

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

***Thursday, November 16, 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, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Carson.

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

Guests: Stacy Mazurek, Adam Baumgartner and Renee Paty.

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

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

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

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU, 1121 DIXIE HIGHWAY (BAUMGARTNER). The owner of 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 western 1/3 is currently housed by Lacey's. The middle 1/3 will be Subway which is relocating from the Beecher Plaza. The east 1/3 is planned to be a Dunkin' Donuts but a drive thru is required as a condition of the lease. Administrator Barber explained the proposed layout of the building, site plan, and queuing plan for the drive thru which was provided in the packet for review. 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 near the bank and then turn east to the main exit out to the traffic light.

Administrator Barber stated that Mr. Baumgartner will need to provide an approval letter from the Prairie Pointe Center HOA.

Commissioner Serviss suggested that Mr. Baumgartner line out the intersection in the parking lot near the building.

Administrator Barber stated that no curb cutting will be done.

Mr. Baumgartner reported that Dunkin' Donuts would be a leased franchise, and not joined with a Baskin Robbins.

Commissioner Tatgenhorst questioned hours of operation. Dunkin' Donuts would be open at 5 or 6 a.m. to 9 p.m.

Commissioner Tatgenhorst questioned proposed signage. Mr. Baumgartner would definitely put signage on the northwest corner of the building. He stated that his businesses will not be able to be listed on the Prairie Pointe Center sign, and may consider his own pole sign in the future advertising businesses in his building.

Mr. Baumgartner stated that delivery of donuts will be prior to hours of operation.

Commissioner Schuitema made a motion to hold a public hearing on Thursday, December 21, 2017 at 7:00 p.m. to consider a special use permit for a drive-thru at 1121 Dixie Highway.

Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

President Szymanski provided a CSX Intermodal update. Crete has signed an agreement with CSX. CSX has not responded to us regarding our quiet zone.

Commissioner Schuitema asked if the agreement has a time limit to it. Administrator Barber thinks the time limit is ten years.

Administrator Barber provided an update on the Comprehensive Plan. The Village has been approved for a \$100,000-\$130,000 RFP process to be conducted in January to select a consultant. Once the consultant is on board the Village President has to appoint a steering committee. Administrator Barber suggested that the PZC be the steering committee. Several open houses will be held to provide many opportunities for public interaction. The consultant will do all of the work for us. The old downtown area may also be addressed.

Commissioner Serviss commended the Village for a nice job on the boardwalk on Gould Street.

NEW BUSINESS. Administrator Barber announced that an Intergovernmental meeting will be held on Monday, January 29, 2018, 7:00 p.m., at the Washington Township Center. TIF districts and a park district will be discussed. A round table discussion will be held, if time allows.

Administrator Barber stated that Drapac, the company that purchased The Preserves at Cardinal Creek, has the capital and equity to hold on to the property for a while, in anticipation of the housing market picking up.

Administrator Barber reported that Titan LLC that purchased Nantucket Cove Subdivision was involved in a fraud scam. The federal court has frozen all of their assets. This occurred May 16, 2017. The Village just learned of this recently. Olthof Homes' lots are okay and can get clean title. It was also learned that Olthof Homes closed on an additional ten lots in October, 2017.

The next scheduled meeting for the PZC is Thursday, December 21, 2017 at 7:00 p.m.

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

Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,



Patty Meyer
Secretary