

Village of Fall Creek
Minutes of Plan Commission Meeting
August 23, 2021

1. **Call to Order:** 5:01 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Village President Tim Raap, Helen Hartmann, Karen Hurd, John Kuehn, Curt Van Auken. Members Arriving Later: Curt Strasburg. Members Absent: Dale Reetz. Staff Present: Administrator/Public Works Director Jared McKee, Deputy Clerk Joan Drehmel. Also Present: Trustee Karen Herbison, Scott Kennedy, and 2 citizens.
3. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted at the three public places and local newspapers were notified, as well as property owners within 300' of the property.
4. **Adopt Agenda:**
 - MOTION (Kuehn/Hartmann) to adopt the agenda. PASSED, without negative vote.
5. **Public Hearing Regarding Scott Kennedy and Carol Breslin (owner) Petition Requesting a Conditional Use Permit to Allow a Church at 320 S Wisconsin:**

President Raap opened the public hearing at 5:02 p.m. Plan Commission member Curt Strasburg arrived at 5:03 p.m. Scott Kennedy explained that Carol Breslin is no longer using the building for Tiny Tots Daycare. Bible Baptist Church would like to conduct services on Sundays (morning and evening) and Wednesdays (evenings) in the building. There would be approximately 6-8 cars parked on the street during the times of service. President Raap closed the public hearing at 5:12 p.m.
6. **Plan Commission Recommendation on Petition for Conditional Use Permit:** The Plan Commission reviewed the standards as listed in the Village Code Book §268-96.F. and were in agreement that the conditional use permit request met all the requirements.
 - MOTION (Hurd/Kuehn) recommending approval without conditions of the petition requesting a conditional use permit to allow a church at 320 S Wisconsin Street. PASSED, roll call vote: Hurd-yes, Kuehn-yes, Raap-yes, Strasburg-yes, Van Auken-abstain, Hartmann-yes.

The recommendation will go to the next Village Board meeting for action.
7. **Public Hearing Regarding Amendments to Village Code Chapter 268 Zoning:**

President Raap opened the public hearing at 5:19 p.m. He explained that amendments to the zoning code require a public hearing and review by the Plan Commission before the Village Board acts on it. As there was no public comment, the public hearing was closed at 5:21 p.m.
8. **Plan Commission Recommendation on Amendments to Village Code Chapter 268 Zoning:** President Raap explained the amendment to §268-37 Parking and Loading: Permitted Parking Areas was to clarify the wording regarding front yard parking regulations. The Plan Commission reviewed the proposed amendment.
 - MOTION (Kuehn/Strasburg) recommending approval of amendment to Village Code Chapter 268-37 Parking and Loading: Permitted Parking Areas as presented. PASSED, without negative vote.

The recommendation will go to the next Village Board meeting for action.
9. **Adjourn:**
 - MOTION (Hartmann/Strasburg) @ 5:27 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk