

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

**City of Evansville Plan Commission
Regular Meeting
June 25, 2018, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order at 6:02 pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Karen Bates
Aldersperson Rick Cole	P	Ian Rigg, City Admin.
Aldersperson Erika Stuart	P	Ehlers Representative
Bill Hammann	P	
John Gishnock	P	
Matt Eaton	P	
Susan Becker	P	

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

4. Motion to waive the reading of the minutes from the June 4, 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

A. Concept Discussion for 2-unit CUP at 4th and Lincoln. Karen Bates was present to explain a proposal for a duplex. Preference was stated for a corner duplex.

7. New Business

A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 9 (See the Public Hearing Notice which was published on June 6, 2018 & June 13, 2018). Ehlers Consultant presented the project plan. Rigg summarized the application providing a place for a business to grow. Hamman asked how many jobs would be created. Rigg clarified the agreement will maintain a certain number of jobs, expected to be around 8-10. Hurtley opened the public hearing at 6:23, and closed it at 6:24 with no comments.

B. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, City of Evansville, Wisconsin". Motion to approve Resolution by Cole, seconded by Stuart. Approved on roll call vote with 6 yes and 1 no by Hammann.

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C. Motion to approve a setback of 55' per Section 130-675(5) for Parcel 6-27-932 at 251 Eager Ct. Sergeant explained the provisions in the ordinance allowing the exception. Motion by Hammann, seconded by Cole, approved unanimously.

D. Review of Site Plan Application SP-2018-02 to construct a new commercial buildings on Parcel 6-27-859 located at 65 Union Street

- i. **Initial staff and applicant comments.** Sergeant presented the staff report
- ii. **Plan Commissioner questions and comments.** Commission discussed access to the site.
- iii. **Motion with Conditions.** *Motion to approve the Site Plan as presented for a multi-tenant building on parcel 6-27-859 at 65 Union Street. The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:*

- 1. *The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.*
- 2. *Any substantial changes to the site plan or expected uses shall require a new review and may require the application, fee, review and issuance of a new site plan approval.*
- 3. *The use shall not cause a public or private nuisance as defined by State law.*
- 4. *No equipment or material storage permitted outside.*
- 5. *A completed landscape and exterior lighting plan submitted for staff approval.*

by Hammann, seconded by Cole, approved unanimously with Gishnock abstaining.

(Gishnock stepped down from Commission)

E. Public Hearing and review of Preliminary and Final Land Division Application LD-2018-06 to create two lots on Parcel 6-27-580.001 at 210 Cemetery Road

- i. **Initial staff and applicant comments.** Gishnock summarized the proposed plan. Sergeant noted it was similar to what the commission saw previously.
- ii. **Public Hearing.** Hurtley opened and closed the public hearing with no comments.
- iii. **Plan Commissioner questions and comments.** None
- iv. **Motion with Conditions to recommend.** *Motion to approve the Site Plan for an expanded business office, driveways, landscaping, and new outbuildings operations including a new commercial building on parcel 6-27-580.001 at 210 Cemetery Road. The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:*
 - 1. *The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.*

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2. *Any substantial changes to the site plan or expected uses shall require a new review and may require the application, fee, review and issuance of a new site plan approval.*
3. *The use shall not cause a public or private nuisance as defined by State law.*
4. *Land Division Application LD-2018-06 and Rezone Application RZ-2018-06 shall be approved.*
5. *Elevations of proposed barn shall be submitted to staff prior to construction.*
6. *Sidewalks added upon notice from City*
7. *Applicant shall connect to City sanitary sewers within 7 years of said service being available. Upon abandonment of the Septic system, the tanks shall be remedied per Sec 126-360 and 126-361 of the Municipal Code.*

by Hammann, seconded by Cole, approved unanimously with Gishnock abstaining.

F. Public Hearing and Review of Rezone Application RZ-2018-02 and Ordinance 2017-12 to change the zoning from RR and A to R-2 and B-3 on Parcel 6-27-580.001 located at 210 Cemetery Road.

- i. **Initial staff and applicant comments.** Sergeant summarized the staff report
 - ii. **Public Hearing.** Hurtley opened the public hearing at 6:50 and closed it at 6:57 with no comments.
 - iii. **Plan Commissioner questions and comments.** None
 - iv. **Motion with Conditions.** *The Plan Commission recommends the City Council approve Ordinance 2018-03, Rezoning Territory from Agricultural (A) and Rural Residential (RR) to Residential District Two (R-2) Zoning and Business District (B-3), 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 conditions:*
 1. *Land division Application LD-2018-03 has all conditions satisfied and is approved by Common Council.*
 2. *Conditions of SP-2018-02 Application are fulfilled.*
- by Hammann, seconded by Cole, approved unanimously with Gishnock abstaining.*

(Gishnock rejoined the Commission)

G. Motion with conditions to approved revised Site Plan for Parcel 6-27-989.091A1 located on Brown School Road. Sergeant summarized minor driveway changes. *The Plan Commission approves the Site Plan as presented for two commercial buildings on parcel 6-27-958.091A1 (Tax ID 222070001011). The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:*

1. *The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.*
2. *Any substantial changes to the site plan or expected uses shall require a review of the existing conditional use permits and may require the application, fee, review and issuance of a new conditional use permit.*
3. *The use shall not cause a public or private nuisance as defined by State law.*
4. *use dark sky compliant fixtures for parking areas*

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5. **Primary entrances on future Building 2 should be oriented towards Brown School Road**
6. **storm water and grading plans submitted and approved by staff**
7. **City Engineer approval of Site Plan**
by Hammann, seconded by Cole, approved unanimously.

8. Old Business

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 noted enforcement cases are ongoing.
- 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: None

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

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