

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

WASHINGTON TOWNSHIP CENTER**

AUGUST 23, 2007

On August 23, 2007, at 7:00 p.m. the meeting was called to order by Nick Grutzius.

Members present: Nick Grutzius, Denis Tatgenhorst, Althea Machtemes, Brad Coats, Phil Serviss, and Kevin Bouchard. Absent were Wayne Wiechen and Gayle Ahrendt.

Staff present: Bob Barber

AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE JUNE 28th 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 Althea Machtemes to approve the minutes with no changes. The Chairman called the motion to a vote. Motion carried unanimously.

AGENDA ITEM IV: CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD OF A SITE PLAN FOR THE BEECHER MANOR NURSING HOME EXPANSION. Randy Kane, the architect for the project, presented the plans for the nursing home expansion and renovation. There will be two resident wings on the Dixie Highway side of the building as well as a detention area with a fountain, and a small amount of parking for rehab patients. The façade will be changed by adding a hip-type roof and changing the brick color on the existing structure to match the new addition. The inside will also be renovated. There will ultimately be construction of a new wing on Church Road, which would be the new main entrance, as well as the main parking area for employees and visitors. He stated that he would exceed whatever amount of parking spaces the village requested.

Bob Barber questioned a small u-shaped building on the architect's drawings that was not included in the packet submitted to the PZC. Kane responded that this building was a future phase that would possibly be for assisted living and the only reason it was included was to show that drainage had been planned for this building as well as for the rest of the project. He assured the PZC that he would return for approval if and when this expansion was considered. He also agreed that if the Church Rd. entrance conflicted with the location of the tornado siren tower, he would either move the entrance or move the tower.

A motion was made by Brad Coats and seconded by Althea Machtemes to submit a favorable recommendation of the site plan for Beecher Manor Nursing Home to the Village Board. The chairman brought the motion to a roll call vote and the motion carried unanimously.

AGENDA ITEM V. WORKSHOP: CONSIDER AN AMENDMENT TO THE BEECHER ZONING ORDINANCE PERTAINING TO ACCESSORY STRUCTURES. Due to a tornado warning and a police department recommendation that the building be evacuated, the meeting was adjourned at 7:15pm without discussing this agenda item. It was announced that this item would be added to the following month's agenda.

Respectfully submitted,

Marcy Meyer
Secretary