

Village of Fall Creek
Minutes of Special Village Board Meeting
March 30, 2023

1. **Call to Order:** 5:33 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Village President Tim Raap, Trustees Ryan Aylesworth, Karen Herbison, Karen Hurd, Sheena Kaatz. Members Arriving Later: Trustee Matt Mattoon. Members Absent: Trustee Chester Goodman. Staff Present: Village Administrator/Public Works Director Jared McKee, Clerk/Treasurer Renee Roemhild. Also Present: Ayres Engineer Justin Schuenemann, Developer Cody Filipczak, 2 citizens.
3. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and the agenda was posted at the three public places and local newspapers were notified.
4. **Adopt Agenda:**
 - MOTION (Kaatz/Hurd) to adopt the agenda as printed. PASSED, without negative vote.
5. **Consider Variance Request for Road Width on Extension of South White Street:** Village President Tim Raap introduced the topic and relayed the Plan Commission's recommendation to approve the variance request for the extension of White Street in the Creekside Estates Plat for 32-foot-wide streets rather than 36-foot-wide. Administrator Jared McKee spoke about snow plowing and the inevitable snow buildup on the sides of the street in the winter, saying that a narrower road is not his favorite, but he understands why it is being asked for.

Raap stated some points discussed at the Plan Commission meeting included:

- the post office now requires mailboxes to be placed in collector stations rather than in front of each individual home, which will help with the snow plowing situation,
- road classifications regarding the degree of traffic and access functions were discussed, determining the roads in this subdivision were not expected to have high traffic,
- a narrower road will mean less cost now and less cost for maintenance in the future,
- with two-car garages being the standard minimum, we are not seeing as many cars parked on the street.

Developer Cody Filipczak spoke saying a 32-foot-wide road is pretty much their standard now, they don't usually even have to ask for a variance in other communities. He doesn't think parking will be an issue. He thinks the narrower road looks better because you have a bigger boulevard, and you are putting less impervious surface down. They are setting the price of the homes at \$20,000 less than their other subdivisions and will pass down to the customer any savings they see if the variance is approved. Filipczak stated they are hoping to start construction right away in the spring; they have been seeing a lot of interest, the market is picking up.

- MOTION (Hurd/Herbison) to approve the road-width variance as recommended by the Plan Commission. PASSED, Herbison-yes, Hurd-yes, Kaatz-yes, Mattoon-yes, Raap-yes, Aylesworth-yes.
6. **Consider Deepening Sewer Line on Randall Road:** Administrator McKee recommended deepening the sewer line in order to eliminate the need for a lift station in the future. He explained there would be approximately \$40,000 more cost right now, but it would save roughly \$250,000 later on. Because it was a design stage, he wanted to bring it before the Board. MOTION (Mattoon/Kaatz) to approve the recommendation of the Administrator to deepen the sewer line for the Randall Road project. PASSED, roll call vote: Herbison-yes, Hurd-yes, Kaatz-yes, Mattoon-yes, Raap-yes, Aylesworth-yes.
 7. **Adjournment:** 6:11 p.m.