

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
April 22, 2021

1. **Call to Order:** 6:01 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: Chairman Tim Raap, Helen Hartmann, Curt Strasburg, Curt Van Auken. Members Absent: John Kuehn, Dale Reetz. Staff Present: Deputy Clerk Joan Drehmel. 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, local newspapers were notified, and property owners within 300 feet of 726 S Wisconsin Street were notified.
5. **Adopt Agenda:**
 - MOTION (Strasburg/Hartmann) to adopt the agenda. PASSED, without negative vote.
6. **Public Hearing Regarding Village of Fall Creek Petition to Rezone 726 S Wisconsin from PP – Public Properties to R1 – Residential Single Family:** Chairman Raap opened the public hearing at 6:03 p.m. Administrator/Public Works Director McKee explained the abandonment of Village Well #2 was approved by the DNR, and the building has been removed. The Village Board declared the property as surplus and would like to sell it. It needs to be rezoned from PP-Public Property to R1-Residential Single Family so a home can be built on it. The lot size fits R1 requirements, and the other properties around it are also zoned R1. One citizen commented it was a good use of the property. As there was no other public comment, Chairman Raap closed the public hearing at 6:09 p.m.
7. **Plan Commission Recommendation Regarding Petition to Rezone:**
 - MOTION (Strasburg/Van Auken) recommending approval of petition to rezone 726 S Wisconsin from PP – Public Properties to R1- Residential Single Family. PASSED, without negative vote.
8. **Discuss Potential for Changes in Residential Zoning Ordinance:** Commission reviewed sections of the code that builders and developers have approached the Village about: street width, driveway slope, curb type, minimum lot width, basement and garage requirements, and dedicated parkland. It was also noted that twin homes and “age-in-place” house plans have become more popular but are not addressed in the current ordinance. The standards for considering any change should include the comprehensive plan, aesthetics, safety, effect on current property owners, competitive advantage with other municipalities, village maintenance, and above all - consistency. Chairman Raap explained this meeting was a first step and more discussions would need to take place, with R1 and R2 districts being priorities.
9. **Adjourn:**
 - MOTION (Hartmann/Strasburg) @ 6:44 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk