

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

***Thursday, September 26, 2019 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway***

At 7:00 p.m., Vice Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss (arrived at 7:03 p.m.) and Tatgenhorst.

Members absent: Commissioner Basile.

Staff present: Administrator Bob Barber, Mike Hoffman and Pete Iosue of Teska Associates.

Guests: Greg Szymanski, Ricardo Lopez from CMAP, Stacy Mazurek, Jon Kypuros (arrived at 7:14 p.m.), Marcy Meyer and Todd Kraus.

CONSIDER APPROVAL OF THE MINUTES OF THE AUGUST 29, 2019 MEETING.

Commissioner Heim made a motion to approve the minutes of the August 29, 2019 PZC meeting as written. Commissioner Hearn seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Serviss.

Motion carried.

PUBLIC HEARING: CONSIDER BEECHER 2040 COMPREHENSIVE PLAN DRAFT.

Commissioner Bouchard made a motion to open the Public Hearing at 7:02 p.m. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Serviss.

Motion carried.

Commissioner Serviss arrived at 7:03 p.m.

Mike Hoffman and Pete Iosue of Teska Associates provided a full presentation on the 2040 Comprehensive Plan.

The audience was asked if there were any questions or comments.

After no testimony was heard, Commissioner Schuitema made a motion to close the Public Hearing at 7:28 p.m. Commissioner Heim seconded the motion.

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

NAYS: None.
Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: ADOPTION OF THE BEECHER 2040 COMPREHENSIVE PLAN. Commissioner Tatgenhorst made a motion recommending the Village Board adopt the Beecher 2040 Comprehensive Plan. Commissioner Bouchard seconded the motion.

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

NAYS: None.
Motion carried.

Adoption of the Beecher 2040 Comprehensive Plan by Ordinance will be considered at the October 15, 2019 Village Board meeting.

WORKSHOP: CONSIDER AN AMENDMENT TO THE BEECHER ZONING ORDINANCE PERTAINING TO THE SALE, DISTRIBUTION, TRANSPORTATION AND CULTIVATION OF RECREATIONAL CANNABIS. The Village Board has referred the issue of recreational cannabis to the PZC to come up with the proper way to zone and regulate such establishments if one is proposed for Beecher. Municipalities have been given until January 1, 2020 to either prohibit, regulate or ignore the sale of cannabis. To ignore the issue means the community is unregulated pertaining to sales. The Village cannot prohibit the possession or use of cannabis; this is a right granted under state law. The only regulation we can enforce is the sale of the product; similar to liquor laws.

A draft zoning ordinance amendment first drafted by the Illinois Municipal League and then tweaked by the Village Attorney to fit our current ordinance was enclosed for review. These types of uses are treated as special uses, similar to a beer garden where the Village can place additional stipulations on the permit to fit the needs of the specific site. Additional information and maps were also provided showing the boundaries or limits of the sale areas as proposed.

Pete Iosue explained map which reflected buffer areas of 250 ft. from residential and 1,500 ft. from schools. Dispensaries have to be 1,500 ft. apart per State law.

After January 1, 2020 licenses will begin to be issued. After January 1, 2021, regulations can only be changed by referendum.

Commissioners expressed concerns about size of buffer areas, and whether or not citizens should decide if they want cannabis sales in their community.

Buffers can be reduced at a later date, if the Village Boards wants to allow the sale of cannabis.

The sale of cannabis could be allowed outside Village boundary in the unincorporated, but the Village would not receive any sales tax.

The Village Attorney can attend the October 17th PZC meeting. Administrator Barber reported that the State may still amend the bill.

Hours of operation would be regulated by State law.

Commissioner Tatgenhorst suggested waiting for the Village Attorney to be present to continue the discussion on October 17th.

NEW BUSINESS.

Dutch American Foods is constructing a new storage facility.

The next meeting for the PZC is Thursday, October 17, 2019 at 7:00 p.m.

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

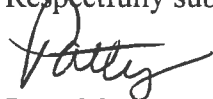
AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:02 p.m.

Respectfully submitted,



Patty Meyer
Secretary