

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
April 2, 2025

1. **Call to Order:** 5:31 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, Curt Van Auken, Evan Nyberg, Bill Boettcher, Sheena Kaatz, John Mason. Members Absent: Curt Strasburg. 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 the agenda were 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 (Van Auken/Kaatz) to adopt the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** Vern Ming, 133 Randall Rd, spoke about the biggest need and demand of housing in the Village. Ming stated he would like to keep the current zoning of his property. He also thanked the Plan Commission for approving his CSM application at a previous meeting.
7. **Consider Request of Village of Fall Creek to Rezone Parcels #127107403020, #127111301000, #127107403030, #127107403040 from Two Family Residential (R2) to Single Family Residential (R1):**
 - A. **Public Hearing:** Chairperson Tim Raap opened the public hearing at 5:37 p.m. by sharing the rezone application from the Village of Fall Creek.
 - Vern Ming, 133 Randall Rd, shared concerns about why people were leaving Fall Creek, and the senior population has a lack of housing in the village. His vision for the current lot he owns is to build a non-basement duplex and would like to keep his lot zoned as R2.
 - Julie Storlie, 219 E Randall Rd, is concerned that a duplex wouldn't always have seniors living there and the duplex could get run down if not managed properly.
 - Raap closed the public hearing at 5:51 pm.
 - B. **Consider Rezone Request:** Committee members discussed the difference between a builder/developer and a retirement housing property along with the difference between twin-homes and duplexes. Members also discussed how the Village does not want island zoning and cannot place restrictions on one parcel. The current zoning of the Gustaveson Plat was noted, and the zoning doesn't match what is currently there. Raap pointed out current R2 existing lots in Crystal Creek regarding concerns about lack of senior housing. Raap relayed the message that consistent zoning is one of the jobs of the Plan Commission. Administrator McKee shared that higher density residential is typically towards the city center and lower density moves outward.
 - MOTION (Nyberg/Kaatz) to recommend the Village Board approve the request to rezone parcels #127107403020, #127111301000, #127107403030, #127107403040 from Two Family Residential (R2) to Single Family Residential (R1). PASSED, without negative vote.
8. **Downtown Business District Sign Application:** Raap introduced the sign application for Crickets Pizza, 129 E Lincoln Ave. Member Bill Boettcher recused himself from his seat on the Plan Commission because he designed Crickets Pizza. McKee explained there is no architect review for this permit because the architect is working on the project but he reviewed the application and it does fall within the downtown business district guidelines.
 - MOTION (Van Auken/Mason) to recommend approving the sign permit application plans at Crickets Pizza. PASSED with Boettcher abstaining.

- 9. Downtown Business District Building Permit Application:** Committee member Bill Boettcher returned to his chair. Raap introduced the building application for 112 N State St along with the review from the architect. The application is asking to remove the bell tower but removing the bell tower does not meet the downtown business district guidelines. Village Architect, Boettcher, shared renovations from other downtown business district buildings that kept the historic aesthetic of the building and noted taking the bell tower off the building would remove the historic aesthetic.
- MOTION (Mason/Kaatz) to recommend denying the request of the downtown business district application of removing the bell tower and replacing lights. The garage doors are approved. PASSED, without negative vote.
- 10. Adjourn:** @ 6:30 pm.

Mallory Miles, Deputy Clerk