

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

Thursday, November 16, 2023 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

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

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

Members absent: None.

Staff present: Secretary Patty Meyer, Administrator Bob Barber and Pete Iosue of Teska Associates.

Guests: President Marcy Meyer, Trustee Erik Gardner, Mark Wille, Cynthia White-Wilson, Sal Llamas, Rose Gordon, Dwayne Adkins and Ryan.

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 26, 2023 MEETING.

Commissioner Weissbohn made a motion to approve the minutes of the October 26, 2023 PZC meeting as written. Commissioner Hearn seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

NAYS: None.

Motion carried.

PUBLIC HEARING: REQUEST FOR A SPECIAL USE PERMIT IN A LIMITED INDUSTRIAL (I-1) DISTRICT FOR A CANNABIS CRAFT GROWING FACILITY AT 744 W. CHURCH ROAD (LLAMAS AND WHITE-WILSON). This special use was discussed back in 2020 but was placed on hold until the State issued a license for this specific facility. The business has obtained the appropriate State licenses. All of the conditions of the Village's cannabis special use ordinance have been satisfied including the location of the proposed facility. The original application stated that the property was zoned AG-1 but in fact the land was zoned industrial when it was annexed. Since a cannabis facility is a special use in all zoning districts this does not change the process except the finding of fact has to have the correct zoning. A copy of the application was provided in the packet for review.

The petitioners were present. Cynthia White-Wilson explained her project.

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

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

NAYS: None.

Motion carried.

No one from the audience wished to speak. There were no questions from the PZC.

There being no testimony to be heard, Commissioner Hearn made a motion to close the public hearing at 7:02 p.m. Commissioner Weissbohn seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR A CANNABIS CRAFT GROWING FACILITY AT 744 W. CHURCH ROAD (LLAMAS AND WHITE-WILSON). If the special use permit is granted there are three conditions to consider from the workshop.

Chairman Schuitema stated the three conditions that were considered (see below). Administrator Barber is waiting for lot lines and setbacks from a plat of survey, showing the building location. Drainage and detention facilities need to be indicated on the site plan to reflect how water will drain.

Administrator Barber stated that the Village engineer will need to review the drainage plan.

The special use cannot be granted until the three conditions have been satisfied.

Petitioner understands what needs to be done. All State regulations must be met. Pete Iosue had nothing further to add.

Commissioner Heim made a motion of recommendation to the Village Board for a special use permit for a cannabis craft growing facility at 744 W. Church Road with the following three conditions:

1. A site plan using a plat of survey showing property lines, setbacks and location of structures needs to be submitted along with the building permit.
2. A drainage plan must be submitted for review by the Village engineer. Detention facilities are to be indicated on the site plan.
3. The layout must provide adequate turning radius for fire equipment and the road be sufficiently wide and solid for fire equipment.

Commissioner Serviss seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

NAYS: None.

Motion carried.

Pete Iosue can get finding of fact by Monday. Village Board can consider the special use ordinance at their November 27th Board meeting.

UPDATE ON CONTINUED WORK ON DRAFT ZONING ORDINANCE. A Steering Committee meeting was held earlier today. Pete Iosue provided an update. Several hours were spent going through signage. There have been significant changes in state law since previous

sign ordinance was approved. Law now says signs cannot be regulated based on message. There was a lot of discussion on electronic signs. The Committee discussed permitted, prohibited and signs that require special use permit, such as those that require administrative approval without a public hearing or those that require approval by the Village Board following a public hearing. The Committee talked about rope lights and brightness of animated signs. Murals were also discussed. The Steering Committee is a bit over halfway through the Zoning Ordinance.

NEW BUSINESS. Administrator Barber reported that Faith Church is having a groundbreaking on Sunday, November 19th for their addition. Updates were provided on the Union Electronics building, Fitness Premier remodeling, Village Realty signage and the vacant building at Indiana Avenue and Dixie Highway. There are three current new housing starts.

Administrator Barber provided an update on Penfield Street project. The road is mostly open and sidewalks have been poured west of the bridge. Some curbs will need to be corrected. They are hoping to open Penfield near the post office by Monday.

There was nothing new to report on the airport.

Commissioner Serviss asked about a recent robbery at Circle K and if the Village can promote the installation of panic buttons.

The next regularly scheduled meeting for the PZC is Thursday, January 25, 2024 at 7:00 p.m.

Commissioner Schuitema thanked Administrator Barber for his knowledge and experience shared with the PZC throughout the years.

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

Commissioner Serviss seconded the motion.


AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

NAYS: None

Motion carried.

Meeting adjourned at 7:27 p.m.

Respectfully submitted,


Patty Meyer
Secretary