

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

**City of Evansville Plan Commission
Regular Meeting
February 5, 2018, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

| Members | Present/Absent | Others Present |
|---------------------------|-----------------------|---|
| Mayor Bill Hurtley | P | Community Development Director Jason Sergeant |
| Aldersperson Rick Cole | P | Mike Hilliard, 12308 Hwy 14 |
| Aldersperson Erika Stuart | P | John and Paulette Morning, Applicants |
| Bill Hammann | P | |
| John Gishnock | P | |
| Matt Eaton | A | |
| Susan Becker | P | |

3. **Approval of Agenda:** *Motion to approve the agenda by Hammann, seconded by Stuart. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the January 2, 2018 regular 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

(Becker Arrived)

7. **New Business**

A. Public Hearing and Review of Preliminary and Final Land Division Application LD-2018-03 to divide Parcel 6-27-958.091A1 located on Lot 2 on Brown School Road into four lots.

i. Initial staff and applicant comments. Sergeant presented the staff report regarding the application. The application under review will divide the existing parcel into 4 lots with three being intended for residential development and one for commercial development. A rezone application has also been submitted. Sergeant highlighted the staff report portion that explained the proposal is only consistent with the Comprehensive Plan with the added condition that the newly created commercial lot go through a full site plan review to assure it is buildable and viable. A primary goal of the Smart Growth Comprehensive Plan is to create dense mixed use near retail areas, similar to the current development going on a couple lots to the northwest.

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- ii. **Public Hearing.** Hurtley opened the public hearing at 6:07pm. Mike Hilliard expressed concern regarding marketability of the duplexes if they are backing up to the concrete wall of commercial. Hurtley closed the public hearing at 6:09pm.
- iii. **Plan Commissioner questions and comments.** Stuart clarified Hilliard's comment. Morning expressed the units would be in demand. Gishnock mentioned a priority would be to mask the view of the parking lot from USH 14. Moving the lot behind the buildings or screening with landscaping would be needed. Hammann agreed trees in the parking lot would be a nice feature. Sergeant mentioned the project would return for site plan review as a condition of approval.

- i. **Motion to recommend to Common Council approval of the final Certified Survey Map to divide parcel 6-27-958.091A1 (Tax ID 222070001011) located on Lot 2 Brown School Road, into four parcels finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions: The applicant files the final CSM with Rock County Register of Deeds and Plan Commission approves a Site Plan Application for Lot 4. Motion by Hammann, seconded by Cole. Approved unanimously.**

B. Public Hearing and review of Rezone Application RZ-2018-01 and Ordinance 2018-03 to rezone 3 lots from B-4 Regional Business to R-2 Residential at Parcel 6-27-958.091A1 located on Lot 2 on Brown School Road

- iv. **Initial staff and applicant comments.** Sergeant summarized the staff report, highlighting the condition for successful compliance with Land Division approval. The request would permit up to three 2-unit homes on the parcels. The applicant intends to revise the request to rezone the remaining commercial parcel to B-3.
- v. **Public Hearing.** Hurtley opened the public hearing at 6:31pm, not comments were received, closed at 6:32pm.
- vi. **Plan Commissioner questions and comments.** Commission discussed the proposal noting a site plan review would still be required.
- vii. **Motion to recommend to Common Council Ordinance 2018-03, Rezoning Territory from Regional Business (B-4) to Residential District Two (R-2) Zoning, finding that 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 of City ordinance, with the following condition: Land division Application LD-2018-03 has all conditions satisfied and is approved by Common Council. Motion by Hammann, seconded by Stuart. Approved unanimously.**

8. Old Business

- A. **Municipal Ordinance Updates.** Sergeant distributed a draft of revisions being researched for swimming pools.

9. Monthly Reports

A. Report from the Community Development Director

- i. **Report on permitting activity by Zoning Administrator.** None
- ii. **Report on building permits and enforcement.** Sergeant distributed the latest report.
- iii. **Other.** None

- B. **Report of the Evansville Historic Preservation Commission.** Sergeant mentioned a recent approval to replace a foundation.

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- 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:** None

10. Next Meeting Dates April 2, 2018 at 6:00pm

11. Motion to Adjourn by Cole, seconded by Hammann, passed unanimously.