

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
December 19, 2018

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, Helen Hartmann, Curt Strasburg, Curt Van Auken, Tom Williamson, Dane Zook. Members Absent: None. 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, and property owners within a 300' radius of 628 S State Street were notified.
5. **Adopt Agenda:**
 - MOTION (Hartmann/Williamson to adopt the agenda as printed. PASSED, without negative vote.
6. **Overview of Kelley Gustaveson Requests related to 628 S State St (Considered Concurrently and Contingent Upon Each Other)**
 - a. **Rezone:** Kelley Gustaveson explained that she would like to divide 628 S State Street, which is currently zoned R2, into 3 lots. She would like to keep the existing garage and concrete driveway on one lot (Lot 5) making it 154.54' wide. The remaining space would be divided into Lot 6 at 102' wide, and Lot 7 at 102.01' wide. Lot 6 & 7 would not comply with Village Code which requires lots that are zoned R2 to be a minimum of 130' wide. She is asking that Lot 6 & 7 to be rezoned from R2 to R1 because R1 minimum lot width is 100' wide.
 - b. **Subdivision of Land:** According to Village Code, any further division of this lot requires the land owner to submit a plan for subdivision of land. The plan submitted would create lots as described above. The subdivision of land is contingent upon the approval of the rezone request.
7. **Public Hearing re: Petition to Rezone Proposed Lots 6 & 7 from R-2 Two Family Residential District to R-1 Single Family Residential District:** Chairman Goodman opened the public hearing at 6:38 p.m. There was not public comment.
8. **Plan Commission Discussion and Recommendation (Considered Concurrently and Contingent Upon Each Other) re:**
 - a. **Petition to Rezone:** The 3 other lots that were created out of this property are zoned R2, but the property owners have built, or in the process of building single-family homes. The Plan Commission members felt that it would make sense to rezone proposed Lot 6 & 7 to R1, and leave Lot 5 zoned at R2.
 - b. **Sketch Plan for Subdivision of Land (No public hearing required)**
 - MOTION (Zook/Strasburg) recommending approval of the petition to rezone proposed Lots 6 & 7 from R-2 Two Family Residential District to R-1 Single Family Residential District, and to approve the sketch plan for subdivision of land which would create Lot 5 at 154.54' wide, Lot 6 at 102' wide, and Lot 7 at 102.1' wide. PASSED, without negative vote.
9. **Adjourn:**
 - MOTION (Williamson/Hartmann) @ 6:45 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk