

Village of Fall Creek
Minutes for Plan Commission Meeting
June 3, 2026

1. **Call to Order:** 5:02 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairperson Tim Raap, Bill Boettcher, Sheena Kaatz, Curt Strasburg. Members Arriving Later: Evan Nyberg. Members Absent: John Mason, Curt VanAuken. Staff Present: Village Administrator Jared McKee, Deputy Clerk Kayleen Rosman. Also Present: 7 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.
5. **Adopt Agenda:**
 - MOTION (Strasburg/Kaatz) to adopt the agenda as printed. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Downtown Business District Façade Application:** Chairperson Tim Raap introduced the façade application for 115 E Lincoln Avenue, stating this is a continuation of a project to reside the entire building. This application is for the east side of the building. It is different material but the color is a match. It did pass an architectural review. Administrator Jared McKee recommended approval.
 - MOTION (Strasburg/Boettcher) to recommend the Village Board approve the façade application for 115 E Lincoln Avenue. PASSED, without negative vote.
8. **Final Plat of Pretasky Acres:** McKee explained that he had spoken to Ted Pretasky about the need for a party wall agreement since the two owners in a twin home share a common wall.
 - MOTION (Kaatz/Boettcher) recommending the Village Board approve the final plat with the condition that a party wall agreement is prepared. PASSED, without negative vote.
9. **Certified Survey Map from Paul Abdo, Dollar General (prospective owner) and Village of Fall Creek (owner):** McKee discussed the need for a future road. There are still some minor notes about slope. The parcel will be split to allow for a future street. McKee questioned which street it would best line up with from downtown.
 - MOTION (Boettcher/Strasburg) recommending the Village Board approve the CSM with the discussed engineering and legal modifications. PASSED, with one negative vote.
 - MOTION (Boettcher/Nyberg) to name the street Garfield Ave. PASSED, without negative vote.
10. **Request of Paul Abdo, Dollar General (prospective owner) and Village of Fall Creek (owner) to rezone part of Parcel 1272156020000 (219 Water Tower Rd) from Public Property District (PPD) to Highway Commercial District (C2).**
 - A. **Public Hearing:** President Raap opened the public hearing at 5:36 p.m. The following citizens commented:
 - Robert Kassl, 506 State St, questioned how much land would be included in the sale and if the water tower would be on the property being sold. McKee explained that 2.5 acres of land without the water tower are included in the proposed sale.
 - Amanda Jacobs, 129 W Garfield, wondered if we were getting a Dollar General for sure. McKee explained that there is an offer to purchase, but the company is waiting for final approvals before finalizing the purchase.

Raap closed the hearing at 5:42 p.m.

B. Consider Rezone Request: Member Sheena Kaatz asked when the sale of this property was brought before the Board. McKee stated that it was approximately six months ago and that this was the second offer to purchase on this property. Dan O'Brien, the developer, explained that Dollar General will be the tenant of the building his company builds.

- MOTION (Nyberg/Boettcher) recommending the Board approve the rezone of part of 219 Water Tower Road from PPD to C2. PASSED, with one negative vote.

11. Site Review for Dollar General: Plan Commission members reviewed the site plan and discussed the following:

- McKee detailed the modifications that need to be made to the drainage plan and concerns for the grading in relation to the road on the backside. McKee stated that the grading plan needs to be updated on the site plan per Village Engineer recommendations.
- Member Evan Nyberg asked about the siding material being used for the front of the building since it faces Water Tower Road and the side and back of the building will be visible from Hwy 12.
- Member Boettcher brought up the location of the driveway in relation to the highway and the speed limit on Water Tower Road.
- McKee stated that Dollar General will be accessing Village water but not sewer, since at this time, sanitary services do not go to Water Tower Road. In the future there is the potential of light residential septic.
 - MOTION (Nyberg/Boettcher) to recommend the Zoning Administrator approve the façade as presented. PASSED, with one negative vote.
 - MOTION (Boettcher/Strasburg) recommend the Zoning Administrator approve the site plan with Village Engineer approval of the drainage plan as presented. PASSED, with one negative vote.

12. Adjourn: 6:18 pm

Kayleen Rosman, Deputy Clerk