

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
November 15, 2023

1. **Call to Order:** 5:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, William Boettcher, Sheena Kaatz, Curt Strasburg, Curt Van Auken. Members Absent: Heather Glassman, Evan Nyberg. Staff Present: Village Administrator Jared McKee, Deputy Clerk Joan Drehmel. Also Present: John & Shannon Berman, Karen Hurd, Ben Dodd of Lien & Peterson Architects, and 6 citizens.
3. **Pledge of Allegiance**
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and agenda was posted at the three public places, local newspapers were notified, as well as property owners within 300 feet of the property requesting a conditional use permit.
5. **Adopt Agenda:**
 - MOTION (Kaatz/Strasburg) to adopt the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Public Hearing re: Amendments to Village Code Title 16 Zoning Including, But Not Limited to, Amendments re: 16.1.11 Pole Sheds, 16.2.9 Schedule of Zoning Requirements, 16.4 Commercial Parking, 16.7.5 Wellhead Protection Zone B Regulations:** Chairperson Tim Raap opened the public hearing at 5:34 p.m. There was no public comment, so he closed the public hearing at 5:35 p.m.
 - **Plan Commission Consideration of Amendments to Village Code Title 16 Zoning:** The amendments were reviewed by the Plan Commission. Village Administrator Jared McKee noted changes to address parking in the Downtown Business District were not included in 16.4 Commercial Parking.
 - MOTION (Boettcher/Kaatz) to recommend the Village Board approve the amendments to Village Code 16.1.11 Pole Sheds, 16.2.9 Schedule of Zoning Requirements, and 16.7.5 Wellhead Protection Zone B Regulations. PASSED, without negative vote.
 - MOTION (Boettcher/Van Auken) to recommend the Village Board approve the amendment to Village Code 16.4 Commercial Parking, adding to the amendment that parking in the Downtown Business District shall be reviewed on a case-by-case basis as part of the plan review. PASSED, without negative vote.
8. **Public Hearing re: Request for Conditional Use Permit for 770 Kennedy for a Club House/Event Venue:** Chairperson Raap opened the public hearing at 6:01 p.m. John Berman introduced himself as the petitioner for the request and prospective buyer of the property. There was no other public comment, so Chairperson Raap closed the public hearing at 6:02 p.m.
9. **Plan Commission Consideration of Request for Conditional Use Permit:** Village Administrator McKee explained the petitioner is asking to change the use of the barn to an events venue, and the closest the Village Code came to addressing this type of use was “clubhouses”. McKee noted parking would be in the field not on a hard surface, but this is typical for these types of events. Bill Boettcher touched on the structural requirements the State would oversee. Other concerns like noise and light levels would be regulated by the Village Code.
 - MOTION (Kaatz/Boettcher) to recommend the Village Board approve a conditional use permit for the purpose of an events venue at 770 Kennedy Avenue, requested by John & Shannon Berman-prospective buyers/authorized agent of current property owner Adam Sewell. PASSED, without negative vote.
10. **Discuss Preliminary Sketch for Crickets Pizza:** Ben Dodd of Lien & Peterson reviewed the sketch plan of the proposed changes to 129 E Lincoln Avenue, Crickets Pizza, which will feature a first-floor restaurant and play space, and an upstairs 2-bedroom apartment. The changes to the façade were also discussed. The owner, Karen Hurd, explained she was looking for feedback from

the Plan Commission before taking the next step in the plans for the renovation. Administrator McKee asked about the parking spaces in the back of the lot, and the differing types of existing siding on the east and west sides of the building. Hurd said the size of the lot could only accommodate one ADA parking space and one standard parking space. Hurd also agreed the sides of the building should look the same. Bill Boettcher suggested using LP Smartside siding to achieve that look. The consensus of the members present was that it would be a good look and fit for the Downtown Business District.

11. Adjourn @ 6:30 p.m.

Joan Drehmel, Deputy Clerk