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

*Thursday, January 23rd, 2020 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 21, 2019 MEETING.

IV. WORKSHOP: CONSIDER AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO FENCES. At the last Village Board meeting the sections of the zoning ordinance pertaining to fences was referred to the PZC for re-examination. The intent of the Village Board is to have the PZC consider whether or not to allow privacy fences in rear and side yards not exceeding six feet in height. Currently, fences cannot be taller than five feet and must be 50% open at right angles (one inch of open space for each 2 inches of board) UNLESS you have a pool in the backyard which then allows you to have a privacy fence. Fences are not permitted in the front yard setback.

The intent of the ordinance change is to allow privacy fences without the need to have a pool and to do away with the \$750 application fee for a variance for a privacy fence. A variance would still be required if a resident wants a fence in the front yard setback.

Another option for the PZC to consider is to repeal the height and design of fences in the zoning ordinance and request that the Village Board adopt a municipal ordinance pertaining to fence heights and privacy. Fence variances and permits then become strictly a Village Board issue. The location of fences would still be in the zoning ordinance.

All of these matters will be explained at the workshop. Enclosed for your review is the current Village handout on fences, the current municipal ordinance and zoning ordinance, a survey of surrounding communities taken in 2014, and a copy of the zoning ordinances of these communities. The Village Planner will also be weighing in on this issue to provide us guidance, give us trends in the industry and answer any questions you may have.

V. CONSIDER SETTING A DATE FOR A PUBLIC HEARING ON AN AMENDED ZONING ORDINANCE PERTAINING TO FENCES. This may take more than one workshop but we have placed this on the agenda in the event a consensus is reached quickly.

VI. NEW BUSINESS

VII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, FEBRUARY 27<sup>TH</sup> AT 7PM