

**City of Evansville Plan Commission
Regular Meeting
Tuesday, March 5th, 2024, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Joe Geoffrion, Angela Czegledi, Clint Pushee,
Aldersperson Abbey Barnes	P	Fred Johnson, Becky Guenther, Nick Christen,
Susan Becker	P	Gavin Mirhen, Johanna Lema, Rosa Rodriguez,
John Gishnock	P	Amy & Ben Corridon
Mike Scarmon	A	
Eric Klar	P	

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

4. Motion to waive the reading of the minutes from the February 6th, 2024 meeting and approve them as printed, by Becker, seconded by Klar. Approved unanimously.

5. Civility Reminder. Duggan noted the City’s commitment to conducting meetings with civility.

6. Citizen appearances other than agenda items listed.

7. Action Items.

A. Review and Action on Site Plan Application 2024-01 for a new grain bin on parcel 6-27-1160 (650 County Rd M)

1. Review Staff Memo and Applicant Comments

Spranger discussed the project being to partially deconstruct a grain bunker to construct a grain bin. Spranger also discussed the history of improvements on the site. A previous landscape plan on the site is not in compliance, which must be remedied in order to approve this plan. Landscape ordinances in Evansville have previously been updated to allow for monetary donations for landscaping elsewhere in the city for sites where landscaping would be detrimental to the use. Eleven trees will be planted along County Rd M as part of this plan.

2. Plan Commissioner Questions and Comments

None.

3. Motion with Conditions

Motion to approve site plan application 2024-01 for improvements and building expansion on parcel 6-27-1160, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

- 1. Applicant complies with any and all other local, state, or federal regulations pertaining to the site.**
- 2. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
- 3. Applicant records the site plan with the Rock County Register of Deeds.**

Motion by Becker, Second by Klar. Approved unanimously.

B. Public Hearing, Review, and Recommended Action for Land Division Application 2024-01 for a Certified Survey Map in the City's Extraterritorial Jurisdiction on parcel 6-20-222 (12638 W US Hwy 14, Town of Union)

1. Review Staff Memo and Applicant Comments

Spranger described the exceptions that need to be met in order to qualify for a land division, specifically presence of an existing residence on the parcel and the remaining parent parcel would be left with at least 35 acres in size. In this parcel the existing parcel is 76.59 acres and the proposed parcel which contains the residence would be 6 acres. The same landowner had a previously approved land division on another parcel which required an easement which was never created, the approval of this application would be contingent upon the creation of that easement.

2. Public Hearing

Public Hearing opened at 6:19 PM. Joe Geoffrion how the easement could affect the church in the neighboring parcel if they were to expand their parking lot. Public Hearing closed at 6:23 PM.

3. Plan Commissioner Questions and Comments

None.

4. Motion with Conditions

Motion to recommend common Council approve the creation of a 6 acre residential lot from parcel 6-20-222m, a 76.59 acre parcel located at 12638 US Highway 14, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the following conditions:

- 1. Applicant fulfills outstanding conditions of approval from SP-2018-01.**
- 2. The final CSM is recorded with Rock County Register of Deeds.**
- 3. The applicant fulfills the other obligations set forth by the Town of Union and Rock County.**

Motion by Becker, Second by Barnes. Motion carried unanimously.

C. Public Hearing, Review, and Recommended Action for Land Division Application 2024-02 for a Certified Survey Map in the City's Extraterritorial Jurisdiction on parcel 6-20-212 (near 8808 County Rd M, Town of Union)

1. Review Staff Memo and Applicant Comments

Spranger explained that the exception that makes this allowable is that this is regarding the

sale or exchange of land between owners of adjoining properties, and it does not involve new lots being created, it only adjusts the existing lines.

2. Public Hearing

Public Hearing opened at 6:26 PM and closed at 6:27 PM with no comment.

3. Plan Commissioner Questions and Comments

None.

4. Motion with Conditions

Motion to recommend Common Council approve a certified survey map adjusting lot lines and acreages between parcel 6-20-212 and 6-20-212.3 in the Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the following conditions:

1. **The final certified survey map is recorded with Rock County Register of Deeds.**
2. **The applicant fulfills any other obligations set forth by the Town of Union and Rock County.**

Motion by Becker, Second by Klar. Motion carried unanimously.

D. Public Hearing, Review, and Recommended Action for Zoning Map Amendment Application 2024-01 to rezone parcel 6-27-397 (457 W Main St) from R-1 to B-1

1. Review Staff Memo and Applicant Comments

Spranger explained that the parcel, currently zoned as R-1 is a former church that is intended to be used as a daycare, which would be allowable in B-1 zoning without conditional use. There is a history of a daycare being operated at the site in conjunction with the church. Roger Berg discussed the need for childcare within the community and how optimal the site is for the use. Johanna Lema stated the daycare has had a waiting list for a long time and that is why this second location is needed.

2. Public Hearing

Public Hearing was opened at 6:36 PM. Clint Pushee commented that the site had a daycare there 20 years ago when he first moved into the neighborhood. Ben Corridon asked the age range of the children cared for at the facility, Johanna Lema stated they are licensed for 4 months to 12 years but this site will be for ages 2 years and up. Public Hearing was closed at 6:37 PM.

3. Plan Commissioner Questions and Comments

Gishnock expressed support for this change but did note that they have to be aware of what uses may be on the site in the future in the B-1 district if it is no longer a daycare so it was important that the staff report noted that businesses in that district must be appropriate for use next to residential properties.

4. Motion with Conditions

Motion to recommend Common Council approve Ordinance 2024-2, Rezoning Territory from Residential District One (R-1) to Local business District (B-1)

Motion by Becker, Second by Klar. Approved unanimously.

8. Discussion Items. None.

9. Community Development Report

- A. The city is now issuing residential building permits again through GEC. The city is still waiting for DSPS to approve the city's delegation for commercial permits, which are currently being approved through the state.
- B. Progress is being made on CHS TIF agreement approvals and other approvals which will be going to common council.

10. Next Meeting Date:

- A. Tuesday, April 2, 2024 at 6:00 p.m.

11. Adjourn. 6:48 PM.