

**City of Evansville Plan Commission
Regular Meeting
Tuesday, March 4th, 2025, 6:00 p.m.**

MINUTES

1. Call to Order at 6:02pm.

2. Roll Call:

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Paul Liesse, Mark Heissner, Troy Miezaira,
Bill Lathrop	A	Seth Waddell, Jasmine Sharp
John Gishnock	P	
Mike Scarmon	A	
Eric Klar	P	

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

4. Motion to waive the reading of the minutes from the February 4th, 2025 meeting and approve them as printed by Gishnock, 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. Discussion Items.

- A. Review and Action on Site Plan Application SP-2024-04, Conditional Use Permit Application CUP-2024-06, and Rezoning Application RZ-2024-05 for a KwikTrip Gas Stateion/Convenience Store on recently annexed parcel 6-20-228.1 (680 E Main St)**

1. Review Staff Report and Applicant Comments

Spranger gave an overview of the application and the project and changes to the site plan.

2. Plan Commissioner Questions and Comments

Gishnock asked for clarification on the space for queuing for semis. Applicant explained there should be room for 2 semis without blocking the intersection. Gishnock expressed a preference for changing trees to a better shade tree. Lewis expressed that he is not too concerned about the lighting because the Belleville KwikTrip is dim enough at night. Lewis expressed that the setup for traffic improvement is good. Barnes expressed a desire to have lighting on diesel canopy as a condition.

Motion to approve a Site Plan and Conditional Use Permit for a gas station/convenience store/food counter per section 130-408 on parcel 6-20-228.1 (annexed through Ordinance 2024-13), located at 680 East Main Street, finding that the benefits o the use outweigh any potential adverse impacts, and that the proposed

use is consistent with the required standards and criteria for issuance of a Conditional Use Permit set forth in Section 130-104(3)(a) through € of the Zoning Ordinance, subject to the following conditions:

- 1.) Applicant to provide and receive written approval from the City on the following items prior to issuance of a building permit by the City's contracted building inspector:
 - a. Address and resolve any comments from City Engineer, Municipal Services Director, Police, EMS, and Fire District regarding project plans, stormwater management plans, erosion control, site grading, and utility plans.
 - b. Provide written documentation from City, Rock County, State or other entities controlling access along County Highway M for road improvements, including curb and gutter, along length of property and to provide a striped left turn lane for site access on northbound County Highway M.
 - c. Provide updated civil engineering plans that show relocation of existing sidewalk on East Main Street and proposed sidewalk on County Highway M to be located within 2ft of property line.
 - d. Update landscape plan to show location of five evergreen trees.
 - e. Public sidewalk to be extended to end of parcel owned by applicant.
 - f. Sidewalk crossings at driveways to be moved back to align with relocated sidewalks, and constructed with colored concrete and reflective striping.
- 2.) Prior to issuance of an occupancy permit for the site, applicant shall:
 - a. Work with City Staff and Engineer on plans, surveying, and installation for offsite connecting sidewalk north of subject property on County Highway M.
 - b. Plant street trees every 40'-60' as space allows in adjoining terrace, in addition to minimum landscaping requirements
 - c. Reimburse City for streetlight costs on East Main Street and County Highway M.
 - d. Use a cedar fence for screening fence along boundaries shared with neighboring residential properties to the north.
 - e. Verify that all exterior lighting is dark sky compliant.
 - f. Work with City Staff on dimming plan for diesel canopy.
- 3.) Signs to be permitted by separate application. No backlit, pole, or electronic message signs will be permitted. One monument and two wall signs (one fo reach street on which applicant has frontage) will be permitted. Canopy striping shall use halo lighting.
- 4.) The business operator shall obtain and maintain all City, State, County, and Federal permits and licenses as may be required.
- 5.) Any substantial changes to the business model shall require a review of the existing conditional use permit and may result in a new application, review, and fees.
- 6.) Any change to site plan application submittals shall be reviewed and approved per section 130-206 of the Municipal code, and may result in a new application, review, and fees.
- 7.) Use cannot create a public nuisance as defined by local and state law.
- 8.) The conditional Use Permit is recorded with the Rock County Register of Deeds.

Motion by Barnes, seconded by Klar, Motion to amend 2a as discussed and adding condition 2f, motion by Barnes, seconded by Lewis, motion carried unanimously.

B. Review and Acton for Land Division Application LD-2025-03 for a Preliminary and Final Certified Survey Map on Parcel 6-27-559.501 (517/519 S Seventh St)

1. Review of Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 7:13 pm, closed at 7:14 pm.

3. Plan Commissioner Questions and Comments

Motion to recommend Common Council approve a, finding that it is in the public interest and substantially complies certified survey map to divide parcel 6-27-533.501 into two lots for a two-family twin residence addressed at 517 and 519 South Seventh Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of the city ordinances, subject to the following conditions:

1.) The final CSM is recorded with the Rock County Register of Deeds

2.) The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.

Motion by Klar, second by Gishnock. motion carried unanimously.

C. Review and Acton for Land Division Application LD-2025-04 for a Preliminary and Final Certified Survey Map on Parcel 6-27-559.503 (533/537 S Seventh St)

1. Review of Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 7:15 pm, closed at 7:16 pm.

3. Plan Commissioner Questions and Comments

Motion to recommend Common Council approve a, finding that it is in the public interest and substantially complies certified survey map to divide parcel 6-27-533.503 into two lots for a two-family twin residence addressed at 533 and 537 South Seventh Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of the city ordinances, subject to the following conditions:

1.) The final CSM is recorded with the Rock County Register of Deeds

2.) The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.

Motion by Klar, Seconded by Gishnock. motion carried unanimously.

D. Review and Amendment of Conditional Use Application (2015-06 for extending Indoor Commercial Entertainment on parcel 6-27-7 (16 E Main St)

Motion to approve a Conditional Use Permit for indoor commercial entertainment per section 130-408 on parcel 6-27-7, located at 16 E Main Street, 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.) The business operator, now and in the future, shall comply with all provisions of Section 130-408 of the City's Zoning Code, as may be amended, related to indoor commercial entertainment uses.

- 2.) *The parking requirements fo this use in this location shall be waived.*
 - 3.) *Hours of operation shall be no earlier than 8am and no later than 10pm.*
 - 4.) *The business operator shall obtain and maintain all City, State, and County permits and licenses as may be required.*
 - 5.) *Any substantial changes to the business model, such as significant differences in hours of operation or type of business, shall require a review of the existing conditional use permit and the issuance of a new conditional use permit.*
 - 6.) *A sign application and Certificate of Appropriateness approval, issued by the Historic Preservation Commission, is required for any planned signage related to the business.*
 - 7.) *Use cannot create a public nuisance as defined by local and state law.*
 - 8.) *The Conditional Use Permit is recorded with the Rock County Register of Deeds.*
- Motion by Klar, seconded by Gishnock, motion carried unanimously.*

8. Community Development Report

9. Next Meeting Date:

Tuesday, April 1st, 2025 at 6:00 p.m.

10. Adjourn.