

PLANNING COMMISSION COMMITTEE MEETING
FEBRUARY 2, 2015

The Planning Commission meeting was called to order at 5:04 pm by committee chairman Steve Rettler.

Members present: Andy Gleason, Tom Brauer, Paul Rettler, Andy Schmidt, Bruce Stephani and Sylvester Theobald. Also present were East Central Planning Kathy Thunes, Black Creek Business Association members Rod Lorenz, Dave Sievert and Randy Vande Corput, Community Planning & Consulting, LLC consultant Jeff Sanders and clerk Rochelle Oskey.

A Kickoff Meeting was held to begin the process of updating the community's 2025 Comprehensive Plan. The meeting was facilitated by Jeffrey Sanders of Community Planning & Consulting. Issues presented and discussed included:

- Defining the role of the Comprehensive Plan
- Rationale for updating the plan
- Plan update timeline
- Updated demographic data for the community
- Visioning Session to guide the update process

Visioning Session

During the visioning session, Mr. Sanders led participants through an exercise intended to visualize Black Creek's ideal future. Participants were asked to imagine that it was the year 2035 and describe, through a series of directed questions, how the community looks with respect to various land-use categories (housing, transportation, parks and recreation, etc.). The results of the session visioning will guide the development of amended plan chapters. The visioning exercise focused on five general land use categories: housing, transportation, economic development, utilities & facilities (including parks and recreation), and preservation. The results of the exercise appear below.

By 2035, housing in the Village of Black Creek includes...

- Single-family homes
- Subdivisions – larger lots, larger homes
- Upgraded 'specific' multi-family – retirement
- Apartments
- Mixed-use residential
- 1,800 sq. ft. houses on ¼-acre lots

By 2035, the transportation system in the Village of Black Creek includes...

- Off street parking
- Electric vehicles, plug-ins
- Charging stations
- Hydrogen, natural gas [fueled]
- Improved/expanded trail system
- UTVs/golf carts – roads, systems
- Transportation for seniors
- Drones
- Personal aircraft
- Bicycles
- Sidewalks, pedestrians
- Parking strategy

By 2035, economic development in the Village of Black Creek includes...

- New industrial park
- Mini-mall complex
- Businesses that cater to bike trails

- Guidelines to improve appearance of downtown
- Cheese factory
- Restaurants, food
- Destination business downtown
- Locally-focused business
- Hardware shop
- Brew house, meat market, coffee shops
- TIF Districts
- Attract new business – within and without
- ‘Village role’ in economic development, acquisition

By 2035, community facilities and park and recreational opportunities in the Village of Black Creek include...

- Reserve and enhance existing parks
- Maintain trail, trail facilities
- Retirement facility
- Long-term viable schools
- Veterans’ memorial
- Study/prepare future EMS needs
- New community building, Village Hall

By 2035, the Village of Black Creek has successfully preserved...

- Parks, baseball history
- Stores
- Churches
- Brick’s Supper Club
- Wagner’s Market
- Cheese factory
- Maintain character of downtown – Look of old buildings, businesses, etc.
- We still “take care of each other”
- Salvation Army
- Middleburg Bakery
- Hotel Arlington
- Preserved [American] Legion building

Sievert left the meeting at 6:45 p.m., Brauer left the meeting at 7 p.m. and Lorenz left the meeting at 7:20 p.m.

The next meeting is scheduled for Monday, February 23, 2015 at 5 p.m.

A motion was made by Stephani/PRettler to adjourn the meeting at 8:01 p.m. Motion carried.

Rochelle Oskey
Village Clerk/Treasurer