

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**

**(THE PZC)**

**Thursday, March 25, 2021 at 7:00 p.m.**

**Beecher Village Hall**

**625 Dixie Highway**

UNDER PHASE 4 GUIDANCE ESTABLISHED BY THE STATE, THE WEARING OF A MASK AND SOCIAL DISTANCING RULES APPLIED AT THIS MEETING.

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, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Hearn.

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

Guests: Stacy Mazurek, Sonia Stedt and Joyce Counts.

CONSIDER APPROVAL OF THE MINUTES OF THE JULY 23, 2020 MEETING. Commissioner Schuitema made a motion to approve the minutes of the July 23, 2020 PZC meeting as written.

Commissioner Bouchard seconded the motion.

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

NAYS: None

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, APRIL 22, 2021 AT 7:00 P.M. TO CONSIDER A REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD SETBACK OF A CORNER LOT AT 320 MALLARDS COVE. The petitioner, Sonia Stedt, was present to explain her situation and hardship regarding the need for this variance. A copy of the variance application was provided in the packet for review.

Pete Iosue explained the variance request and hardship standards. Suggests 3' minimum buffer from sidewalk.

Administrator Barber asked petitioner if she talked to neighbors to the south. Ms. Stedt was encouraged to explain her variance request to her neighbors prior to public hearing. The Village will need a letter of approval from Phillippe Builders to accompany building permit, if variance is approved. Ms. Stedt explained that she has a son with Down's Syndrome, who has a tendency to take off very quickly. She wants a safe place for him to play, and the fence location would allow much more yard space.

Commissioner Tatgenhorst asked how many gates there would be and if they will include locks. Petitioner will have locks on the gates, located towards the top of the fence.

Pete Iosue asked of material and height of fence. 5' vinyl fence with 1' lattice at the top. Pete Iosue didn't feel like fence would block vision of traffic at all.

Commissioner Serviss asked the consensus of the Commission. It was the consensus of the Commission to hold a public hearing.

Commissioner Tatgenhorst made a motion to hold a public hearing on Thursday, April 22, 2021 at 7:00 p.m. to consider a request for a variance for a fence in the front yard setback of a corner lot at 320 Mallards Cove. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber provided updates on Route #1 resurfacing, Gould Street watermain, Quiet Zone, Penfield Street reconstruction and parking area by Post Office, Firemen's Park parking lot and Dixie Highway watermain.

The Village will be getting federal stimulus money, to be used for water and sewer infrastructure.

Administrator Barber stated that Nantucket Cove sold to Meadowbrook Homes of Plainfield. He hasn't heard an update on The Preserves at Cardinal Creek. Phillippe Builders is hoping to build some homes in Hunter's Chase.

It was reported that Balmoral Park and Balmoral Golf Course have been sold to a Russian trucking company.

Bill Salmen will be renovating two buildings on Gould Street with an interconnecting hallway to Sit-N-Bull.

There was nothing new to report on South Suburban Airport.

Administrator Barber provided a Fourth of July update. The festival will be postponed until September, due to Covid. Fireworks will be done whenever the festival is held. There will be no laser light show for Sesquicentennial. The Commission is looking for some more younger people to get involved.

The next regularly scheduled meeting for the PZC is Thursday, April 22, 2021 at 7:00 p.m.

ADJOURNMENT. Commissioner Schuitema made a motion to adjourn the meeting at 7:41 p.m. Commissioner Tatgenhorst seconded the motion.

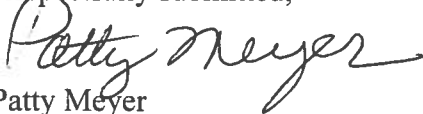
AYES: Commissioners Bouchard, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,



Patty Meyer  
Secretary