

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
July 10, 2023

1. **Call to Order:** 5:30 p.m., Village Hall Meeting Room, 122 E Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairperson Tim Raap, William Boettcher, Heather Glassman, Sheena Kaatz, Evan Nyberg, Curt Van Auken. Members Arriving Later: Curt Strasburg. Staff Present: Village Administrator Jared McKee, Clerk/Treasurer Renee Roemhild. Also Present: 3 citizens.
3. **Pledge of Allegiance**
4. **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. Also a notice was published in the newspaper regarding the Public Hearing.
5. **Adopt Agenda:**
 - MOTION (Kaatz/Nyberg) to adopt the agenda as printed. PASSED, without negative vote. Member Curt Strasburg arrived at 5:33 p.m.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Public Hearing re: Proposed Amendment to Village Zoning Code:** Chairperson Tim Raap opened the public hearing giving an overview and reading the proposed amendment regarding second-floor dwellings in the C1 Commercial and DBD Downtown Business Districts.

Public comment included:

Vern Ming, 133 E Randall Rd, was concerned with the Code in general, stating it was important to him that the Board considered safety from fire and following the intent of the Code.

Chairperson Tim Raap gave a point of information that this public hearing was for the Zoning Code as it related to C1 and DBD districts. There was no more public comment, so the hearing was closed at 5:40 p.m.

8. **Consider Amendments to Village Zoning Code:** Members discussed the proposed amendment, reiterating the need for having commercial space for the economic health of the Village and reviewing the variance process if an owner was having a problem keeping their commercial use active.
 - MOTION (Kaatz/Strasburg) to recommend the Village Board accept the amendments to Village Zoning Code §16.2.9. PASSED, without negative vote.
9. **Comprehensive Plan Review and Consider Resolution re: Adoption of the Recommended Comprehensive Plan as Prepared by the Village of Fall Creek Plan Commission:** The proposed amendments were the result of multiple meetings that were held starting last fall to make sure the goals were still in line with the vision of the Village and to update the funding options.
 - MOTION (Kaatz/Boettcher) to adopt RESOLUTION #PC2023-0710A adopting the Amended Comprehensive Plan and recommending the Village Board adopt the Plan by ordinance. PASSED, roll call vote: Glassman-yes, Kaatz-yes, Nyberg-yes, Raap-yes, Strasburg-yes, Van Auken-yes, Boettcher-yes.
10. **Adjourn:** @ 6:01 p.m.

Renee Roemhild, Clerk/Treasurer