

*Village of Fall Creek*  
*Minutes of Public Hearing & Zoning Board of Appeals Meeting*  
*July 31, 2018*

1. **Call to Order:** 5:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Marv Schmit, Val Beranek, Kevin Dallas, Gwen Hoekstra, John Kuehn. Members Absent: Lee Henrichs, Dale Reetz. Staff Present: Deputy Clerk Joan Drehmel. Also Present: Andrew Martin and Danny Deetz.
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, also property owners within a 300' radius of 344 W Lincoln were notified.
4. **Adopt Agenda:**
  - MOTION (Kuehn/Beranek) to adopt the agenda as printed. PASSED, without negative vote.
5. **Public Hearing Regarding Harvest Run LLC Variance Petition:** Chairman Marv Schmit opened the public hearing for comment. There was no public in attendance. Andrew Martin of Harvest Run LLC explained his renovation plans of the old nursing home property at 344 W Lincoln Avenue which would include 15 apartments. The Village Ordinance requires a basement and garages, and his petition is asking for those requirements to be waived. The bathrooms in each apartment is an interior room with no windows and masonry walls, this would meet the code for a storm shelter. There is about 1,500 square feet of undesignated space in the building that will be converted into 15-100 square-foot storage spaces for the tenants. The existing garages would only be used by his company for storage of equipment used on site. His plan calls for 30 new parking stalls near the back of the building where the entrances to each apartment will be located.
6. **Consider Harvest Run LLC Variance Petition:**
  - MOTION (Dallas/Kuehn) to approve the variance petition of Harvest Run LLC at 344 W Lincoln Avenue to not have basements and garages in an R5 District. PASSED, roll call vote: Beranek-yes, Dallas-yes, Hoekstra-yes, Kuehn-yes, Schmit-yes.
7. **Adjourn:**
  - MOTION (Dallas/Beranek) @ 5:15 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk