

Village of Fall Creek
Minutes of Plan Commission Meeting
August 31, 2023

1. **Call to Order:** 5:00 p.m., Village Hall Meeting Room, 122 E Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairperson Tim Raap, William Boettcher, Heather Glassman, Evan Nyberg, Curt Van Auken. Members Arriving Later: Sheena Kaatz. Members Absent: Curt Strasburg. Staff Present: Administrator Jared McKee, Deputy Clerk Joan Drehmel. Also Present: Michael Benrud and 1 citizen.
3. **Pledge of Allegiance**
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and the agenda was posted at the three public places and local newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Nyberg/Kaatz) to approve the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Per §267 Subdivision of Land, Consider Sketch Plan from Michael Benrud:** Administrator Jared McKee explained the process for reviewing a sketch plan noting the Plan Commission can deny it, approve it, or approve it with conditions and make a recommendation to the Village Board. If the sketch plan is approved by the Village Board, the next step in the process is a preliminary plat and then a final plat. He added the 3 parcels under consideration are zoned Urban Transitional and are located next to the water tower, putting one of them in the Wellhead Protection Zone.

Michael Benrud addressed the Plan Commission noting the sketch plan divides the 3 properties into 39 lots ranging in size from 1.5 to 4 acres. The plan takes the natural terrain into consideration, with the 4 acre lots having less buildable space due to the grade of the land. It would make a transition between farmland at the edge of Fall Creek and the denser population in the Village proper. He is no longer in the business of building homes but would approve the house design before selling the lots and would have restrictive covenants in place to ensure the quality of the home, just like he did in the Crystal Creek subdivision. This area would be a “trademark” for the Village with homes ranging in value from \$500,000 on up. He presented examples of similar homes built in some of his developments in Pleasant Valley. To make the proposed lots more viable, they would have their own well and septic system as water/sewer lines are very expensive to install. The sketch plan included rural roads 22 feet wide ending in a cul-de-sac with no curb, gutter, or sidewalk. He stated the value of these homes would result in higher tax revenues for the Village.

The Plan Commission members and Village staff discussed the following:

- Private wells and septic versus Village water service and a cost comparison for both,
- Water pressure needed to potentially provide water service to this area,
- The need for more customers to help spread out the cost of daily operations - would this development set a precedent for future developers to avoid the cost of installing village water/sewer? A spreadsheet was reviewed that showed increased utility revenue if homes were brought online.
- Private wells means no fire hydrants - the fire department would have to bring in all the water in an emergency,
- Size of cul-de-sac - would emergency vehicles and snowplows be able to turn around?

- Building the subdivision in phases to prevent deterioration of streets as in Crystal Creek,
 - Timeline for completion of home construction to avoid the project stalling out,
 - Impact of the development on the Village as it exists today, including school classroom size; Chairperson Raap noted the Comprehensive Plan covers some of these issues and there have been discussions with the school regarding development.
 - Importance of diversity in development,
 - The potential for local home builders to build in Fall Creek,
 - Need to consider if this is “smart development” – is it good for the Village, is it what you want in this area?
- MOTION (Nyberg/Boettcher) to recommend Village Board approve the sketch plan with rural roads, no sidewalks, no sewer, requesting a cost comparison between private well and village water and information on size of cul-de-sacs. PASSED, without negative vote, Van Auken abstained.

8. Façade Clarification for Downtown Business District Building Application at

102/104 E Lincoln Ave: Administrator McKee reported he received a request from Toby Biegel to deviate from his application that was approved by the Plan Commission on 8/7/2023. He would like to exchange the gray colored shake siding with green siding so he would not have to paint the trim. Members discussed the likelihood of the green siding matching the trim and requiring approval of color swatches prior to installation. Chairperson Raap reminded the commission of the importance of following the Downtown Business District Guidelines to eliminate problems like this.

- MOTION (Boettcher/Glassman) to recommend approving the change from gray siding to green siding to match the rest of the building trim, and to require the work be completed by the end of the year. PASSED, without negative vote, Van Auken abstained.

9. Adjourn @ 7:12 p.m.

Joan Drehmel, Deputy Clerk