

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
THURSDAY, MAY 28, 2026 AT 6:00 P.M.
BEECHER VILLAGE HALL
625 DIXIE HIGHWAY

Commissioner Schuitema called the meeting to order at 6:00 PM

All present joined in the pledge to the flag.

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

Members absent: Commissioner Eich and Commissioner Hearn.

Staff Present: Administrator Mitchell, Superintendent Conner, Deputy Clerk Heidi Demas, and Pete Iosue.

Guests: Village President Meyer, Trustee Stacey, Trustee Smith, Sandy and Jon Rukavina, Denise Abbink, Colleen Gritter, David and Kelcy Loschiavo.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 23, 2026 MEETING.

Commissioner Heim motioned to approve the minutes of the April 23, 2026 PZC meeting as submitted. Commissioner Gardner seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE TO INSTALL A FENCE IN THE FRONT YARD AREA OF THE PROPERTY LOCATED AT 1469 TRAILSIDE.

Commissioner Heim moved to open the public hearing at 6:03PM regarding a request to install a fence in the front yard area of the property located at 1469 Trailside. Commissioner Serviss seconded the motion. During discussion, Pete Iosue inquired whether the proposed fence would be a 6-foot privacy fence. He stated that his only concern was ensuring that the fence would not obstruct visibility or sight lines. It was determined that the proposed fence would not create any visibility concerns.

Commissioner Heim motioned to close the public hearing at 6:05PM.

Commissioner Schuitema seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR VARIANCE TO INSTALL A FENCE IN THE FRONT YARD AREA OF THE PROPERTY LOCATED AT 1469 TRAILSIDE.

Commissioner Serviss motioned to recommend approval of the variance to install a fence in the front yard area of 1469 Trailside to the village board. Commissioner Heim seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, JUNE 18, 2026 AT 6:00PM REGARDING A REQUEST FOR A VARIANCE FROM THE LOT COVERAGE REQUIREMENTS OF THE R-1A SINGLE FAMILY RESIDENCE DISTRICT FOR THE INSTALLATION OF A CONCRETE SIDEWALK AND THE EXPANSION OF AN EXISTING PATIO AT 313 ASPEN DRIVE.

Petitioner Denise Abbink explained that the west side of the property is currently covered with gravel and does not have a walkway. She would like to install a standard concrete sidewalk extending from the driveway to the backyard. Additionally, she is requesting to expand the existing patio to accommodate a basketball hoop for their child. Mrs. Abbink noted that the front yard has a significant slope and is not a safe location for this activity. Pete Iosue inquired about the resulting lot coverage percentage. Administrator Mitchell stated that the Zoning Ordinance permits a maximum lot coverage of 40 percent and that the proposed improvements would increase the lot coverage to approximately 49 percent. Pete Iosue explained that the lot coverage limitations were established within the Zoning Ordinance to ensure adequate green space remains available for proper stormwater drainage. Commissioner Barber noted the presence of a nearby storm sewer inlet structure and stated that any potential drainage runoff could flow into the storm sewer system.

Commissioner Serviss motioned to recommend holding a public hearing at the next Planning and Zoning Commission meeting. Commissioner Heim seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, JUNE 18, 2026 AT 6:00PM REGARDING A REQUEST FOR A VARIANCE FROM THE LOT COVERAGE REQUIREMENTS OF THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT FOR THE INSTALLATION OF A SHED AT 613 DIXIE HIGHWAY.

Petitioners David and Kelcy Loschiavo explained that they would like to install an additional portable shed adjacent to their existing shed, located between a tree and the current structure. They stated that this location is the most suitable placement, as alternative locations would either interfere with the playground area or create an

undesirable appearance for the surrounding community. The proposed shed will be used solely for dry storage. Pete Iosue explained that he had no concerns regarding the aesthetics of the proposed shed. However, he noted that the Zoning Ordinance requires a minimum separation of 10 feet between structures as a fire safety measure. The proposed shed would be located approximately 3 feet from the existing shed. Commissioner Barber inquired whether any flammable materials would be stored in the shed. David Loschiavo confirmed that no flammable materials would be stored within the structure.

Commissioner Serviss moved to hold a public hearing. Commissioner Gardner seconded the motion.

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

NAYES: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, JUNE 18, 2026 AT 6:00PM REGARDING A REQUEST FOR A VARIANCE FROM THE SIGN REQUIREMENTS OF THE ZONING ORDINANCE FOR THE INSTALLATION OF A SIGN AT 744 W. INDIANA.

Petitioner Colleen Gritter explained that she would like to install a sign for Old Gun Coffee Shop. Due to the property's topography and the location of the property line, a standard ground sign would need to be placed very close to the building, limiting its visibility from the roadway. Ms. Gritter stated that she would like to locate the sign on the slope of the property so it is visible to traffic traveling both eastbound and westbound. She also noted that the sign design would complement the historic character of the building.

Pete Iosue explained that the Planning and Zoning Commission has historically opposed pole signs. Commissioner Heim stated that while he has generally been against pole signs, he felt the proposed sign was aesthetically pleasing and appropriate for the property. Mrs. Gritter noted that the original sign application proposed a height of 9 feet; however, the sign would be reduced to 8 feet in height to comply with applicable code requirements. Pete Iosue emphasized the importance of ensuring that the sign would not obstruct visibility for motorists entering or traveling along the roadway.

Commissioner Barber motioned to hold a public hearing.

Commissioner Serviss seconded. Motion carried.

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

NAYS: None.

ABSTAIN: None.

CONSIDER A MOTION TO CHANGE THE REGULAR MEETING DAY OF PZC

Mayor Meyer explained that if we held PZC meetings on the third Thursday of the month then the petitioners wouldn't have to wait as long to hold a public hearing. Administrator Mitchell brought up the point of needing 15-day notice for public hearings.

NEXT MEETING DATE.

The next regular PZC meeting will be held June 18th, 2026 at 6:00PM at the Village Hall.

OTHER BUSINESS

Mayor Meyer explained that the old police department at 724 Penfield is in its last phase and that Restoration Alley and Aluma Salon will be operating out of that location soon. The future of the Circle K on Dixie Highway and Church has not been disclosed yet.

ADJOURNMENT

Commissioner Hearn motioned to adjourn the meeting.

Commissioner Gardner seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 6:31 PM

Respectfully submitted,

Heidi Demas
Planning and Zoning Secretary