

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

***Thursday, April 22, 2021 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway***

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

All present joined in the pledge to the flag.

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

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

Guests: Stacy Mazurek, Ben Juzeszyn, Sonia Stedt and Arlene Dismore.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 25, 2021 MEETING.

Commissioner Heim made a motion to approve the minutes of the March 25, 2021 PZC meeting as written. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD SETBACK OF A CORNER LOT AT 320 MALLARDS COVE. Due notice has been published and letters were sent out to the adjoining property owners. The petitioner, Sonia Stedt, was present to answer any questions. A copy of the application was provided in the packet for review.

Commissioner Bouchard made a motion to open the public hearing at 7:01 p.m. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Pete Iosue provided comments based on the Zoning Ordinance. He felt it doesn't meet the criteria for a hardship, but the safety of the petitioner's son was addressed. He suggested that if the fence variance is allowed, that the fence should be located 3' from the sidewalk.

PZC Secretary Meyer read aloud testimony from Arlene Dismore, who is not in favor of the fence variance. She was advised by Commissioner Schuitema that solid fences are now allowed even if a pool is not present. She was also advised that the condition of the fence variance was to be 3' from the sidewalk. Arlene Dismore did express concern about the child not being able to see through a solid fence. Arlene Dismore commented that a solid fence would be like a prison for a child, not being able to see people walking by. Sonia Stedt stated that her son's safety is

her major concern, and her son bolts, and runs straight to the street. The fence will protect him from running into the street and give him more outside play time. Administrator Barber stated that the type of fence is not the issue, the variance is for the location. Commissioner Schuitema re-stated that solid 6' fences are now allowed, even without a pool, which changed in the last few years. Pete Iosue stated that the type of fence is acceptable.

Sonia Stedt again stressed that the additional open space will allow him ample outside time, because right now he cannot be outside since he bolts towards the street.

Pete Iosue also assured the PZC that the fence location would not block visibility of traffic.

Sonia Stedt explained that her downspouts are right at the rear corner of her house and connected to the storm sewer, and requested that the proposed fence location be moved about 2 feet to the north on the side of her house. The only other option is to reconfigure the downspout. The PZC did not have a problem with the fence being moved 2 feet to the north on the rear side of her home.

There being no further testimony to be heard, Commissioner Heim made a motion to close the public hearing at 7:24 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Commissioner Heim stated that he doesn't have an issue with the fence being 3' from the sidewalk or moving the fence slightly to the north to accommodate the downspout.

Administrator Barber explained why the Village requests an approval letter from Phillippe Builders, and that the Village does not enforce covenants. The petitioner, Sonia Stedt, stated that she was told by Phillippe Builders that they will grant an approval letter once the variance is approved.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD FOR THEIR MAY 10, 2021 MEETING ON THE REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD SETBACK OF A CORNER LOT AT 320 MALLARDS COVE.

Commissioner Tatgenhorst made a motion to recommend to the Village Board approval of a fence in the front yard setback of a corner lot at 320 Mallards Cove, with the following condition: 1) Fence must be at least three feet from public sidewalk. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber provided the following updates: 1) Signs went up today for Route #1 construction. IDOT will be starting with road closure to replace the box culvert by Balmoral Race Track. Lane closures are expected during the repaving process. 2) Pa-Chan-Ga Mexican Restaurant opened a few weeks ago. 3) Bill and Phil Salmen started on their Sit-N-Bull Restaurant addition on Gould Street. 4) Quiet Zones are progressing with work

beginning next week. In 2022, when Penfield is under construction, the Quiet Zone will be lifted.

Newly elected Village President, Marcy Meyer, will need to appoint a new PZC Commissioner to replace Ben Juzeszyn, who is now a Village Trustee.

Administrator Barber stated that the Fourth of July Celebration will be held on Labor Day weekend this year.

The next regularly scheduled meeting for the PZC is Thursday, May 27, 2021 at 7:00 p.m. At this time, there are no agenda items for that meeting.

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

AYES: Commissioners Bouchard, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:37 p.m.

Respectfully submitted,



Patty Meyer
Secretary