

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

**City of Evansville Plan Commission
Regular Meeting
November 5, 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	Roger Berg, 6508 N Ron Road
Aldersperson Rick Cole	A	Dave Miller, 710 Lucas Court
Aldersperson Erika Stuart	P	Jim Brooks, 563 S 6 th Street
Bill Hammann	A	Caitlin Shanahan, Capital Area Reg. Plan. Comm.
John Gishnock	P	
(Vacant)	-	
Susan Becker	P	

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

4. Motion to waive the reading of the minutes from the October 1, 2018 regular meeting and approve them as printed by Becker, 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. None

A. Capital Area Regional Planning Commission Presentation: A Greater Madison Vision, Shanahan presented a slideshow summarizing the planning process.

7. New Business

A. Concept Discussion for new building at 155 E Main

i. Staff Summary. Sergeant summarized the proposal noting the downtown guidelines calling for commercial on first floor and multiple stories.

ii. Applicant Comments. Berg commented the project has lots of additional steps, but Grove Partners is excited. Stuart asked about retail, Becker asked about parking. Sergeant stated that parking review has not occurred on the project yet. Commission discussed the probability of retail in the downtown. Berg highlighted concerns with not being able to rent out additional retail space. Sergeant said this is the last lot in the downtown and the mix in the building has to set the downtown up for success over the coming decades. Staff would like to see 3,000 sq. ft. of commercial in the project. The unique location near the creek and future trail allow for a very desirable space that a future tenant might be willing to rent over other available spaces. Commission discussed density can help support retail and more retail is important in the downtown. Brooks

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- highlighted the project could provide living accommodations for some of the current employees in the downtown, including the 30 employees of the Night Owl.
- B. Public Hearing and review of Land Division Application LD-2018-08 to divide Parcel 6-27-970.9C located at 529 and 531 W Main Street into two lots.**
- i. **Initial staff and applicant comments.** Sergeant summarized the staff report, noting the application is similar to previous two family twin lot land divisions. Hurtley noted the applicant was not present.
 - ii. **Public Hearing.** Hurtley opened the public hearing at 6:47, closing it at 6:48 with no comments.
 - iii. **Plan Commissioner Questions and Comments.** None
 - iv. **Motion with Conditions to recommend to Common Council.** *Motion to recommend to Common Council approval of the two family twin lot land division to divide parcel 6-27-970.9C (Tax ID 22207500903) into two lots 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 applicant files the final CSM and maintenance agreement with Rock County Register of Deeds. Motion by Hurtley, seconded by Stuart. Approved unanimously.*
- C. Public Hearing and Review of Conditional Use Application CUP-2018-11 to construct a New Building in the Historic Conservation Overlay District on Parcel 6-27-904 located at 20 Railroad Street.**
- i. **Initial staff and applicant comments.** Sergeant summarized the staff report, highlighting recommended conditions for a14approval. The proposal is believed to meet the minimum standards of the Historic Conservation (HC) overlay district. HPC Chairperson has preliminary reviewed the proposal and will undertake a formal review at the November 14th Meeting. FEMA Floodplain covers the rear of the lot, but not the area covered by the structure. The applicant intends to extend the depth of the structure and add exit stairs in the rear if final engineering analysis allows. The home will be approximately 2 feet off the public right of way, similar to current structure on the lot. Applicant has worked extensively with City staff to achieve a plan for the parcel that satisfies a number of structural, property maintenance and site concerns for the lot.
 - ii. **Public Hearing.** Hurtley opened the public hearing at 7:08, closing it at 7:16. Miller commented seeing the property redeveloped would be good for the area. Brooks likes the proposal and hopes conditions to add historic details do not hold up the progress.
 - iii. **Plan Commissioner questions and comments.** Commission discussed the project. Gishnock thought porch should be increased in size or eliminated.
 - iv. **Motion with Conditions.** *The Plan Commission approves issuance of a Conditional Use Permit for construction of a new structure on parcel 6-27-904, 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. *Any variation from Historic Preservation Commission approved plans including exterior materials. Building openings or general building form will require a new CUP approval.*
 2. *Landscaping added to screen front and sides of building*
 3. *Exit stairs added to rear of structure*
 4. *Wider trim around windows, doors, corners and under fascia added*

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5. Depth of porch increased

6. Historic Preservation Commission approves final building and site design, including any added conditions.

Motion by Hurtley, seconded by Stuart. Approved unanimously.

D. Discussion and Possible Motion to Approve 2019 Meeting Schedule. Commission discussed schedule and will review for decision at next meeting.

8. Old Business

A. Review of Site Plan and Conditional Use Permit Approval for 189 E Main Street. Sergeant shared a staff memo highlighting the conditions being substantially met.

B. Zoning Ordinance Updates. None

9. Next Meeting Date November 17, 2018 at 10:00am

10. Motion to Adjourn by Stuart, seconded by Gishnock, passed unanimously.