

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

***Thursday, April 27, 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 Machtemes, Schuitema, Serviss and Tatgenhorst.

Member absent: Commissioners Bouchard and Hearn.

Staff present: Pete Iosue of Teska Associates.

Guests: Ron Stluka, Kristy Verthein, William Glass, Dan Dillinger and Frank Basile.

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

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

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR OUTDOOR PATIO SEATING: 618 GOULD STREET (Ron Stluka). The petitioner is requesting outdoor seating for up to 48 patrons. The walls will be made of tempered glass which will prevent alcohol from leaving the patio and direct the noise upward. Information was provided in the packet for review.

Commissioner Schuitema made a motion to open the public hearing at 7:01 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Pete Iosue read aloud the findings of fact and conditions as stated in the packet. Commissioner Schuitema asked if there would be any construction changes, and requested adding "Liquor Commissioner" to condition #6 regarding approval of outdoor entertainment.

William Glass showed photos of light fixtures being considered, and anticipates opening The Gould Vault by the end of May.

After no testimony was heard, Commissioner Schuitema made a motion to close the public hearing at 7:05 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: SPECIAL USE PERMIT FOR OUTDOOR SEATING AT 618 GOULD STREET (Stluka), with the following findings of fact:

1. Residential property exists to the west of this special use request.
2. The Village has had experiences in the past with noise complaints coming from Elliott Street homes traced to outdoor uses along Gould Street.
3. Outdoor seating does provide more economic viability of these distressed business properties.
4. There is a desire of the Village to promote the old downtown business district as a destination location for social interaction.

And that the special use permit be approved subject to the following conditions:

1. Maximum occupancy of 48 patrons on the patio.
2. The patio and perimeter walls be designed and constructed as presented.
3. Lighting shall be such that no ambient light protrude onto surrounding property.
4. The patio may not be occupied between the hours of 10pm and 11am Sunday through Thursday and 11pm to 11am on Friday and Saturday.
5. With the exception of live entertainment, amplification of sound shall not leave the property. In other words, if sound amplification can be heard off premise it is too loud.
6. Any live entertainment shall be at the specific approval of the Village Liquor Commissioner.

Commissioner Tatgenhorst made a motion to recommend to the Village Board approval of a special use permit for outdoor seating at 618 Gould Street with the above conditions. Commissioner Machtemes seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

PUBLIC HEARING: 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. 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. Information was provided in the packet for review.

Commissioner Schuitema made a motion to open the public hearing at 7:08 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Dan Dillinger was present, stating that the fence would be 3' from the sidewalk, and the top 1' would be open lattice as shown in the photo in the packet. Commissioner Tatgenhorst noted the favorable letter from a neighbor that was provided in the packet.

After no testimony was heard, Commissioner Schuitema made a motion to close the public hearing at 7:10 p.m. Commissioner Machtemes seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD 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. Staff has 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.

Commissioner Schuitema made a motion to recommend to the Village Board approval of a request for a solid fence not exceeding 6' height in the front yard setback of a corner lot at 159 Bald Eagle Lane. Commissioner Machtemes seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

CONTINUED WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. A second draft of the ordinance has been drafted and was provided in the packet for review.

Commissioner Schuitema made a motion to authorize a public hearing on a date to be determined by the Village Administrator, to consider a proposed amendment to the Zoning Ordinance pertaining to solar power generating systems. Commissioner Machtemes seconded the motion.

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

CSX CRETE INTERMODAL UPDATE. There was nothing new to report.

COMPREHENSIVE PLAN UPDATE. Administrator Barber attended CMAP's pre-application meeting for the LTA Grant. The Village is on track to apply for the grant. Money has been allocated in the budget for the Village's portion.

The next regularly scheduled meeting for the PZC is Thursday, May 25, 2017 at 7:00 p.m., however, there are no agenda items at this time.

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

AYES: Commissioners Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Meeting adjourned at 7:18 p.m.

Respectfully submitted,



Patty Meyer  
Secretary