

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
March 10, 2015

1. **Call to Order:** 6:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Jeff Ballentine, Helen Hartmann, Bob Jenkins, Curt Strasburg, Curt Van Auken, Dane Zook. Members Absent: President Chester Goodman. Staff Present: Deputy Clerk Joan Drehmel. Also Present: 14 citizens. Arriving Later: Toby Biegel.
Deputy Clerk Drehmel announced that in the absence of President Goodman, the first order of business was to nominate an acting chairperson for the meeting.
 - MOTION (Zook/Van Auken) to nominate Bob Jenkins as acting chairperson. PASSED, without negative vote.Curt Strasburg recused himself and sat in the audience.
3. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places and newspapers were notified. Neighboring property owners within a 300' radius were also notified.
4. **Adopt Agenda:**
 - MOTION (Hartmann/Ballentine) to adopt the agenda as printed. PASSED, without negative vote.
5. **Public Hearing re: Kelley Gustaveson Petition to Rezone 628 S State Street from Single-Family Residential District (R1) to Two-Family Residential District (R2):** Acting Chairperson Jenkins opened the public hearing at 6:01 p.m. He read an email from Kelley Gustaveson stating that Toby Biegel would be acting as her agent and could speak in her behalf. The public comments centered on how the rezone would affect their property in value, aesthetics, traffic issues and future development of the parcel. They asked that the property remain zoned R1. A petition signed by some of the neighboring property owners was available for review. Toby Biegel arrived at 6:20 p.m. and presented a drawing of the proposed duplex. Acting Chairperson Jenkins closed the public hearing at 6:50 p.m.
6. **Consider Petition to Rezone 628 S State Street:**
 - MOTION (Zook/Hartmann) to recommend denying the petition to rezone 628 S State Street. PASSED, roll call vote: Hartmann-yes, Jenkins-no, Van Auken-yes, Zook-yes, Ballentine-yes.Curt Strasburg returned to his seat.
7. **Consider Approval of Village of Fall Creek Certified Survey Map:** Acting Chairperson Jenkins explained that the CSM would expand upon the CSM that had been approved on November 10, 2014 for a 10 acre lot in the Industrial Park.
 - MOTION (Zook/Strasburg) to recommend approving the Village of Fall Creek Certified Survey Map. PASSED, roll call vote: Jenkins-yes, Strasburg-yes, Van Auken-yes, Zook-yes, Ballentine-yes, Hartmann-yes.
8. **Adjourn**
 - MOTION (Ballentine/Hartmann) @ 7:02 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk