

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

***Thursday, June 22, 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, Carson, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Hearn (arrived at 7:01 p.m.)

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

Guests: Village President Greg Szymanski, Trustee Marcy Meyer, Trustee Stacy Mazurek, and Jason Imig.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 27, 2017 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the April 27, 2017 PZC meeting as written. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Carson, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Hearn.

Motion carried.

Commissioner Hearn arrived at 7:01 p.m.

Commissioner Tatgenhorst made a motion appointing Phil Serviss as Chairman, George Schuitema as Vice-Chairman, and Patty Meyer as PZC Secretary. Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Schuitema made a motion to open the public hearing at 7:02 p.m. to consider an amendment to Section 4.36 of the Beecher Zoning Ordinance to define solar energy systems and to classify them as either permitted or special uses in certain districts. Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

Administrator Barber explained the ordinance amendment. After several workshops and changes to the draft the PZC approved going to public hearing with the attached draft of the amendment.

Staff asked the PZC to come up with some code pertaining to solar panels since our existing code did not cover this new technology. In a nutshell, the PZC agreed to allow roof-mounted solar panels in all zoning districts as long as they did protrude over or off the side of the roof. Stand-alone solar panels or a “solar panel farm” would only be permitted as special uses in the Agricultural, Industrial, Residential Estate Districts where setback would apply. If the solar power is being sold to a utility in lieu of being used on site more conditions apply, including a minimum lot size of 10 acres.

Commissioner Serviss asked questions regarding what is allowed on the street side on a home.

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

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

NAYS: None.

Motion carried.

Commissioner Schuitema made a motion to recommend to the Village Board approval of an amendment to Section 4.36 of the Beecher Zoning Ordinance to define solar energy systems and to classify them as either permitted or special uses in certain districts. Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

The PZC held a workshop to consider a motion to hold a public hearing on Thursday, July 27th to consider a special use permit for two accessory structures on one zoning lot at 607 Penfield Street (Imig). The petitioner has a detached garage and wishes to construct a garden shed on the property. The zoning ordinance requires a special use permit for more than one detached accessory structure. If the garage was attached this would not be an issue. There are already several instances in the neighborhood where more than one accessory structure exist on one zoning lot but the age of these structures make it appear that they were up long before we had a zoning ordinance in place (1989). A petition has also been filed supporting this special use, and petitioner, Jason Imig, was present.

Commissioner Schuitema made a motion to hold a public hearing on July 27th to consider a special use permit for two accessory structures on one zoning lot at 607 Penfield Street (Imig). Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

A CSX Crete Intermodal update was provided by Administrator Barber. Property has been purchased. President Szymanski stated that they are 40% done with the planning stage. Gate downtime, truck traffic and the quiet zone are main issues of concern.

A Comprehensive Land Use Plan update was provided by Administrator Barber. The formal application for LTA Grant was submitted June 12, 2017. The Village is asking for \$32,000 and are providing an \$8,000 local match for a total of \$40,000 in order to conduct a comprehensive re-write of the Plan. A copy of the application was provided for review. Staff has been advised that the grant award would not occur until October and that the work would begin after the holidays. This may be okay since by then the Village should know more about the South Suburban Airport, the CSX intermodal, the Great Lakes Basin Railway and Illiana Expressway. Administrator Barber expressed concerns about whether the Village will be allowed to hire a consultant.

NEW BUSINESS.

President Szymanski reported that four firms expressed interest that the South Suburban Airport plan is plausible. At this time it looks like it will be more of a freight airport, rather than passenger planes.

Administrator Barber reported that he recently learned of plans for a 2,000 acre business park between Manhattan and Elwood, Illinois.

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

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

Commissioner Schuitema seconded the motion.

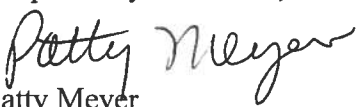
AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:21 p.m.

Respectfully submitted,


Patty Meyer
Secretary