

Village of Fall Creek
Minutes of Plan Commission Meeting
March 15, 2023

1. **Call to Order:** 4:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, William Boettcher, Chester Goodman, John Kuehn, Evan Nyberg, Curt Strasburg, Curt Van Auken. Members Absent: None. Staff Present: Village Administrator/Public Works Director Jared McKee, Clerk-Treasurer Renee Roemhild. Also Present: Village Engineer Gareth Shambeau, Jeff Seward of Advanced Engineering Concepts, and Cody Filipczak of C&M Homebuilders, 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.
4. **Adopt Agenda:**
 - MOTION (Kuehn/Nyberg) to adopt the agenda as printed. PASSED, without negative vote.
5. **Consider Variance Request for Road Width on Extension of South White Street:** Chairperson Tim Raap reviewed the materials stating this topic had been brought up at the prior meeting and more research was requested. Administrator Jared McKee reported he toured several different developments in neighboring communities, paying particular attention to the width of the streets. Some subdivisions have no parking on one side of the street, some municipalities maintain more of their asphalt when doing snow removal, he recognized he was not seeing parking on the streets in many developments as he has been accustomed to in Fall Creek. He discussed the Village's procedure for snow removal and stated that with a narrower street, property owners would likely receive more snow in their driveway when the plow goes by.

Village Engineer Gareth Shambeau spoke saying Ayres did not recommend approving the variance due to the snow removal issue and the fact that the subdivision is next to the school.

Developer Cody Filipczak spoke saying that they really haven't been seeing parking on the streets in their developments as there are at least double car garages and 25' driveways. He said there would be cost savings and they would pass the savings on to the homebuyer.

Member Curt Strasburg questioned if the wider street would be advantageous to the homeowner. Filipczak didn't feel it would be. He didn't think it would be a huge difference so thought many might not even notice it.

Member Curt Van Auken wondered how parking with a smaller street would be affected during football season. Filipczak said that they are making more parking by adding roads, so it should help the situation. Raap stated that if there is congestion, we would have the option of going to one-side parking.

AEC Engineer Jeff Seward said they have seen a calming effect with slower traffic when the road isn't as wide.

Member John Kuehn asked if it would be an issue for EMS or fire trucks. Response was that it should not hinder that.

Shambeau said it comes down to functionality, maintenance, and preference. There would be less water run off because of less asphalt and maintenance costs would be less.

Raap stated this has all been good conversation.

- More pervious area is good.
- There is the option of one-sided parking if we have issues.
- Having the opportunity to lower the cost of homes is a benefit.
- The disadvantage is how we handle the snow removal. Boettcher commented there would only be a need to remove 16 feet of snow on each side, rather than 18.

- MOTION (Boettcher/Nyberg) to recommend the Board approve the variance from 36 to 32 feet for the extension of White Street in Creekside Estates. PASSED, roll call vote: Kuehn-yes, Nyberg-yes, Raap-yes, Strasburg-no, Van Auken-yes, Boettcher-yes, Goodman-yes.

6. Adjourn: 5:15 p.m.

Renee Roemhild, Clerk-Treasurer