

Village of Fall Creek
Minutes of Plan Commission Meeting
August 19, 2020

1. **Call to Order:** 6:00 p.m., virtual meeting at Zoom.us & physical meeting at Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: Village President Tim Raap, Helen Hartmann, John Kuehn, Curt Strasburg, Curt Van Auken. Members Absent: Village Board Rep Kelli Corbin, Dale Reetz. Staff Present: Deputy Clerk Joan Drehmel. Also Present: Village Trustee Sheena Kaatz. Those noted in attendance include those attending via the virtual meeting.
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda (including instructions if wishing to attend the virtual meeting) was posted at the three public places and local newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Strasburg/Van Auken) to adopt the agenda. PASSED, without negative vote.
6. **Provide Clarity re: Zoning Ordinance §268-14 Home Occupations, Possible Direction to Amend:** Village President Tim Raap explained the Village Board referred complaints received at the 8/10/2020 board meeting to the Plan Commission for review/clarity regarding a home occupation. Previous Zoning Administrator Terry Fellenz approved the original request to operate a car detailing business out of a garage at 282 E Jackson Avenue based on the answers he received from the homeowner, using the limitations listed in the ordinance as a guide. The homeowner is not currently following the guidelines and the Village Board offered options to the homeowner so that he would be in compliance. The Plan Commission members reviewed the complaints and the ordinance. Curt Van Auken suggested contacting other municipalities to see how they address home occupations.
 - MOTION (Raap/Strasburg) to research how other municipalities address home occupations and to seek legal advice on the issue with the purpose of clarifying the ordinance. PASSED, without negative vote.
7. **Discuss Ordinances re: Zoning Districts as Related to Building Requirements, Setbacks, Etc., Possible Direction to Amend Ordinances:** Village President Raap stated the zoning ordinances cannot address every possible situation that arises, and the original ordinances worked at the time they were created. A review of the zoning codes related to building requirements may be necessary to stay in step with current building practices (ie. basements, twin homes, etc.). Clarification of some of the ordinances will also help the zoning administrator and building inspector. Consensus of the Plan Commission was to review the zoning code and update as necessary. Any amendment to the zoning ordinances requires a public hearing, a review by the Plan Commission, and approval by the Village Board.
8. **Adjourn:**
 - MOTION (Kaatz/Raap) @ 7:14 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk