

**City of Evansville Plan Commission
Regular Meeting
Tuesday, April 1st, 2025, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Joe Geoffrion
Aldersperson Abbey Barnes	P	Roger Berg
Bill Lathrop	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

3. Motion to approve the agenda, by Lathrop, seconded by Scarmon. Approved unanimously.

4. Motion to waive the reading of the minutes from the May 28th, 2024 special meeting and March 4th, 2025 meeting approve them as printed by Lewis, 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 for Land Division Application LD-2025-03 for a preliminary and final subdivision plat for Windmill Ridge, 2nd Addition

1. Review Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Opened at 6:08pm, no comments received, closed at 6:09pm.

3. Plan Commissioner Questions and Comments

Lathrop expressed that he would like to see 10 units on this land. Barnes concurred with Lathrop and advised she preferred that lots 44 and 45 be duplexes if possible. Berg advised that the northernmost one would fit a duplex but the next one wouldn't.

Motion to approve the Preliminary and Final Plat Application for the Windmill Ridge 2nd Addition subdivision, finding that it is in the public interest and substantially complies with Chapter 110 of the Municipal Code, subject to the following conditions:

1.) Land Divider's Agreement completed and executed by both City and Developer.

2.) Applicant submits Irrevocable Letter of Credit for City Engineer approval.

3.) City Engineer approves submitted construction drawings for public infrastructure

improvements.

- 4.) Applicant submits rezoning application requesting R-2 zoning for all lots in the Windmill Ridge 2nd Addition subdivision prior to receiving City signatures on the final plat document.

Motion by Klar, seconded by Barnes, motion carried unanimously.

B. Review and Act on Land Divider's Agreement for Windmill Ridge 2nd Addition

Motion to recommend that Common Council approve Land Divider's Agreement for Windmill Ridge 2nd Addition

Motion by Duggan, second by Barnes. motion carried unanimously.

8. Community Development Report

Spranger discussed having more detailed reports of her activities in the future. Spranger noted that the comprehensive plan did a study of density in the whole city but didn't state if it was net or gross so she wants to look at that again.

9. Next Meeting Date:

Tuesday, May 6th, 2025 at 6:00 p.m.

10. Adjourn. 6:24pm