

*Village of Fall Creek*  
*Minutes of Plan Commission Meeting*  
*November 29, 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, Jeff Ballentine, Curt Strasburg, Curt Van Auken, Tom Williamson, Dane Zook. Members Absent: Helen Hartmann. Staff Present: Deputy Clerk Joan Drehmel. Also Present: Kelley Gustaveson, and 1 citizen.
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 (Zook/Strasburg) to adopt the agenda as printed. PASSED, without negative vote.
6. **Act on Minutes:**
  - MOTION (Zook/Ballentine) to approve the minutes of the 8/3/2016 Plan Commission as printed. PASSED, without negative vote.
7. **Consider Approval of Kelley Gustaveson Certified Survey Map:** Kelley Gustaveson explained the certified survey map creates Lot 2 on the south end of the lot (Randall Road), Lot 3 and Lot 4 on the north end of the lot (Tyler Avenue) and leaves the remainder as Lot 1. She introduced the potential buyer of Lot 4, who plans to build a single-family house. The remaining lots would be for sale in the future.

Chairman Goodman noted the Zoning Administrator and Public Works Director found no issues with the CSM. The Village Engineer suggested the Village require sidewalk on Lot 2 when it is developed. Special assessments previously deferred would become active pending the Plan Commission and Village Board's approval of the CSM. The preferred location of a driveway for Lot 3 would be off Tyler.

  - MOTION (Strasburg/Zook) recommending approval of Certified Survey Map of Kelley Gustaveson. The driveway location for Lot 3 will be off Tyler, sidewalk will be installed when Lot 2 is developed, and special assessments for the property will become active pending Village Board approval of CSM. PASSED, roll call vote: Ballentine-yes, Goodman-yes, Strasburg-yes, Van Auken-yes, Williamson-yes, Zook-yes.
8. **Adjourn:**
  - MOTION (Zook/Williamson) @ 6:43 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk