

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, October 17, 2019 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

At 7:00 p.m., Chairman Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Heim, Serviss and Tatgenhorst. Members absent: Commissioners Basile and Schuitema.

Staff present: Attorney Tim Kuiper, Administrator Bob Barber and Pete Iosue of Teska Associates.

Guests: Greg Szymanski, Stacy Mazurek, Marcy Meyer, Jon Kypuros and Todd Kraus (arrived at 7:05 p.m.).

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 26, 2019 MEETING.

Commissioner Heim made a motion to approve the minutes of the September 26, 2019 PZC meeting as written. Commissioner Hearn seconded the motion.

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

NAYS: None.

Motion carried.

CONTINUED 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.

Administrator Barber explained the buffer maps provided and the public hearing process. Pete Iosue explained retail sales and possible locations based on buffer maps.

Commissioner Tatgenhorst asked about clarification of adult use. Age is 21 governed by state law.

Cannabis cafes were discussed. Per Attorney Kuiper, the proposed ordinance does not allow them.

Medicinal marijuana is currently licensed by the state. It's not clear how many medicinal facilities will be allowed.

Attorney Kuiper stated that so few licenses are being issued. The Village should allow some location for a retail sale facility to go. Can adjust buffer area in future to allow for more facilities if desired. According to Attorney Kuiper, after January 1, 2021, to opt in or out would require a referendum. The Village needs to decide something by January 1, 2020, at which time the State will begin issuing licenses. The Board could make an amendment in the future to increase the distance required between facilities. Per State law, minimum distance is 1,500' apart.

If property is annexed to the Village in the future, retail sales facilities would be considered on a case by case basis.

CONSIDER A MOTION HOLDING A PUBLIC HEARING ON AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO RECREATIONAL CANNABIS. Commissioner Heim made a motion to hold a Public Hearing on an amendment (as written) to the Zoning Ordinance pertaining to recreational cannabis, on Thursday, November 21, 2019, at 7 p.m. at the Washington Township Center.

Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS.

A laundromat is going in on Dixie Highway. The Building Department is awaiting plans.

Dutch American has received TIF incentives for their new 17,000 square foot building.

The Wastewater Treatment Plant project is moving along.

The Quiet Zone project is still moving forward, Village staff is working with the railroad on some issues.

Administrator Barber provided an update on the Gould Street watermain project.

The next meeting for the PZC is Thursday, November 21, 2019 at 7:00 p.m. at Washington Township Center.

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

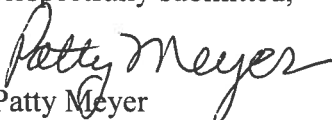
AYES: Commissioners Bouchard, Hearn, Heim, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:28 p.m.

Respectfully submitted,


Patty Meyer
Secretary