

**MEETING OF THE
VILLAGE OF BEECHER
PLANNING AND ZONING COMMISSION

WASHINGTON TOWNSHIP CENTER**

JUNE 28, 2007

On June 28, 2007, at 7:05 p.m. the meeting was called to order by Wayne Wiechen who was acting as Chairman due to the absence of Nick Grutzius.

Members present: Denis Tatgenhorst, Wayne Wiechen, Althea Machtemes, Brad Coats, Phil Serviss and Brian Cleary.

Members absent: Brian Frank and Nick Grutzius

Staff present: Bob Barber, Donald Thomas, Attorney Timothy Kuiper

AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE May 31st MEETING. The minutes of the Beecher Planning and Zoning Commission meeting held on May 31, 2007 were presented and reviewed. There being no changes, a motion was made by Denis Tatgenhorst and seconded by Brad Coats to approve the minutes with no changes. The Acting Chairman called the motion to a vote. Motion carried unanimously.

AGENDA ITEM IV, CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A REQUEST FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF THREE SITE PLAN OPTIONS: THE PRESERVE AT CARDINAL CREEK (MGM DEVELOPMENT). Bob Barber requested that the representatives from MGM Development respond to the questions that were posed at the meeting/public hearing of May 31, 2007.

Corey Lund with MGM asked if he could ask a few questions before responding. He asked if one of the primary points of the development agreement of 2001 is to preserve everyone's views and keep a par-72 golf course. He asked if there were three areas with views to protect. Barber responded that there were four areas. Lund referred to a prior meeting where he believed he had been told that if all other requirements were met that the developer would be able to build 240 more units if they reconfigured the golf course; and is there anything in the development agreement that restricts the types of dwelling units in that area. Barber responded that although the 240 unit figure seems correct that the developer is indeed restricted to an active adult community if the square footage and frontage requirements of the development agreement are not met. Lund said that it doesn't restrict the type of dwelling unit as far as duplex, home, condominium or townhome. Barber responded that each unit had to be recorded as a single lot. Lund responded that each unit will have its own property index number. Barber asked if the lot line of the duplexes would go down the lot line and the owner would own that property while some of them, the owner is only responsible for the property inside the walls and foundation while the property outside is common property. Lund responded that he believed it will be the latter.

Lund passed out a memo (attached) with MGM's answers to the questions that were posed at the public hearing. Lund said that his client does not have an anticipated completed build-out date; that is a market-driven decision.

Don Thomas presented his staff review (attached) and read it into the public record.

Corey Lund remarked that he believes the developer has addressed all the objections and problems that the staff has to the proposal and that perhaps it is not a perfect proposal in everyone's mind, but the developer has addressed all the concerns except for the contradictory part that it be built all along the south course; if that is done you will take away the contiguity and views of the homes in that area. He stated that they are hoping to get a favorable recommendation.

Bob Barber informed the PZC members of their need to deliberate and make a recommendation to the Village Board. It was decided that each option would be voted on separately. Brad Coats stated that he would abstain from voting since the business he and his wife owns has entered into a tenant relationship with MGM who purchased the building, and he wants to avoid an appearance of a conflict of interest. After each member discussed their concerns regarding the findings of fact presented in Don Thomas' staff review, it was agreed that each option would be brought to a vote separately.

For Option A, Denis Tatgenhorst entered a motion to submit an unfavorable recommendation to the Village Board based on items 1 through 8 of Don Thomas' findings of fact. The motion was seconded by Althea Machtemes. The acting Chairman brought the motion to a roll call vote and it carried. Four - Ayes (Tatgenhorst, Serviss, Wiechen, Machtemes), 0-Nays, 1 - Abstain (Brad Coats).

For Option B, Althea Machtemes entered a motion to submit an unfavorable recommendation to the Village Board based on items 1 through 6 of Don Thomas' findings of fact. She added an additional concern regarding lack of school bus access to the area and no play area for the children. Denis Tatgenhorst seconded the motion. The acting Chairman brought the motion to a roll call vote and it carried. Four - Ayes (Tatgenhorst, Serviss, Wiechen, Machtemes), 0-Nays, 1 - Abstain (Brad Coats).

For Option C, Denis Tatgenhorst entered a motion to submit an unfavorable recommendation to the Village Board based on items 1 through 8 of Don Thomas' findings of fact. The motion was seconded by Phil Serviss. The acting Chairman brought the motion to a roll call vote and it carried. Four - Ayes (Tatgenhorst, Serviss, Wiechen, Machtemes), 0-Nays, 1 - Abstain (Brad Coats).

The Village Board will meet on July 17 at 7:00 pm to review the unfavorable recommendations.

AGENDA ITEM V, CONTINUATION OF WORKSHOP: CONSIDER FURTHER REVISIONS TO THE ZONING ORDINANCE PERTAINING TO ACCESSORY STRUCTURES. The PZC agreed to table discussion of this topic until the next meeting.

AGENDA ITEM VI, NEW BUSINESS. Bob Barber presented plans that were brought to the Village by the owners of the Anchorage of Beecher. They want to make improvements to the building in phases which would ultimately result in \$5 million in improvements. The first phase would house a wing for 13 additional beds that would be built at the front of the building. They would provide a detention area for drainage. Any improvements have to be brought before the PZC because this was stipulated in the annexation agreement they signed.

The PZC members discussed the attributes of the proposed additions and expressed some reservations.

A motion was entered by Phil Serviss to approve the proposal with the following three conditions:

1. Appearance of a hip roof in lieu of a mansard roof, with architectural shingles.
2. Meet terms of the agreement and any applicable zoning ordinances.
3. Continuity of roof on south, west and north sides of the entire structure to screen the view of the mechanicals shall be included as part of this building permit for Phase One.

The motion was seconded by Althea Machtemes. The acting Chairman brought the motion to a roll call vote. All members voted “Aye” and the vote carried.

There being no other new business coming before the members of the Commission, a motion was made by Brad Coats and seconded by Althea Machtemes that the meeting stand adjourned. The Chairman then called the motion to a vote and the motion carried unanimously.

The meeting stood adjourned at 9:00pm.

Respectfully submitted,

Marcy Meyer
Secretary