenhorst made a motion to adjourn the meeting.
Commissioner Bouchard seconded the motion.

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

NAYS: None

Motion carried.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,



Patty Meyer
Secretary