

*Village of Fall Creek*  
*Minutes of Public Hearing and Plan Commission Meeting*  
*November 1, 2022*

1. **Call to Order:** 5:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Village President Tim Raap, William Boettcher, Chester Goodman, John Kuehn, Evan Nyberg, Curt Strasburg, Curt Van Auken. Members Absent: None. Staff Present: Village Administrator/Public Works Director Jared McKee, Deputy Clerk Joan Drehmel. Also Present: Cody Filipczak of C&M Home Builders and 11 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, as well as property owners within 300 feet of the property. A notice of the public hearing was published in the Leader Telegram.
4. **Adopt Agenda:**
  - MOTION (Strasburg/Van Auken) to adopt the agenda. PASSED, without negative vote.
5. **Plan Commission Recommendation on Certified Survey Map on Village of Fall Creek for Part of Parcel #127-1044-10 (Raether Farm):** Village Administrator/Public Works Director Jared McKee explained the certified survey map presented was reviewed by the Village Engineer and meets all village code requirements. It splits the original 40-acres into 4 lots and the remaining parcel. C&M Home Builders have entered into an agreement to purchase these 4 lots from the Village and intend to build a twin-home building on Lots 1 & 2, and another twin-home building on Lot 3 & Lot 4 yet this fall. The CSM would divide the lots as follow: Lot 1 = 9,717 square feet; Lot 2 = 6,500 square feet; Lot 3 = 6,500 square feet; Lot 4 = 10.08 acres. The owner will have to submit a sketch plan when he wants to divide and develop the rest of the property.
  - MOTION (Boettcher/Goodman) to recommend approval of the certified survey map for part of parcel #127-1044-10 (Raether Farm). PASSED, without negative vote.
6. **Public Hearing on Request of Village of Fall Creek to Rezone Part of Parcel #127-1044-10 from Urban Transitional District (UTD) to Twin-Home District (R2-TH) and Single Family Residential Higher Population Density District (R1A):** President Tim Raap noted the map presented would rezone Lot 1, 2, 3 and part of Lot 4 to R2-TH Twin-Home District, and the remainder of Lot 4 to R1A Single-Family Residential Higher Population Density District. Administrator/Public Works Director McKee said the rezone meets the Comprehensive Plan requirements as it provides a mix of multi-family homes. President Raap opened the public hearing at 5:21 p.m. Comments from the public on the rezone: extra traffic on Randall Road, and the ability of the existing water and sewer lines to accommodate the addition of more houses. President Raap closed the public hearing at 5:36 p.m.
7. **Plan Commission Recommendation on Above Request:** To answer the questions presented during the public hearing, Administrator/Public Works Director McKee reported the speed limit on Randall Road will remain at 25 mph, and the village engineer said the existing water and sewer lines have the capacity to handle additional users.
  - MOTION (Goodman/Nyberg) to recommend approving the rezone of part of parcel #127-1044-10 from Urban Transitional District (UTD) to Twin-Home District (R2-TH) and Single Family Residential Higher Population Density District (R1A). Roll Call Vote: Kuehn-yes, Nyberg-yes, Raap-yes, Strasburg-yes, Van Auken-yes, Boettcher-yes, Goodman-yes.
8. **Adjourn:** @ 5:49 p.m.

Joan Drehmel, Deputy Clerk