

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

**City of Evansville Plan Commission
Regular Meeting
October 1, 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	Nancy Nelson
Aldersperson Rick Cole	A	
Aldersperson Erika Stuart	P	
Bill Hammann	P	
John Gishnock	P	
Matt Eaton	P	
Susan Becker	P	

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

4. **Motion to waive the reading of the minutes from the September 4, 2018 regular meeting and approve them as printed by Hammann, seconded by Stuart. Approved unanimously.**

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

6. **Citizen appearances other than agenda items listed.** Nancy Nelson discussed a concept for a hotel on 8 S Madison. Commission expressed an excitement to see the project back again with a formal application.

7. **New Business**

A. Review of Conditional Use Permit Application CUP-2018-09 to allow a Business District Mixed Commercial/Residential use per Section 130-141 on Parcel 6-27-958.091A1 located on Brown School Road

- i. **Initial staff and applicant comments.** Sergeant summarized the staff report noting the site plan has previously been approved.
- ii. **Public Hearing.** Hurtley opened the public hearing at 6:26pm, and closed it at 6:27pm with no comments from the public
- iii. **Plan Commissioner questions and comments.** Commission discussed the proposal. Sergeant explained elevations are still needed and identified the basement as being primarily storage. Additional discussion on the need for more retail or residential in the area.
- iv. **Motion to approve issuance of a Conditional Use Permit for Business District Mixed Commercial/Residential use to construct a building with residential units on**

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the main floor per Section 130-141 per on parcel of land 6-27-958.091A1 (Tax ID 2220700001011) on Brown School Road, 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 the Rock County Register of Deeds.**
- 2. Any variation from plans approved by staff or Plan Commission if necessary**
- 3. Building Elevations submitted for Staff Approval**
- 4. Conditions of SP-2018-01 are met**
- 5. Concrete sidewalks are shown**

Motion by Hammann, second by Gishnock, approved 5-1.

8. Next Meeting Date November 4, 2018 at 6:00pm

9. **Motion to Adjourn by Stuart, seconded by Hammann, passed unanimously.**