

City of Evansville Plan Commission
Regular Meeting
Tuesday, September 3rd, 2025, 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 Development Director
Aldersperson Bill Lathrop	P	Brian Peterson, Anne Kolasch
Aldersperson Abbey Barnes	P	
Susan Becker	A	
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 August 5th, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.
- 5. Civility Reminder. Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed. None.
- 7. Action Items
 - A. Public Hearing, Review, and Action of Comprehensive Plan Amendment Application CP-2025-01 to change the future land use designation to Established Neighborhood on all parcels in the Historic Standpipe Point subdivision
 - 1. Review Staff Report and Applicant Comments.

The three items on tonight’s agenda are related. The original application received was for just a zero lot line land division on a duplex, but the site did not have the proper zoning nor the correct proposed land use to facilitate a rezoning. In order to change the zoning, a comprehensive plan amendment was necessary. Spranger explained the reason and process for updating the comprehensive plan. The Plan Commission is obligated to follow the Comprehensive Plan when approving rezoning applications. If the proposed district for rezoning is incongruous with the Future Land Use Map, Plan Commission cannot entertain approval without also amending the Comprehensive Plan. As the Comprehensive Plan is a living, public document, updates to it are to include some degree of public participation and

outreach. Changing the Comprehensive Plan is meant to a process, as it has the capacity to alter future land uses in the City.

For this specific area, Spranger notes two reasons why changing the future land use from “Mixed Use” to “Established Neighborhood” should be approved. First, when the area was originally platted, there was already utility infrastructure in place to service single family homes along Fifth Street. The single family zoning district, R-1, is not an implementing district for Mixed Use land uses. This reality was going to make it difficult for the mixed use area to achieve its goal of high-density residential uses with neighborhood-appropriate business uses. Second, the City’s Mixed Use designation is not very prescriptive. While it has a stated outcome for both form and use, it does not give suggestions on what share of the land should be designated for the different uses nor does it provide examples that fit infill spaces within Evansville. Spranger suggests Plan Commission and staff examining other undeveloped areas in the City that are planned for Mixed Use to determine how to get these areas developing as they are intended. The reality of these areas has proven more difficult than anticipated.

2. Public Hearing.

Duggan opened the public hearing at 6:12pm. Brian Peterson, 206 N Fifth Street, asked for clarification regarding the rear yards of the lots. Currently there are mature trees in those locations. Staff and developer affirmed that the area is not a public park but private land. Public Hearing closed at 6:14pm.

3. Plan Commissioner Questions and Comments.

None.

4. Motion to recommend approval of Ordinance 2025-07 by Scarmon, seconded by Barnes. Motion passed unanimously.

B. Public Hearing, Review, and Action on Rezoning Application RZ-2025-04 for parcels 6-27-396.207B and 6-27-396.207A (231/235 and 261/265 North Fourth Street)

1. Review Staff Report and Applicant Comments

Spranger explained that approval of this ordinance could be done once the Comprehensive Plan Amendment was adopted. The effect of rezoning the property from B-1 Neighborhood Business to R-2 Residential District 2 is that future land uses would be limited to residential and residential-adjacent community uses. Smaller lot sizes are allowed in the R-2 zoning district, which would further take away the ability for a business to establish itself in the area.

2. Public Hearing

Duggan opened the public hearing at 6:15pm. There were no comments. Public Hearing closed at 6:16pm.

3. Plan Commissioner Questions and Comments.

None.

4. Motion to recommend approval of Ordinance 2025-09 by Becker, seconded by Scarmon. Motion passed unanimously.

C. Review and Action for Land Division Application LD-2025-07 for a preliminary and final Certified Survey Map on parcel 6-27-396.207B (231/235 North Fourth Street)

1. Review Staff Report and Applicant Comments

Spranger explained that this application was dependent on the approval and passage of the other two applications on tonight's agenda. The zero lot line CSM can only happen in areas zoned R-2; in order to be zoned to R-2, the future land use of the area had to be changed from Mixed Use to Established Neighborhood. Once those were completed, a zero lot line CSM could be granted with little issue.

2. Public Hearing. Duggan opened the public hearing at 6:17pm. There were no comments. Public Hearing closed at 6:19pm.

3. Plan Commissioner Questions and Comments.

4. Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-396.207B into two lots for a two-family twin residence addressed at 231 and 235 North Fourth Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(q) of city ordinances, with the following conditions:

1. The final CSM is recorded with 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 Barnes, seconded by Lathrop. Motion passed unanimously.

8. Discussion.

9. Community Development Report. Spranger gave updates on hail recovery, code enforcement, and a status of CHS.

10. Next Meeting Date: Tuesday, October 7, 2025 at 6:00 p.m.

11. Adjourn.