

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, June 3rd, 2025, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:03pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Ab sent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Joe Geoffrion
Aldersperson Bill Lathrop	P	Molly Hicks
Aldersperson Abbey Barnes	P	Steve Hicks
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

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

**4. Motion to waive the reading of the minutes from the May 6<sup>th</sup>, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.**

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

**6. Citizen appearances other than agenda items listed.**

A comment was made suggesting that the Historic Preservation Commission be more forthcoming with homeowners post the hail event.

**7. Discussion Items.**

**A. Public Hearing, Review, and Motion for Conditional Use Application CUP-2025-02 for a new garage in the Historic Conservation Overlay District**

**1. Review Staff Report and Applicant Comments**

Applicants were asked if they had any comments beyond what was provided in the report.  
None given.

**2. Public Hearing.**

Opened at 6:05pm. No comments. Closed at 6:06pm.

**3. Plan Commissioner Questions and Comments**

None.

**4. Motion with Conditions**

**Motion to approve a Conditional Use Permit for a new garage on parcel 6-27-462, 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 condition:**

- ***Any variation from Historic Preservation Commission approved plans, including exterior materials, is not allowed without additional review by the Historic Preservation Commission.***

*Motion by Becker, seconded by Lathrop. Approved Unanimously.*

**B. Public Hearing, Review, and Motion for Land Division Application LD-2025-06 for a Certified Survey Map on parcel 6-27-533.502 (525/527 South Seventh Street)**

- 1. Review Staff Report and Applicant Comments**
- 2. Public Hearing**
- 3. Plan Commissioner Questions and Comments**
- 4. Motion with Conditions**

***Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-533.502 into two lots for a two-family twin residence addressed at 525/527 South Seventh Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:***

- ***The final CSM is recorded with Rock County Register of Deeds.***
- ***The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.***

*Motion by Becker, seconded by Lathrop. Approved Unanimously.*

**C. Public Hearing and Review for Ordinance 2025-03**

- 1. Review Staff Report and Applicant Comments**

Duggan referenced the report in the packet for an overview of the proposed changes. No action will be taken this evening; Community Development Director Spranger is hoping for feedback. Second reading of the ordinance will occur in July.

- 2. Public Hearing**

Opened at 6:13pm. No comments. Closed at 6:14pm.

- 3. Plan Commissioner Questions and Comments**

None.

**D. Discussion on a possible Comprehensive Plan Amendment**

- 1. Poll for Consensus**

Duggan referenced the memo in the packet. Consensus was that Plan Commission would entertain an amendment if given an application.

**8. Discussion**

**9. Community Development Report**

**10. Next Meeting Date:** Tuesday, August 5th, 2025 at 6:00 p.m.

**11. Adjourn.** 6:24pm