

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

*Thursday, January 25, 2018 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, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: None.

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

Guests: Stacy Mazurek, Frank Basile, Dale and Sherry Murray, Matthew Walsh, Melissa Samaruo and Justin Hardt.

CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 21, 2017 MEETING. Commissioner Hearn made a motion to approve the minutes of the December 21, 2017 PZC meeting. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CONSIDER A REQUEST FOR A LETTER OF NO OBJECTION TO WILL COUNTY FOR A PROPOSED 2MW SOLAR FARM ON 17.62 ACRES ON BOTH SIDES OF INDIANA AVENUE ALONG THE HIGH LINES BETWEEN COTTAGE GROVE AND STONEY ISLAND AVENUE (Total project 4MW). Materials regarding the project were provided in the packet for review. Petitioners were present and provided a presentation on the proposed solar farm and provided details regarding construction, operation and maintenance, plantings below panels, fencing, setbacks, and decommissioning when the lease expires.

Administrator Barber and Commissioners asked questions regarding letter of credit or surety bond, sun reflection from panels, snow effect on panels and fencing.

Mr. Hardt explained the tax assessment process for solar farms.

Commissioner Schuitema asked questions regarding subscribers and purchasing/selling power.

The solar farm will not help with power outages in Beecher. The solar farm would shut down in the event of a power outage.

Pete Iosue, Village Planner also provided comment. The petition appears to satisfy all of the requirements of our new ordinance even though this will be an unincorporated facility.

Commissioner Bouchard made a motion of no objection to the project, in accordance with a letter

of no objection from Washington Township, and to send the matter to the Village Board.
Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CONTINUED DISCUSSION ON THE VILLAGE BOARD'S REFERRAL TO THE PZC OF PROPOSED AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO THE PARKING OF CAMPERS, TRAILERS AND BOATS IN THE VILLAGE. The proposed amendment states that boats, recreational vehicles and trailers cannot be parked in any rear and side yard if the trailer or RV is over 25 feet in length and trailers must be parked on asphalt or concrete. The Village Board referred this matter to the PZC in December, 2017, since it was decided that this should be a zoning matter and not a municipal code issue. At the last meeting, photos of trailers and RVs in town were provided as a visual reference as to some of the issues the Village was having, and Code Enforcement was instructed to enforce the current zoning code over the winter to eliminate those violations.

Included in the packet for review, Pete Iosue provided some examples of how this matter is addressed in other communities. Mr. Iosue feels that the current ordinance is satisfactory.

Commissioner Tatgenhorst stated that putting a 25' limit on campers, trailers and boats is a great concern to residents. Campers are getting bigger. Using 3/4 ton or vehicle class is not a good way to address the issue. Commissioner Tatgenhorst feels the matter should be addressed on a case by case basis.

Commissioner Tatgenhorst (Code Enforcement Officer) and Administrator Barber stated that there were previously 13 violations under the current ordinance and most are now in compliance. Administrator Barber explained the Code Enforcement process.

Commissioner Serviss questioned trailers or vehicles with expired plates. Those violations would be enforcement by the Police Department.

Administrator Barber stated that if a trailer or RV is currently parked on a gravel surface that it is in compliance.

Commissioner Schuitema made a motion to recommend to the Village Board not to change the existing ordinance pertaining to the parking of campers, trailers and boats in the Village. The PZC will re-visit the matter in one year, and will review any violations at that time.

Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Serviss.

NAYS: None.

ABSTAIN: Commissioner Tatgenhorst.

Motion carried.

CSX CRETE INTERMODAL UPDATE. There was nothing new to report on the Crete intermodal.

Administrator Barber provided an Airport Facilities and Fact Sheet for Bult Field for review.

COMPREHENSIVE PLAN UPDATE. The draft RFP for the plan was provided in the packet for review and is currently being approved by the CMAP Board. Once this occurs the RFP process will begin. Staff is still looking at starting this project this Summer.

Administrator Barber provided an update on the Comprehensive Plan. The consultant will expect a lot of public and business community involvement. The PZC will be the Steering Committee for the Plan. It is anticipated to take 12-18 months to complete. Some segments to be included are the bike path, parks and recreation, downtown, industrial park and TIF district.

Commissioner Schuitema suggested PZC members should be a part of the committee to interview consultants.

Commissioner Schuitema made a motion that a PZC Sub-Committee be formed to work with Administrator Barber on the CMAP consultant selection. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

REMINDER: INTERGOVERNMENTAL MEETING ON MONDAY, JANUARY 29TH AT 7:00 P.M. AT THE WASHINGTON TOWNSHIP CENTER TO DISCUSS TIF DISTRICTS. PZC members were encouraged to attend this meeting.

The next regularly scheduled meeting for the PZC is Thursday, February 22, 2018 at 7:00 p.m. Administrator Barber stated that there is nothing for the agenda at this time.

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

Commissioner Hearn seconded the motion.

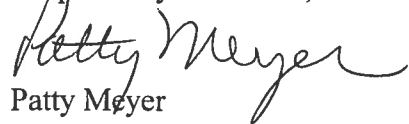
AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:13 p.m.

Respectfully submitted,



Patty Meyer
Secretary