

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

Thursday, August 28, 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, and Schuitema.
Members absent: Commissioner Hearn, Heim, and Serviss.

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

Guests: Village President Meyer, Trustee Stacey, Trustee Smith, and Ariel Ibitoye.

CONSIDER APPROVAL OF THE MINUTES OF THE JULY 24, 2025 MEETING.
Commissioner Gardner motioned to approve the minutes of the July 24, 2025 PZC meeting as submitted. Commissioner Barber seconded.

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

NAYS: None.

ABSTAIN: None.

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.

Petitioner explained that they no longer wished to rezone the property and plan to have a music school.

Commissioner Barber motioned to close the public hearing. Commissioner Eich seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DAYCARE FACILITY IN THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT AT THE PROPERTY LOCATED AT 993 DIXIE HWY.

Commissioner Eich motioned to open the public hearing at 7:05PM Commissioner Gardner seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Petitioner, Ariel Ibitoye, explained that she would like to open a daycare at 993 Dixie Highway. Ibitoye explained that DCFS requires a separate entrance to the daycare and that it would. Pete Iosue from Teska voiced his concerns about the daycare being located between a gun shop and tobacco store. Ms. Ibitoye stated that some residents are under the impression that it is already a daycare. Commissioner Gardner stated that he would be more concerned about the location if it were a shooting range, but it is currently more of an antique firearms shop. Mr. Iosue from Teska voiced that he did not recommend approval due to the location. Commissioner Gardner explained that his biggest concern would be the children crossing Dixie Highway with the all the truck traffic. Ms. Ibitoye responded that her intent was not to be crossing Dixie Highway with any children but instead utilizing parks on the east side of town, renting a bus to transport, or parent drop off. Chairman Shuitema presented the idea of putting a condition on the special use permit, that they cannot physically walk across Dixie Highway. Commissioner Barber stated that it does not have to do with the property, and they cannot make an offsite condition on a special use permit. Administrator Mitchell inquired about what the hours of operation would be. Ms. Ibitoye responded that it would be tentatively 6AM-6PM with approximately 10-20 children based on what DCFS will allow.

Commissioner Barber motioned to close the public hearing at 7:20PM

Seconded by Commissioner Gardner.

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

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A SPECIAL USE PERMIT FOR A DAYCARE FACILITY IN THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT AT THE PROPERTY LOCATED AT 993 DIXIE HWY.

Commissioner Barber motioned to recommend approval of the daycare special use permit.

Commissioner Eich seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

The next regularly scheduled meeting for the PZC is Thursday, September 25, 2025 at 7:00 PM.

OLD BUSINESS - None.

NEW BUSINESS - None.

ADJOURNMENT. Commissioner Barber motioned to adjourn the meeting. Commissioner Schuitema seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 7:27 PM

Respectfully submitted,

Heidi Demas
Planning and Zoning Secretary