

Village of Fall Creek
Minutes of Special Village Board Meeting
July 30, 2018

1. **Call to Order:** 7:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Village President Chester Goodman, Trustees Joyce Aldrich, Tina Jacobson, Matt Mattoon, Dane Zook. Arriving Later: Trustee Bob Jenkins. Members Absent: Trustee Karen Strasburg. Staff Present: Clerk-Treasurer Renee Roemhild. Also Present: Andrew Marten, Dan Deetz, Paul Smith, Val Beranek.
3. **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 as well as property owners within 300 feet of the property.
4. **Adopt Agenda:**
 - MOTION (Mattoon/Jacobson) to adopt the agenda as printed. PASSED, without negative vote.
5. **Consider 2nd Reading and Possible Adoption of Ordinance to Amend:**
 - A. **§268-3 Zoning, Definition, Variance:**
 - MOTION (Mattoon/Zook) to hold the second reading and to adopt the above ordinance, making it a part of the Code of the Village of Fall Creek. The ordinance amends the definition of a variance. PASSED, roll call vote: Goodman-yes, Jacobson-yes, Mattoon-yes, Zook-yes, Aldrich-yes.
Trustee Bob Jenkins arrived at 7:07 p.m.
 - B. **§268-23.G. Zoning, R5 District: Residential & Light Commercial Mixed-Use District:**
 - MOTION (Jacobson/Mattoon) to hold the second reading and to adopt the above ordinance, making it a part of the Code of the Village of Fall Creek. The amendment creates the R5 Zoning District for residential and light commercial mixed-use. PASSED, roll call vote: Jacobson-yes, Jenkins-yes, Mattoon-yes, Zook-yes, Aldrich-yes, Goodman-yes.
 - C. **§268-95.A(2) Zoning, Area Variance:**
 - MOTION (Zook/Mattoon) to hold the second reading and to adopt the above ordinance, making it a part of the Code of the Village of Fall Creek. The amendment adds basements and garages to the definition of an Area Variance. PASSED, roll call vote: Mattoon-yes, Zook-yes, Aldrich-yes, Goodman-yes, Jacobson-yes, Jenkins-yes.
6. **Consider Harvest Run LLC Petition to Rezone 344 W Lincoln from R3 Multi-Family Residential District to R5 Residential & Light Commercial Mixed-Use District:**
 - MOTION (Mattoon/Aldrich) to approve the petition of Harvest Run LLC to rezone 344 W Lincoln Avenue from R3 Multi-Family Residential District to R5 Residential & Light Commercial Mixed-Use District. PASSED, roll call vote: Zook-yes, Aldrich-yes, Goodman-yes, Jacobson-yes, Jenkins-yes, Mattoon-yes.
7. **Consider Harvest Run LLC Petition for Conditional Use Permit to Allow Food Preparation/Distribution, Office Counseling, Food Services, Seminar/Training, and Fitness Center at 344 W Lincoln Avenue:**
 - MOTION (Zook/Aldrich) to approve the petition of Harvest Run LLC for a conditional use permit to allow food preparation/distribution, office counseling, food services, seminar/training, and fitness center at 344 W Lincoln Avenue. PASSED, roll call vote: Aldrich-yes, Goodman-yes, Jacobson-yes, Jenkins-yes, Mattoon-yes, Zook-yes.

- 8. Consider Paul Smith Petition for Conditional Use Permit to Allow Construction of a Building For a Car Sale Business at 345 Miami Avenue:**
 - MOTION (Mattoon/Jacobson) to approve the petition of Paul Smith for a conditional use permit to allow construction of a building for car sale business at 345 Miami Avenue, contingent upon approval of building permit by Village Board. PASSED, roll call vote: Goodman-yes, Jacobson-yes, Jenkins-yes, Mattoon-yes, Zook-yes, Aldrich-yes.
- 9. Review Sketch Plan of Gustaveson Plat:** President Goodman noted that the Plan Commission tabled the review of the sketch plan due to lot width requirements for properties zoned R2.
 - MOTION (Mattoon/Aldrich) to table the review of the sketch plan of Gustaveson plat. PASSED, without negative vote.
- 10. Adjourn:**
 - MOTION (Jacobson/Mattoon) @ 7:15 p.m. PASSED, without negative vote.

Renee Roemhild, Clerk-Treasurer