

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
September 26, 2024

1. **Call to Order:** 5:01 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, William Boettcher, Sheena Kaatz, Evan Nyberg, Curt Strasburg, Curt Van Auken, John Mason. Members Absent: None. Staff Present: Deputy Clerk Mallory Miles. Also Present: Bloomer Broadband representative 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. A letter was sent to residents living within 300ft of the proposed location.
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. **Public Hearing re: Request for Conditional Use Permit for Vacant Lot North of 226 N State St for Broadband Infrastructure:** Chairperson Tim Raap opened the public hearing at 5:03 p.m. by sharing the prospective buyer's application for broadband infrastructure north of 226 N State St and shared public hearing protocol from the Plan Commission handbook. The conditional use permit relates to telephone exchanges, electric substations and booster stations in a C1 zoning district. Travis from Bloomer Broadband shared pictures of the hut site and stated this is the last piece to power the project of bringing fiber internet into the village. The hut site will be a cement building. There will be no hazardous materials on or in the building and routine maintenance will be done. This project will allow for future expansion and should feed the entire village when that time comes. Members asked questions regarding the building direction along with location of service and what services are offered with the fiber service. Travis shared information and details about Bloomer Broadband. Raap closed the public hearing at 5:22 p.m.
8. **Plan Commission Consideration of Request for Conditional Use Permit:** Raap summarized statements were made from Plan Commission and Bloomer Broadband representative and read the process when considering a Conditional Use Permit. The Plan 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.
 - MOTION (Boettcher/Strasburg) to recommend the Village Board approve a conditional use permit of broadband infrastructure at Lot 4 Block 9, with condition to match front and side setbacks of adjacent lot, 25ft setback in front, 10ft setback residential property line to south, hard surface parking for commercial use to meet zoning requirements to be determined by zoning administrator, requested by Bloomer Broadband. PASSED, without negative vote
9. **Downtown Business District Sign Permit Applications: Downtown Business District Building Permit Application:** Fall Creek Family Dental, 122 S State St, paint colors: The Village Architect's report states the colors tie in well with the Downtown Business District Design Guidelines.
 - MOTION (Kaatz/Nyberg) to recommend approving the paint colors at Fall Creek Family Dental. PASSED, without negative vote.

- 10. Downtown Business District Sign Application:** Dallman Insurance, 136 S State St, sign permit: The Village Architect's report states the logo meets the requirements of the sign code along with Downtown Business District Guidelines.
- MOTION (Strasburg/Kaatz) to recommend approving the sign request at Dallman Insurance. PASSED, without negative vote.
- 11. Consider Ordinance Amendment: Title 16 – Zoning re: Article 5 – Signs, Including but Not Limited to, Political Signs:** Discussion took place on political signs in the village along with what our ordinance states; currently there is a temporary pause on political signs in the village. Committee is going to table the discussion to revisit in the future.
- 12. Adjourn:** @ 5:45 p.m.

Mallory Miles, Deputy Clerk