

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

Thursday, April 24, 2025 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 Barber, Gardner, Heim, Schuitema and Serviss.

Members absent: Commissioners Eich and Hearn.

Staff present: Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Trustee Eric Gardner, Phyllis Harden-West, and Byron Harden

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 23, 2025 MEETING.

Commissioner Heim made a motion to approve the minutes of the January 23, 2025 PZC meeting as written. Commissioner Serviss seconded.

AYES: Commissioners Gardner, Heim, Schuitema and Serviss.

NAYS: None.

ABSTAIN: Commissioner Barber.

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, MAY 22, 2025 AT 7:00 P.M. TO CONSIDER A REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET.

Petitioners explained their request for rezoning. They are attempting to possibly sell the building and feel it would be easier to sell if zoned residential. They are uncertain though if they will keep the building or sell it. They do have some individuals interested in purchasing and even if the petitioners choose to keep the building, financing would be easier as residential. They currently do not really operate a business. There is no signage or anything and very minimal foot traffic. The building is periodically used as a recording studio for the visually impaired.

Pete Iosue indicated that it may be easier to sell as mixed use and that if the property is rezoned and someone would like to have a business there, it would need to be rezoned again. There was some further discussion regarding the current use and possible future use. Also Commissioner Barber suggested refunding the fee to rezone the property.

Commissioner Heim made a motion to hold a public hearing on May 22, 2025 at 7 p.m. to consider rezoning of the property located at 605 Reed Street. Commissioner Gardner seconded. AYES: Commissioners Barber, Gardner, Heim, Schuitema and Serviss.

NAYS: None.
Motion carried.

The next regularly scheduled meeting for the PZC is Thursday, May 22, 2025 at 7:00 p.m.

OLD BUSINESS.
None.

NEW BUSINESS.
Commissioners discussed that a couple stand-alone ordinances, solar and wind turbine, had been omitted from the new zoning ordinance. A public hearing will be held at the next meeting on May 22, 2025 at 7:00 PM to make text amendments to the zoning ordinance to include these.

ADJOURNMENT. Commissioner Heim made a motion to adjourn the meeting. Commissioner Serviss seconded.

AYES: Commissioners Barber, Gardner, Heim, Schuitema and Serviss.

NAYS: None.
Motion carried.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Charity Mitchell
Village Administrator