

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

**Thursday, August 20, 2015 at 7:00 p.m.**

**Beecher Village Hall**

**625 Dixie Highway**

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard (arrived at 7:05 p.m.), Hearn, Lohmann, Machtemes, Schuitema and Serviss.

Member absent: Commissioner Tatgenhorst.

Staff present: Administrator Robert Barber and Pete Iosue of Teska Associates.

Guests: Ron Kuhlman, Bill Dejong and Greg Szymanski.

CONSIDER APPROVAL OF THE MINUTES OF THE JULY 23, 2015 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the July 23, 2015 PZC meeting. Commissioner Hearn seconded the motion.

AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

ELECTION OF OFFICERS. The ordinance requires an annual election of a Chairman and Vice Chairman. Commissioner Hearn made a motion to retain current officers, Phil Serviss as Chairman of the PZC, and George Schuitema as Vice Chairman. Commissioner Machtemes seconded the motion.

AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT IN A B-3 DISTRICT FOR THE DISPLAY OF AGRICULTURAL EQUIPMENT, ACROSS FROM 380 S. DIXIE HIGHWAY (MAGON PROPERTY). Complete application, plat of survey, and other information was provided in the packet for review. The petitioner was present to answer any questions.

Commissioner Lohmann made a motion to open the Public Hearing at 7:03 p.m. Commissioner Schuitema seconded the motion.

AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

Administrator Barber read aloud testimony from Al Cleve, 516 Pasadena, which stated he was okay with Dejong's request.

Administrator Barber also noted an email from Paul Rietveld, 410 Dixie Highway, who was concerned about work being done on the property prior to the Public Hearing. The email was previously shared with the PZC members.

Administrator Barber noted that Chuck Hoehn, 514 Melrose Lane, expressed no objection to the project.

Administrator Barber asked if anyone had further testimony to be considered.

After no further testimony was heard, Commissioner Hearn made a motion to close the Public Hearing at 7:05 p.m. Commissioner Schuitema seconded the motion.

AYES: Commissioners Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

Commissioner Bouchard arrived at 7:05 p.m.

Pete Iosue of Teska Associates provided a memo concerning the Dejong project. There were no issues requiring consideration.

Commissioner Schuitema asked if there were plans for lighting the property. Bill Dejong said there was no plan for lighting at this time.

Commissioner Lohmann asked if the property will have to be used for agricultural equipment. Pete Iosue said the special use permit can specify for agricultural equipment only.

Administrator Barber stated that there will not be customer parking on the property. The property will be used for display of equipment only. Bill Dejong stated that the entrance to the property will have a chain across it.

It was discussed that if Dejong wishes to light the area later, they would have to come back to the Village Board for approval.

Bill Dejong stated that the 4' x 8' Chamber of Commerce sign will be relocated on the property.

If Dejong Equipment signage is desired for the property in the future, a permit would be required.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON SPECIAL USE PERMIT IN A B-3 DISTRICT FOR THE DISPLAY OF AGRICULTURAL EQUIPMENT, ACROSS FROM 380 S. DIXIE HIGHWAY (MAGON PROPERTY). Commissioner Lohmann made a motion to recommend to the Village Board approval for a special use permit in a B-3

District for the display of agricultural equipment, across from 380 S. Dixie Highway, with the following two conditions: 1) If lighting is later requested for the property, permission will need to be granted by the Village Board; 2) If signage is later requested for the property, a building permit will be required. Commissioner Machtemes seconded the motion.

AYES: Commissioners Bouchard, Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

Motion carried.

INTERGOVERNMENTAL MEETING IS SCHEDULED FOR WEDNESDAY, AUGUST 26, 2015 AT 7:00 PM AT THE WASHINGTON TOWNSHIP CENTER. All Commissioners were encouraged to attend.

The next regularly scheduled meeting for the PZC is September 24, 2015. Administrator Barber stated that there is nothing for the agenda at this time.

NEW BUSINESS. Administrator Barber reported on an email regarding the Village of Crete and Centerpoint property. A discussion was held on a proposed new industrial business in Crete in their TIF district on Dixie Highway, and regarding an Amazon distribution center being constructed in Joliet.

Commissioner Lohmann asked about the status of the Gould Street buildings. Administrator Barber reported that Bill Salmen purchased three buildings and has various planned uses for them once they have been rehabbed.

It was reported that the Buchmeier building is possibly going to be taken over by the current owner's son.

It was reported that Cardinal Creek Golf Course has had a new roof installed, an old building has been demolished, and some dead trees have been cleaned up on the property. An opening is scheduled for September 1, 2015.

ADJOURNMENT. Commissioner Schuitema made a motion to adjourn the meeting.

Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Lohmann, Machtemes, Schuitema and Serviss.

NAYS: None.

Motion carried.

Meeting adjourned at 7:28 p.m.

Respectfully submitted,



Patty Meyer  
Secretary