

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting at Special Time
Monday, March 6, 2017, 6:30 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 7:00 pm.
2. **Roll Call:**

<u>Members</u>	<u>Present</u>	<u>Absent</u>	<u>Others Present</u>
Mayor Bill Hurtley	P		Community Development Dir. Jason Sergeant
Aldersperson Rick Cole	P		Applicant, Matt Brown, 685 Hillside Court
Aldersperson Josh Manring	P		Applicant, Roger Berg, Evansville
Bill Hammann	P		
John Gishnock	P		
Matt Eaton		A	
Susan Becker	P		

3. **Approval of Agenda:** *Motion to approve the February 6, 2017 agenda by Manring, seconded by Cole. Approved unanimously.*
4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the January 3, 2017 regular meeting and approve them as printed by Manring, 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 a Land Division request for Stonewood Grove (Lot 30).**
 - i. **Initial staff and applicant comments** – Sergeant summarized his staff report highlighting this application changes the implementation details of the previous PUD proposal. The major difference is a larger lot for a multi-family development and dedication of public streets
 - ii. **Public hearing** – Hurtley opened the public hearing at 7:20pm, closing it at 7:21pm with no comments received.
 - iii. **Plan Commissioner questions and comments** – Commissioners briefly discussed the proposal with applicant, identifying the proposal's conformance to the Comprehensive Plan

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- iv. **Motion with conditions** – Hamman made a motion that “The Plan Commission recommends Common Council approve the preliminary plat to divide parcel #6-27-559.5030 and adjacent parcels, finding that the land division is in the public interest and meets the objectives contained within Section 110-102(g) of City ordinances with the following conditions:

1. Easements and additional right of way added to final plat as shown
2. Final land dividers agreement is approved by common council
3. The words “dedicated to the public” are added to all right of way areas,” seconded by Cole. Passed Unanimously.

- b. **Public hearing and review of Ordinance 2017-03, An Ordinance rezoning territory from residential districts (R-3) and (R-1) to residential district two (R-2) Zoning.**

- i. **Initial staff and applicant comments** – Sergeant summarized his staff report noting that this zoning request would reduce the maximum intensity of development adjacent to existing residential development and permit the creation of two family twin lots.
- ii. **Public hearing**– Hurlley opened the public hearing at 7:41pm, closing it at 7:42pm with no comments received.
- iii. **Plan Commissioner questions and comments** – Commission briefly discussed the proposal and reviewed the previous PUD proposal for reference.
- iv. **Motion with conditions** – Motion to recommend Common Council approval of Ordinance 2017-03, rezoning proposed lots 1 through 5 and lots 7 through 21 from R3 and R1 to R2 zoning, finding the public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning, as identified in Section 130-174(3)a-c, with the following conditions:

1. Final Land Division Application is submitted and recorded with Rock County Register of Deeds. by Hammann, seconded by Becker. Passed Unanimously.

- c. Motion to approve draft Developer’s Agreement for Stonewood Grove by Cole, seconded by Manring, Passed Unanimously

- d. **Staff updates and discussion regarding status of previously approved Ordinances** – Sergeant informed the commission previously approved ordinances would be coming back for a formal public hearing.

- e. Motion to approve revisions to preliminary site plan concept for “Lot 3” on Brown School Road by Manring, seconded by Cole. Passed Unanimously.

- f. **Discussion and approval of “Guidelines for New Construction in Historic Districts” information sheet** – Sergeant reviewed the sheet and explained it was intended to formalize interpretation of the ordinances. Motion to approve the “Guidelines for New Construction in Historic Districts” information sheet by Manring, seconded by Cole. Passed Unanimously.

8. Old Business

- a. **Discussion of upcoming Municipal and Zoning Code updates** – Committee discussed a sheet summarizing upcoming revisions.
- b. **Update on Building Inspector/Code Enforcement Position hiring process** – Sergeant said the application period is open for 9 more days and a few applicants have submitted resumes. Interviews will occur later in the month, with a transition expected around April 1st.
- c. **Update on USPS Evansville Post Office relocation** – Sergeant explained a near final decision has been made to locate on Water Street. Sergeant indicated he will continue to reach out to the USPS for further discussion.

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9. Monthly Reports

- a. Report from the Community Development Director. None**
 - i. Report on permitting activity by Zoning Administrator. None**
 - ii. Report on enforcement. None**
 - iii. Other- None**
- b. Report of the Evansville Historic Preservation Commission. None**
- c. Report on Common Council actions relating to Plan Commission recommendations. None**
- d. Report on Board of Appeals actions relating to zoning matters. None**
- e. Planning education/news: “Plan4Health: Supporting Healthy Planning...” was discussed.**

10. Next Meeting: Committee discussed changing next meeting date to Monday, April 3, 2017 at 6pm.

11. Motion to Adjourn by Hammann, seconded by Cole