

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

Thursday, February 26, 2026 at 7:00 p.m.

***Beecher Village Hall
625 Dixie Highway***

Commissioner Heim called the meeting to order at 7:02 PM

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich, Gardner, Heim, and Serviss (7:09PM).
Members absent: Commissioners Barber, Hearn, and Schuitema.

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

Guests: Village President Meyer, Trustee Stacey, Mike McDonnell of Castletown Homes, Mike Hurley of Thirsty Turtle, Steve Francis of Linden Group Architecture, HOA of Prairie Park.

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 23, 2025 MEETING- Tabled

RECOGNITION OF THE PUBLIC – None.

DISCUSSION AND RECOMMENDATION: RE-SUBDIVISON OF LOTS 49-51 ON SOMERSET DRIVE IN THE PRAIRIE PARK SUBDIVISON.

This item was previously discussed at the December 12, 2024 Planning and Zoning Commission meeting, at which time no agreement was reached. Mike McDonnell expressed interest in constructing single-family homes on the lots rather than townhomes. Representatives of the Prairie Park Homeowners Association indicated that they were not in agreement with this proposal. The Planning and Zoning Commission recommended that the parties continue working toward a resolution between themselves and their respective legal counsel.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY MARCH 26, 2026 AT 7:00PM TO CONSIDER A REQUEST FOR A VARIANCE TO PERMIT CONSTRUCTION OF AN ADDITION IN THE B-1 DISTRICT THAT WOULD EXTEND INTO THE REAR YARD SETBACK OF THE PROPERTY LOCATED AT 747 PENFIELD STREET. Steve Francis of Linden Group Architecture presented the proposal on behalf of Thirsty Turtle. He explained that the business intends to purchase the adjacent property, demolish the existing residential structure, and construct an approximately 1,800-square-foot addition to the east side of the current building. Under B-1 District regulations, a 30-foot rear yard setback is required, which would leave approximately 14 feet of buildable space. It was noted that many surrounding properties do not maintain significant rear yard setbacks and are built closer to the rear property line.

The applicant is requesting a variance from the rear yard setback requirement to make the proposed addition feasible. Mr. Francis stated that the addition would be designed to closely match the

existing building, which has historical character. The proposed improvements would allow the establishment to extend the cook line, increase seating capacity, install ADA-compliant restrooms, and enhance overall building functionality.

Pete Iosue recommended that the Commission consider the variance request, while advising that the proposed addition should not obstruct visibility for vehicles exiting the alley. Mr. Francis indicated that, due to the configuration of the property lines, the addition would be set further back than the original structure. Commissioner Serviss inquired whether the addition would replicate the existing architectural style, to which Mr. Francis responded that it would. Village President Meyer asked whether the addition would be attached or constructed as a separate structure; Mr. Francis confirmed that it would be fully attached. Commissioner Heim also inquired about fire-rated doors, and Mr. Francis confirmed that such doors would be included in the design.

Commissioner Serviss made a motion to hold a public hearing. Gardner seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY MARCH 26, 2026 AT 7:00PM TO CONSIDER A REQUEST FOR A VARIANCE TO PERMIT CONSTRUCTION OF A PAVILION/CELEBRATION PRAYER STATION IN THE R-1 DISTRICT ON A VACANT LOT LOCATE SOUTH OF CHURCH ROAD AND WEST OF ROMANS ROAD. Petitioner was not in attendance. An overview was provided. The lot is currently vacant. Pete Iosue explained that the main zoning issue is since it's on a separate lot and is an accessory building to the church it needs to be on a primary lot or re subdivided into one lot.

THE NEXT MEETING IS SCHEDULED FOR THURDAY, MARCH 26, 2026.

NEW BUSINESS - None.

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

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 7:57 PM

Respectfully submitted,

Heidi Demas
Planning and Zoning Secretary