

**City of Evansville Plan Commission  
Special Meeting  
Tuesday, May 28<sup>th</sup>, 2024, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:00pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Ab sent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant, City Administrator
Aldersperson Abbey Barnes	P	Stephanie Beske
Bill Lathrop	P	Joe Geoffrion
John Gishnock	P	Roger Berg
Mike Scarmon	P	
Eric Klar	A	

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

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

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

**6. Action Items.**

**A. Public Hearing, Review, and Recommended Action for Land Division Application 2024-04 for a preliminary and final plat on parcel 6-27-55935403 (Outlot 3, Windmill Ridge)**

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

Spranger gave her report on the project and described the project being for creating six residential lots and three outlots. The outlots will be divided at a later date for additional residential development.

**ii. Public Hearing**

Opened at 6:15pm. Beske expressed asked about covenants that were on her property and asked if the new development would have those same restrictions. Spranger explained that that is not created or enforced by the city, but by the developer. Geoffrion asked if there had been discussion on enforcing density requirements in certain areas, but not all areas. Public hearing closed at 6:25pm.

**iii. Plan Commissioner Questions and Comments.**

Barnes asked about the plans for the outlots to be divided later. Berg stated that buyers do not want homes with garages in the back. Gishnock discussed the density and the number of lots they could fit into the land. Scarmon sked why not plat it all at once.

**iv. Motion with Conditions**

***Motion to recommend Common Council approve the Preliminary and Final Plat Application for the Windmill Ridge First 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. The applicant submits to City amended preliminary and final plats showing additional area acquired for recreational trail easement along west edge of plat prior to recording.*

*Motion by Scarmon, seconded by Lathrop. Motion carried unanimously.*

**B. Review and Motion to Recommend Land Divider's Agreement for Windmill Ridge First Addition**

*Motion by Barnes, seconded by Scarmon. Motion carried unanimously.*

**7. Discussion Items.**

**8. Community Development Report**

**9. Next Meeting Date:**

- A.** Tuesday, June 4, 2024 at 6:00 p.m.

**10. Adjourn. 6:51 PM.**