

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

Thursday, June 26, 2025 at 7:00 p.m.

*Beecher Village Hall
625 Dixie Highway*

Commissioner Schuitema called the meeting to order at 7:00 PM

All present joined in the pledge to the flag.

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

Members absent: Commissioner Hearn

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

Guests: Village President Meyer, Trustee Stacey, Bruce Izzo, Renee Grant, and Phyllis Harden.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 22, 2025 MEETING. Commissioner Gardner motioned to approve the minutes of the May 22, 2025 PZC meeting as submitted. Commissioner Eich seconded.

AYES: Commissioners Barber, Eich, Gardner, and Serviss.

NAYS: None.

ABSTAIN: Commissioners Hiem and Schuitema.

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PUBLIC HEARING: CONSIDER A REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET FROM B1 HISTORIC DOWNTOWN TO R-1 RESIDENTIAL. Commissioner Heim motioned to open/continue the public hearing at 7:02 p.m. Commissioner Gardner seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Pete Iosue provided a re-cap of the prior discussions. Currently this location is a mixed use, with a music studio downstairs and residential upstairs. Mixed use is permitted under the current B-1 zoning, but straight residential is not permitted. The petitioner, Ms. Harden, has a potential buyer that may want to keep the studio so, at this time, the request is to continue the hearing to the next regularly scheduled meeting to determine if the property needs to be rezoned to sell it. Commissioner Barber noted that R-1 would be single-family and not a two-flat. The property could be zoned R-2 if the petitioner wanted to sell the property as a two-flat.

At 7:06 p.m. Commissioner Barber motioned to continue the public hearing until the next meeting on July 24, 2025 at 7 p.m. Commissioner Serviss seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, JULY 24, 2025 AT 7:00 PM TO CONSIDER A REQUEST FOR A VARIANCE TO INSTALL A 6 FOOT PRIVACY FENCE IN THE FRONT YARD OF THE PROPERTY LOCATED AT 502 DUNBAR STREET.

The petitioner explained their request for the variance. Petitioner stated she had contacted the village prior to putting in an offer on the home. The home is on a corner lot and Indiana scares her. She has 4 young children and the oldest is autistic, the yard is small and they have several sensory toys. She would like the fence to come forward 25 feet from the front of her home to allow for more space.

Pete Iosue explained that under the zoning ordinance fences are not permitted in front or side yards beyond the middle point of the main building foundation. With the home being on a corner, Village Administrator Mitchell stated she approved an administrative variance to permit installation of the fence beyond the mid-point, up to the main building foundation line. Iosue explained the standards for a variance require a hardship, where the owner is unable to meet the requirements of the ordinance. The hardship is typically intrinsic of the property and not the personal situation. He provided an example that a variance was granted under a similar situation, a fence was installed and then the property owner moved within a year and the fence is still there. Iosue stated his main concern is that a proper, safe sight triangle is maintained.

Commissioner Eich motioned to hold a public hearing on July 24, 2025 at 7:00 PM. Commissioner Heim seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, JULY 24, 2025 AT 7:00 PM TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR OFF-STREET PARKING IN THE R-1A DISTRICT AT THE PROPERTY LOCATED AT 517 PASADENA.

This item was tabled at the last meeting to allow for the collection of more information. Since the last meeting, the petitioner, Mr. Izzo applied for a special use permit since he has been allowed to park his recreational vehicle in this location since 2022 and his front yard is approximately 85 feet deep.

Pete Iosue stated the specific issue is that per the zoning ordinance recreational vehicles cannot be parked in the front yard area. This situation is odd because of the large front yard. Commissioner Barber stated under the old ordinance, a front yard was interpreted differently. Commissioner

Gardner questioned if this is something that can be grandfathered. Discussion was had regarding the possibility of putting a caveat on the special use permit that if a home has a front yard that is 85 feet deep, then a recreational trailer could be parked there.

Commissioner Gardner motioned to hold a public hearing on July 24, 2025 at 7:00 PM. Commissioner Heim seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried

The next regularly scheduled meeting for the PZC is Thursday, July 24, 2025 at 7:00 PM.

OLD BUSINESS.

There was brief discussion about the progress of the Surf fiber installation.

NEW BUSINESS.

There was brief discussion regarding the progress of additional work at the new public safety facility. Discussion was held and updates provided regarding the cannabis cultivation facility, the gun shop café, Elsie's, and the possibility of a special use request for a day care on Dixie Highway.

ADJOURNMENT. Commissioner Gardner motioned to adjourn the meeting. Commissioner Serviss seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 8:09 p.m.

Respectfully submitted,

Charity Mitchell
Village Administrator