

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

***Thursday, December 12, 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 Barber, Eich, Gardner, Heim, Schuitema and Serviss.
Member absent: Commissioner Hearn.

Staff present: Secretary Patty Meyer, Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Trustee Erik Gardner, David and Joyce Counts, Peggy and Joe Boccia, and Mike McDonnell from Castletown Homes.

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 24, 2024 MEETING.

Commissioner Heim made a motion to approve the minutes of the October 24, 2024 PZC meeting as written. Commissioner Gardner seconded.

AYES: Commissioners Barber, Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

RECOGNITION OF THE PUBLIC. None.

DISCUSSION OF RE-SUBDIVISION OF LOTS 49-51 ON SOMERSET DRIVE IN THE PRAIRIE PARK SUBDIVISION. This item was tabled at a previous meeting to allow the Village Attorney to review the information.

Administrator Mitchell provided an update. The Village could agree to allow single-family homes on lots 49-51, and they would still be part of the HOA and would pay dues to the HOA. The Village does not enforce covenants. In regards to the previous agreement made between HOA and Castletown Homes, the HOA can protest putting single-family homes on those three lots. Even if Village approves single-family homes, there is still a legal issue between HOA and Castletown Homes.

Joyce Counts, representing HOA, stated that changing those three lots to single-family would change the look of the entire street. It's not an issue of whether or not they would pay into the HOA, the HOA does not want single-family homes on those lots. She once again stated that the HOA approved the agreement from 2019 that stated lots 49-51 would remain townhomes.

Mike McDonnell provided realtor information regarding interest in townhomes versus single-family homes.

Much discussion followed.

It was the consensus of the PZC that the HOA and Castletown Homes need to have discussions and come to an agreement. The matter can then be reconsidered by the PZC for recommendation to the Village Board.

UPDATE ON ZONING ORDINANCE REVISION. The most recent version was provided for review. Changes were made to the Zoning Ordinance as discussed in the October 24th meeting.

Commissioner Barber made a motion to hold a public hearing on January 23, 2025 to consider the text portion of the revised Zoning Ordinance. Commissioner Heim seconded.

AYES: Commissioners Barber, Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

The Commission discussed various parcels and zoning classifications and made corrections to the current zoning map.

Commission Serviss made a motion accepting the zoning map as updated. Commissioner Heim seconded.

AYES: Commissioners Barber, Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

Commissioner Serviss made a motion to hold a public hearing on January 23, 2025 to approve the updated zoning map. Commissioner Heim seconded.

AYES: Commissioners Barber, Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

It was noted that if zoning is changed on a parcel in the future, the Village would need to do a general notice for public hearing and specific property owners should be notified of rezoning.

The next regularly scheduled meeting for the PZC is Thursday, January 23, 2025 at 7:00 p.m.

OLD BUSINESS. President Meyer provided an update on various businesses.

NEW BUSINESS. Commissioner Barber asked if the PZC was considering to hold future meetings at 6 p.m. It was the consensus of the PZC to leave the meeting time at 7 p.m.

ADJOURNMENT. Commissioner Serviss made a motion to adjourn the meeting. Commissioner Eich seconded.

AYES: Commissioners Barber, Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

Meeting adjourned at 8:11 p.m.

Respectfully submitted,



Patty Meyer
Secretary