

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
April 3, 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, Curt Strasburg, Curt Van Auken, Evan Nyberg. Members Absent: Sheena Kaatz. Staff Present: Village Administrator Jared McKee, Deputy Clerk Mallory Miles. Also Present: 3 citizens.
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 a conditional use permit. A letter was sent to residents living within 300 ft of the location requesting a conditional use permit.
5. **Adopt Agenda:**
 - MOTION (Nyberg/Glassman) to adopt the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** A citizen at the meeting, owner of a Fall Creek business, stated concerns about aesthetics of property, traffic flow, and design of unit.
7. **Public Hearing re: Request for Conditional Use Permit for 345 Miami Ave for public storage units:** Chairperson Tim Raap opened the public hearing at 5:04 p.m. by sharing the prospective buyer's application for building storage units at 345 Miami Ave and shared public hearing protocol from the Plan Commission handbook. Raap shared application information along with a map and unit pictures. Zoning Administrator Jared McKee commented that the proposed drawing meets the requirements of C-1 zoning district. Prospective buyer, Nick Bartel, introduced himself and stated that 8ft wide doors are on the new plan.

Commission members asked questions and received answers from Nick Bartel regarding:

 - Material of building on roof and siding
 - Security: would there be locks, cameras, fencing
 - Width of blacktop area for vehicles
 - Storm water and water quality runoff

Raap closed the public hearing at 5:19 p.m.
8. **Plan Commission Consideration of Request for Conditional Use Permit:**

Raap summarized statements were made from Plan Commission and citizen and read the process when considering a Conditional Use Permit. The Commission would have three choices on deciding: approval, approval with conditions, or denial. After this decision has been made, the recommendation goes to the Village Board. A committee member shared concern about water quality and maintaining a grass swell for any storm water for water quality.

 - MOTION (Boettcher/Glassman) to recommend the Village Board approve a conditional use permit of storage units at 345 Miami Ave, requested by Nick Bartel (prospective buyer), with maintenance of 10 ft grass buffer for storm water runoff. PASSED, without negative vote.
9. **Adjourn @ 5:51PM**

Mallory Miles, Deputy Clerk