

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

***Thursday, July 25, 2024 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway***

At 7:00 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.
Member absent: Commissioner Serviss.

Staff present: Secretary Patty Meyer and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Trustee Erik Gardner, Coleen Gritter, Vic Reato and two representatives from U-Haul: Craig Wilson and Ronald Tatum.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 27, 2024 MEETING.

Commissioner Heim made a motion to approve the minutes of the June 27, 2024 PZC meeting as written. Commissioner Gardner seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

RECOGNITION OF THE PUBLIC – None.

PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT IN A B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A U-HAUL RENTAL BUSINESS AT 759 W. INDIANA AVENUE. Due notice has been published and letters were sent out to the adjoining property owners.

Commissioner Gardner made a motion to open the public hearing at 7:01 p.m. Commissioner Eich seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

Pete Iosue stated that a couple issues were discussed at the workshop last month. Concerns were expressed about U-Haul trucks parked on the property to raise awareness of the business.

Petitioner Vic Reato explained his request for the special use permit to Coleen Gritter, new owner of the former gun shop on Indiana Avenue. Ms. Gritter expressed her concerns about where the trucks would be parked. The majority of the trucks would be parked in the rear of 759 Indiana Avenue. One truck would be allowed to be parked in the front corner as a form of advertising.

Commissioner Schuitema asked about how many and what size trucks would be parked on the property. Trucks would probably be 10' or 15' trucks, for which there is room in rear parking lot.

President Marcy Meyer shared Lauren Lorie Baker's comment that she is opposed to the request for the special use permit. No reason was given.

When there was no further testimony to be heard, Commissioner Heim made a motion to close the public hearing at 7:10 p.m. Commissioner Eich seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

Commissioner Heim proposed two conditions of the special use: maximum of four trucks on the property and truck parked in southwest corner must be operable and moved occasionally.

Vic Reato asked that Code Enforcement not cite him for the same size truck consistently parked in the southwest corner.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A SPECIAL USE PERMIT. Commissioner Heim made a motion of recommendation to the Village Board on the request for a special use permit in a B-1 Historic Downtown Business District for a U-Haul rental business at 759 W. Indiana Avenue with the following conditions: No more than four trucks on property and the one truck parked in front must be operable and moved occasionally. Commissioner Gardner seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

This special use permit will be considered by the Village Board at its August 12, 2024 meeting.

OLD BUSINESS.

Pete Iosue stated that the final Steering Committee meeting was held. He is in the process of putting together the final draft. He is hoping to have an actual draft available one week prior to the next PZC meeting. A public hearing would then need to be held, and then to the Village Board for final consideration.

Village President Meyer updated the Commission on progress made with recent storm clean up.

The vacant building at the corner of Dixie Highway and Indiana Avenue has been demolished.

A new restaurant will be going in the old gun shop on Indiana Avenue. Owner, Coleen Gritter, was present and said there is a lot of planning in the works. She will be proposing a coffee shop with a breakfast and lunch menu. She is considering selling local jellies, jams and honey.

Elsie's Place is still waiting on gaming machines.

Domino's Pizza should be opening in the next week or two.

NEW BUSINESS.

The next regularly scheduled meeting for the PZC is Thursday, August 22, 2024 at 7:00 p.m.

ADJOURNMENT. Commissioner Heim made a motion to adjourn the meeting. Commissioner Hearn seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

Meeting adjourned at 7:26 p.m.

Respectfully submitted,



Patty Meyer
Secretary