

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
February 28, 2024

1. **Call to Order:** 5:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, William Boettcher, Heather Glassman, Sheena Kaatz, Evan Nyberg, Curt Strasburg, Curt Van Auken. Members Absent: None. Staff Present: Village Administrator Jared McKee, Clerk/Treasurer Renee Roemhild, Deputy Clerk Mallory Miles. Also Present: 1 citizen.
3. **Pledge of Allegiance**
4. **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. A class-two notice was published in the Leader-Telegram to inform the public of the hearing regarding proposed amendments to the Village Zoning Code.
5. **Adopt Agenda:**
 - MOTION (Nyberg/Kaatz) to adopt the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Future Land Use/Residential Zoning District:** President Tim Raap stated one of the Plan Commission's roles is to establish and periodically reevaluate the Village's residential and economic development plans as outlined in the Village's Comprehensive Plan. Raap reminded the Commission of the recent sketch plan presented by Michael Benrud that proposed a residential development that would utilize private well and septic, rather than hooking up to Village water or sewer. Raap stated the Village Board did not approve all concepts of Mr. Benrud's proposal, so he chose not to proceed. Raap stated that although the Comp Plan was updated in 2023, the Board requested the Plan Commission review the future land use concepts again to see if any changes were desired. Discussion took place on what it would look like to add a new residential district for low density, larger lots and not require hookup to Village utilities. Discussion continued with deliberating the high cost of providing Village services. A consensus formed that no change was needed at this time, that each sketch plan will be considered individually, and that there is a benefit to living in a Village and generally all residents should contribute toward the cost of those benefits; that it wouldn't seem fair to let one development proceed without requiring hookup to utilities and then later require it of other developers.
 - MOTION (Kaatz/Boettcher) to table the topic until significant interest from a developer arises. PASSED, without negative vote.
8. **Public Hearing and Consider Amendments to Village Zoning Code, Title 16:** Raap opened the public hearing for consideration of amendments to Title 16. No citizen wished to speak so the hearing was closed. Administrator Jared McKee detailed the proposed amendments, highlighting changes in the residential and commercial Schedules of Dimensional Requirements. McKee stated the main changes were to define *maximum* lot area and or width, as well as *minimum*, in order to eliminate a situation in which land could be tied up in a zoning district that it was not intended for. Discussion took place on the difficulty of setting a maximum for residential districts R3 & R5 because the size of the lot needed could vary significantly depending on the number of units desired for an apartment complex. The decision was made to instead put an asterisk in those columns and note the maximum size must be approved. Commission member Bill Boettcher noted the minimum lot width listed in the Downtown District did not agree with current actual lot sizes; McKee will correct.

- MOTION (Kaatz/Glassman) recommending approval of the proposed amendments, as discussed, and to send them on to the Village Board. PASSED, without negative vote.
- 9. Downtown Business District Sign Permit Applications:** Melissa Otto, renter of a portion of 102 W Lincoln Ave, addressed the committee with her sign request. Administrator McKee stated this building will have two businesses in it. There was a prior sign request approved for the owner and the combined sign footage for both businesses cannot exceed the amount allowed per ordinance. McKee stated he spoke with the owner who decided to reduce the size of her sign so the square footage of both signs would fit within the requirements.
- MOTION (Strasburg/Nyberg) to recommend to the Village Board approval of the sign request for West Kind Co. PASSED, without negative vote.

Plan Commission member Bill Boettcher recused himself from his position on the commission for the next application to be considered. Administrator McKee stated he reviewed the application of Bill Boettcher for a sign at 125 E Lincoln Avenue. He stated the request is in compliance with Village requirements. McKee noted the Village could only approve the application in regard to Village ordinances.

- MOTION (Kaatz/Nyberg) to recommend to the Village Board approval of the sign request for ReImagine. PASSED, without negative vote.

10. Adjourn: 6:10 p.m.

Renee Roemhild, Clerk/Treasurer