

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

Thursday, March 26, 2026 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 Eich, Heim, Schuitema, and Serviss

Members absent: Commissioner Barber, Gardner, and Hearn

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

Guests: Trustee Stacey, Trustee Smith, Steve Francis from Linden Group Architects representing Thirsty Turtle and/or with Mike and Deedee Hurley

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 23, 2025 MEETING.
Commissioner Heim motioned to approve the minutes of the October 23, 2025 PZC meeting as submitted. Commissioner Eich seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 26, 2026 MEETING.
Commissioner Heim motioned to approve the minutes of the February 26, 2026 PZC meeting as submitted. Commissioner Serviss seconded.

AYES: Commissioners Eich, Heim, and Serviss.

NAYS: None.

ABSTAIN: Commissioner Schuitema

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE TO PERMIT CONSTRUCTION OF AN ADDITION IN THE B-1 DISTRICT THAT WOULD EXTEND INTO THE REQUIRED REAR YARD SETBACK OF THE PROPERTY LOCATED AT 747 PENFIELD STREET.

Commissioner Heim motioned to open the public hearing at 7:02PM Commissioner Eich seconded.

AYES: Commissioners Eich, Heim, Schuitema and Serviss.

NAYS: None.

ABSTAIN: None.
Motion carried.

Steve Francis from Linden Group Architects is present representing Thirsty Turtle and Mike Hurley who is also present. Mr. Francis provided the commission with updated architectural drawings. The addition to Thirsty Turtle will add 2,000 sqft to the existing building and following the historic details of the current building. Vision triangle issue on the corner of the alley and Penfield St. has been addressed. Variance is requested due to the buildable space required. There will be a food carry-out area on the east side of the building which will be addressed with regards to grading issues with a civil engineer.

Pete Iosue of Teska Associates stated that both the vision triangle concern and the issue of ensuring the addition matches the existing building have been resolved and he stated that he will support the variance.

Administrator Mitchell suggested that a specific variance be stated, commission agrees to a variance from 30ft. to no setback.

Commissioner Eich motioned to close the public hearing at 7:09PM
Seconded by Commissioner Serviss.
AYES: Commissioners Eich, Heim, Schuitema and Serviss.
ABSTAIN: None.
Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE TO PERMIT CONSTRUCTION OF AN ADDITION IN THE B-1 DISTRICT THAT WOULD EXTEND INTO THE REQUIRED REAR YARD SETBACK OF THE PROPERTY LOCATED AT 747 PENFIELD STREET.

Commissioner Heim motioned to recommend approval to the Village Board on the request for a variance to permit construction of an addition in the B-1 District that would extend into the required rear yard setback of the property located at 747 Penfield St. 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, April 23, 2026 at 7:00 PM.

OLD BUSINESS - None.

NEW BUSINESS – Administrator Mitchell informed the Commission that Public Works Superintendent Conner, President Meyer, and she met with an interested party today regarding a proposed restaurant within Village limits that would include on-site parking for semi-trucks. The Commission indicated that additional information would be needed about the proposal to determine if it complies with all zoning regulations for the B-3 District before making a decision.

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

AYES: Commissioners Eich, Heim, Schuitema, and Serviss

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 7:15 PM

Respectfully submitted,

Denise Abbink, Village Clerk

For Heidi Demas, Planning and Zoning Secretary