

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

Thursday, June 18, 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, Eich, Gardner, Schuitema, and Serviss.

Members absent: Commissioner Hearn and Commissioner Heim.

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

Guests: Village President Meyer, Trustee Stacey, Denise Abbink, and David and Kelcy Loschiavo.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 28, 2026 MEETING.

Commissioner Gardner motioned to approve the minutes of the May 28, 2026 PZC meeting as submitted. Commissioner Serviss seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PUBLIC HEARING: CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR VARIANCE FROM THE MAXIMUM LOT COVERAGE REQUIREMENTS OF THE R-1A SINGLE FAMILY RESIDENCE DISTRICT TO INCREASE THE LOT COVERAGE FROM 40% TO 49% FOR THE INSTALLATION OF A CONCRETE SIDEWALK AND EXPANSION OF AN EXISTING PATIO AT 313 ASPEN DRIVE.

Commissioner Barber motioned to open the public hearing at 6:02 p.m. regarding a request for a variance to increase the maximum lot coverage permitted at 313 Aspen Drive from 40% to 49% to allow for the installation of a concrete sidewalk and the expansion of an existing patio. Commissioner Serviss seconded the motion. During discussion, Pete Iosue explained that the purpose of the lot coverage restrictions is to prevent excessive paving of residential lots and reduce stormwater runoff that could impact neighboring properties.

Commissioner Schuitema read an email submitted by neighboring property owner Judi Pappas, expressing her support for Denise Abbink's proposal to install

a sidewalk on the west side of the residence at 313 Aspen Drive.
With no further comments received, Commissioner Barber motioned to close the public hearing at 6:04 p.m. Commissioner Serviss seconded the motion.
AYES: Commissioner Barber, Eich, Gardner, Schuitema, and Serviss.
NAYS: None.
ABSTAIN: None.
Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE FROM THE MAXIMUM LOT COVERAGE REQUIREMENTS OF THE R-1A DISTRICT TO INCREASE THE LOT COVERAGE FROM 40% TO 49% FOR THE INSTALLATION OF A CONCRETE SIDEWALK AND EXPANSION OF EXISTING PATIO AT 313 ASPEN DRIVE.

Commissioner Barber made a motion to recommend approval of the variance for an increase of lot coverage to install a concrete sidewalk and expand the existing patio to the village board. Commissioner Gardner seconded the motion.
AYES: Commissioner Barber, Eich, Gardner, Schuitema, and Serviss.
NAYS: None.
ABSTAIN: None.
Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FROM THE MINIMUM SPACING REQUIREMENTS BETWEEN DETACHED BUILDINGS, AS SET FORTH IN THE LOT COVERAGE REGULATIONS OF THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT, TO REDUCE THE REQUIRED MINIMUM SEPARATION BETWEEN DETACHED BUILDINGS FROM TWENTY (20) FEET TO APPROXIMATELY THREE (3) FEET FOR THE INSTALLATION OF A SHED AT 613 DIXIE HWY.

Commissioner Serviss made a motion to open the public hearing at 6:06 p.m. 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. Commissioner Gardner seconded the motion. During discussion, Pete Iosue explained that the separation requirement between structures was included in the zoning ordinance primarily for fire protection purposes rather than aesthetics. Petitioners David and Kelcy Loschiavo were present and stated that the proposed shed would be used for the storage of paper products. With no further comments received, Commissioner Serviss made a motion to close the public hearing at 6:10 p.m. Commissioner Eich seconded the motion.
AYES: Commissioner Barber, Eich, Gardner, Schuitema, and Serviss.
NAYES: None.
ABSTAIN: None.
Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE FROM THE FROM THE MINIMUM SPACING REQUIREMENTS

BETWEEN DETACHED BUILDINGS, AS SET FORTH IN THE LOT COVERAGE REGULATIONS OF THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT, TO REDUCE THE REQUIRED MINIMUM SEPARATION BETWEEN DETACHED BUILDINGS FROM TWENTY (20) FEET TO APPROXIMATELY THREE (3) FEET FOR THE INSTALLATION OF A SHED AT 613 DIXIE HWY.

Commissioner Barber made a motion to recommend approval to the village board of the requested variance to allow the installation of a shed at 613 Dixie Highway, subject to the condition that no combustible liquids or chemicals be stored within the outbuildings. Commissioner Serviss seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

PUBLIC HEARING: CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE FROM THE SIGN REQUIREMENTS OF THE VILLAGE OF BEECHER ZONING ORDINANCE FOR THE INSTALLATION OF A POLE SIGN AT 744 W. INDIANA.

Commissioner Gardner made a motion to open a public hearing at 6:13p.m. regarding a request for a variance from the sign requirements to install a pole sign at 744 W. Indiana Ave. Commissioner Serviss seconded the motion.

During discussion, Commissioner Schuitema inquired if there needed to be a height restriction on the pole sign, which Administrator Mitchell confirmed it would be 9'. Commissioner Barber wanted to confirm it would be 9'6" due to rifle on top of the pole would add another 6". It was decided not to let it exceed 9'6" from the base of the sign. Petitioner was not in attendance. With no further comments received, Commissioner Barber motioned to close the public hearing at 6:17p.m. Commissioner Serviss seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE FROM THE SIGN REQUIRMENTS OF THE VILLAGE OF BEECHER ZONING ORDINANCE FOR THE INSTALLATION OF A POLE SIGN AT 744 W. INDIANA.

Commissioner Serviss made a motion to recommend approval to the village board for the variance to install a pole sign at 744 W. Indiana as submitted in the drawings and not to exceed 9'6". Commissioner Barber requested it be noted that the petitioner was not in attendance. Commissioner Schuitema also asked it to be noted that questions were still asked and discussed. No public questions or concerns were asked. Commissioner Gardner seconded the motion.

AYES: Commissioner Barber, Eich, Garnder, Schuitema, and Serviss.

NAYS: None

Abstain: None.
Motion carried.

CONSIDER A MOTION TO CHANGE THE REGULAR MEETING DAY OF PZC

After discussion, the Commission reached a consensus to keep the regular meeting date of the Planning and Zoning Commission on the fourth Thursday of each month at 6:00 p.m. at the Village Hall, provided there are agenda items requiring consideration. The Commission also acknowledged that special meetings may be scheduled as needed.

NEXT MEETING DATE.

The next regular PZC meeting will be held July 23rd, 2026 at 6:00PM at the Village Hall.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Barber motioned to adjourn the meeting.

Commissioner Serviss seconded the motion.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 6:21 PM

Respectfully submitted,

Heidi Demas
Planning and Zoning Secretary