

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

Thursday, November 18, 2021 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

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, Hearn, Heim, Schuitema, Serviss and Weissbohn.

Members absent: Commissioner Tatgenhorst.

Staff present: Pete Iosue of Teska Associates.

Guests: Adriana Diachenko and Trustee Roger Stacey.

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER, 29, 2021 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the September 29, 2021 PZC meeting as written. Commissioner Weissbohn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Weissbohn.

NAYS: None.

ABSTAIN: Commissioner Heim.

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD SETBACK OF A CORNER LOT AT 250 MAPLE. Due notice has been published and letters were sent out to the adjoining property owners. The petitioner, Adriana Diachenko, was present to answer any questions. A copy of the variance application was provided in the packet for review.

Commissioner Schuitema made a motion to open the public hearing at 7:02 p.m. Commissioner Heim seconded the motion.

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

NAYS: None

Motion carried.

Pete Iosue explained petitioner's request for a variance for a fence in the front yard setback of a corner lot at 250 Maple.

Petitioner, Adriana Diachenko, explained why she is requesting variance. Proposed fence would be semi-private and provide room for her dog. A portion of her fence would attach to existing fence at 254 Maple.

Pete Iosue confirmed with petitioner that fence would be 3' from sidewalk.

Secretary Meyer read aloud testimony from resident at 1054 Hawthorn Lane that was received after packet was sent out. Packet included two other letters of testimony for review.

Pete Iosue reminded PZC of criteria that should be considered in making their decision. He stated that he doesn't have a problem with the petitioner's request, but according to the law it doesn't present a hardship.

Commissioner Bouchard stated that the zoning ordinance may need to be changed to address corner lots, and suggested Trustee Stacey approach the Board with this matter.

There being no further testimony to be heard, Commissioner Bouchard made a motion to close the public hearing at 7:17 p.m. Commissioner Hearn seconded the motion.

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

NAYS: None

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE, WITH THE CONDITION THAT THE FENCE MUST BE AT LEAST THREE FEET FROM PUBLIC WALK. Commissioner Heim made a motion of recommendation to the Village Board for their November 29, 2021 meeting on the request for a variance for a fence in the front yard setback at 250 Maple, with condition that fence must be at least three feet from public walk. Commissioner Schuitema seconded the motion.

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

NAYS: None

Motion carried.

NEW BUSINESS. Bowling alley should be opening soon. Buddy's reported having a good year.

The next regularly scheduled meeting for the PZC is Thursday, January 27, 2022 at 7:00 p.m.

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

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

NAYS: None

Motion carried.

Meeting adjourned at 7:21 p.m.

Respectfully submitted,



Patty Meyer
Secretary