

Village of Fall Creek
Minutes of Plan Commission Meeting
May 10, 2016

1. **Call to Order:** 6:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: Chairman Chester Goodman, Helen Hartmann, Curt Strasburg, Curt Van Auken, Tom Williamson, Dane Zook. Members Absent: Jeff Ballentine. Staff Present: Deputy Clerk Joan Drehmel. Also Present: Josh Sisk of S & S Construction, Trustees Karen Strasburg and Matt Mattoon, and 2 citizens.
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places & newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Hartmann/Zook) to adopt agenda as printed. PASSED, without negative vote.
6. **Discuss Sketch Plan for 628 S State Street:** Chairman Goodman explained there were items of concern regarding the sketch plan that was presented at the April 14th meeting, including lot size, road width, driveways on Randall Road and State Street, water hook-ups, and assigning addresses for emergency services. Some of these items did not comply with Village ordinance requirements or Eau Claire County policy. Chairman Goodman had contacted Josh Sisk with these concerns. Mr. Sisk explained their proposal included a total of 12 duplexes, with approximately 3 buildings constructed per year. The 4-bedroom, 3-bath (with attached 2-car garage) units would rent for approximately \$1,200. He noted the 30' wide road would function as an egress driveway to Lots 4, 5, 6, 7, 8, 9 and would be maintained by the owner. A municipal street, which ordinance requires to be 36' wide, would increase the cost of the project and the Village would be responsible to maintain it. He was aware of the County's policy on street openings. Proposed lot sizes and number of units make the project financially lucrative to the developer. Neighboring property owners spoke with concern over the number of buildings proposed to be placed basically in their backyard. Trustee Karen Strasburg cautioned the Plan Commission on deviating from the ordinance in regards to lot size. Plan Commission members voiced their views, including variations to the Village ordinance, and the density of the plan. There was concern for emergency services being able to access the egress driveway. They also had to consider the comments made by neighboring property owners at previous meetings. Chairman Goodman stated the Plan Commission and Village Board are in favor of development and are cognizant of the fact that growth in the form of new businesses and housing options are an important means to keep the Village viable. As many concerns had been voiced, Chairman Goodman asked Mr. Sisk if he would like time to take those items into consideration before the Plan Commission made their formal recommendation. Mr. Sisk requested tabling the recommendation at this time and thanked the Plan Commission for their comments. He will contact Chairman Goodman as to how he wants to proceed after consulting with the prospective investor.
 - MOTION (Zook/Strasburg) to table the recommendation on the sketch plan. PASSED, without negative vote.
7. **Adjourn:**
 - MOTION (Williamson/Hartmann) @ 7:38 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk