These minutes are not official until approved by the City of Evansville Plan Commission.

City of Evansville **Plan Commission**
Regular Meeting
May 7, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

MINUTES

1. **Call to Order** at 6:04 pm.

2. **Roll Call:**

Members	Present/Absent
Mayor Bill Hurtley	P
Alderperson Rick Cole	P
Alderperson Erika Stuart	P
Bill Hammann	P
John Gishnock	P
Mike Scarmon	P
Susan Becker	P

Others Present
Kelly Mosher, 15600 W Green Bay Rd
Jerry Roth, ECSD
Ryan Sands, Bray Architects

3. ***Motion to approve the agenda, by Hammann, seconded by Cole. Approved unanimously.***

4. ***Motion to waive the reading of the minutes from the April 1, 2019 Meeting and approve them as printed by Hammann, seconded by Cole. Approved unanimously.***

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**
   - **A. Public Hearing and Review of Conditional Use Permit Application CUP-2019-01, including Site Plan Application SP-2019-02, to construct a new commercial building with a mix of commercial and residential uses on Parcel 6-27-959.3 (Tax ID 2220730015) located at 702-710 Brown School Road**
     - **i. Review Staff Report and Applicant Comments.** Sergeant presented the staff report highlighting the changes from pervious approvals.
     - **ii. Public Hearing.** Hurtley opened the public hearing at 6:08pm. No comments from the public were received. Hurtley closed the public hearing at 6:09pm.
     - **iii. Plan Commissioner Questions and Comments.** Commissioners discussed the exterior design and commented that the bui8lding does not look to be up to the same quality as other recent approvals, including the Night Owl and Brown School Place. Hammann expressed the building looked different and interesting in his opinion.
     - **iv. Motion with Conditions**. ***The Plan Commission approves the site plan and issuance of a Conditional Use Permit to allow business district mixed commercial/residential uses per section 130-421 on newly created Lot 1 of parcel 6-27-959.3, finding that the***

benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1) ***Conditional Use Permit is recorded with Register of Deeds***
2) ***Building plans and site grading approved by City Engineer***
3) ***City Engineer approves storm water control and site grading plans.***
4) ***EMS and Fire Chief approve site plan.***
5) ***A lighting plan is approved by staff***

Motion by Hammann, Seconded by Cole. Commission continued discussion and expressed concern over the lack of attendance of the applicant or architect to better explain what changes could be made to the exterior to make it more visually interesting. Sergeant suggested adding conditions that would approve the footprint, but require plan to come before the commission with different exterior material choices. Gishnock referenced the previous design as being much more interesting than the current proposal and preferred. Commission discussed voting down the current motion. Sergeant advised this would not allow the applicant to return for one year and suggested a table. Hamman withdrew the motion, Cole withdrew the second. ***Motion to table application until next meeting to review revised exterior elevations by Hammann, seconded by Cole. Approved unanimously***

B. Public Hearing and Review of Land Division Application LD-2019-04 for an extraterritorial land division on Parcels 6-20-131 (Tax ID 040024008) located at 15600 W Green Bay Road

i. **Review Staff Report and Applicant Comments.** Sergeant presented staff report
ii. **Public Hearing.** Hurtley opened the public hearing at 6:31pm. No comments from the public were received. Hurtley closed the public hearing at 6:32pm.
iii. **Plan Commissioner Questions and Comments.** None
iv. **Motion with Conditions.** ***Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-131 (Tax ID 040024008) into two lots located at 15600 W Green Bay Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the Final CSM is recorded with Rock County Register of Deeds. Motion by Hammann, Seconded by Cole. Approved Unanimously.***

C. Review of Site Plan Application SP-2019-03, to demolish existing structures and construct a new Middle School on Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street.

i. **Review Staff Report and Applicant Comments.** Sergeant summarized staff report highlighting parking lot discussions and traffic flow.
ii. Plan Commissioner Questions and Comments. Commission discussed several aspects of the project. Concern was brought up that the parking lot exit should align with School Street. Gishnock would like to see mare native trees and some native landscape areas for education purposes. Scarmon asked if 1st street would be made narrower. Sergeant said it would depend upon the final outcome of the alleyway question. The preference is to narrow the street, but still allow drop off and angle parking. Stuart would like to see the youth center location discussed. Roth agreed many of these items could be adjusted in

advance of the next meeting. Hurtley asked about the bus route. Sergeant noted the letter from ECSD and Bus Company regarding the planned drop off. Commission discussed trying to avoid no parking signage and minimizing effects on homes on Liberty.

iii. **Possible Motion with Conditions.** ***The Plan Commission approves the conceptual site plan as presented, subject to a public hearing and further work with City Staff on resolving issues and submitting remaining documentation outlined in the Review letter dated April 29, 2019. Motion by Hammann, Seconded by Cole. Approved Unanimously.***

D. Review of Site Plan Application SP-2019-4 to construct an addition to the High School on Parcel 6-27-970.22 (Tax ID 222075022) located at 640 S Fifth Street.

i. **Review Staff Report and Applicant Comments.** Sergeant presented his staff report including conditions of approval. Roth noted one of the sidewalks requested has been put in place.

ii. **Plan Commissioner Questions and Comments.** Hammann expressed the requirement to put a sidewalk in was not needed and should be removed. Sergeant said the requirement is a part of the code and there is no way to not require the addition of a sidewalk. He noted the suggestion was to require the sidewalk within so many years after approval. Hamman would like to see the condition based upon the property getting annexed into the city. The commission discussed further noting the property was already annexed in and perhaps extending the timeline was best.

iii. **Possible Motion with Conditions.** ***The Plan Commission approves the site plan application as presented to allow an expansion to of the existing high school to parcel 6-27-970.22, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***

1. ***City Engineer approves storm water control and site grading plans.***
2. ***EMS and Fire Chief approve site plan.***
3. ***Landscape plan submitted and approved by staff***
4. ***Add sidewalks along S Fifth Street no later 5 years after notice from the City***

Motion by Hammann, Seconded by Cole. Approved Unanimously.

8. Next Meeting Dates: Monday, June 3, 2019 at 6:00pm

9. ***Motion to Adjourn by Cole, seconded by Stuart. Approved unanimously.***