

**City of Evansville Plan Commission
Regular Meeting
Tuesday, April 7th, 2026, 6:00 p.m.**

MINUTES

1. Call to Order at 6:02pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Roger Berg, Richard McGaw, Tom Alisankus
Aldersperson Abbey Barnes	P	Steven Hagen, Lindsey Yoder, Dan Yoder,
Susan Becker	P	Jeff Stevens, Julie Paton
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

- 3. Motion to approve the agenda, by Barnes, second by Lathrop. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the March 3, 2026 meeting approve them as printed by Barnes, seconded by Lathrop. 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.** Appeal for Historic Preservation Application HPC-2025-219 on parcel 6-27-701 (122 S First Street)
 - 1. Review Staff Report and Applicant Comments**

Spranger began with an overview of the night’s agenda, noting that appeals from Historic Preservation Commission, to her knowledge, had never been brought forward to Plan Commission, and that tonight’s actions would be new territory for all involved.

For each of the applications this evening, Plan Commission has the opportunity to affirm, reverse, or modify Historic Preservation’s decision.

Applicant Richard McGaw petitioned the Historic Preservation Commission (HPC) in October 2025 to cover his existing wood siding – original to the house – with vinyl, citing issues that arose after a truck backed into his house and caused significant structural damage. Some of the original siding was discarded when the structural engineer began to right the

building. Insurance is covering the bulk of costs associated with the project.

HPC's original decision was to approve the vinyl siding, citing the structural damage as the reason the application was approved. Conditions were put on the approval that detailed work, including a decorative area under the bay window on the first floor, be retained and restored. McGaw has paid for a painter to redo ornate detail work around the eaves; he is contesting the area under the window, saying that restoring the woodwork is out of his budget. He also wishes to have a consistent appearance on the exterior of his house.

2. Plan Commissioner Questions and Comments

Lathrop asks if the intent is to cover the existing siding. McGaw affirms this will be the case where the original material remains.

Duggan voiced a concern that overturning this decision would begin a deluge of applications from those wishing to appeal their historic approvals.

Group discussion on merits of allowing alternate materials and methods of preservation in order to maintain building integrity, as well as potential sources of monetary support for owners in the historic district.

3. Motion

Motion to reverse the decision of the Historic Preservation Commission for application HPC-2025-219 on parcel 6-27-701 (122 S First Street), and rescind the condition that the detail below the bay window be restored. The new condition is that the detail is to be covered with vinyl siding and not removed.

Motion by Duggan, second by Barnes. Motion passes 4-1, Gishnock opposing.

B. Appeal for Sign Permit Application SIGN-2026-01 on parcel 6-27-90 (19-33 W Main Street)

1. Review Staff Report and Applicant Comments

Grove Partners

2. Plan Commissioner Questions and Comments

3. Motion

8. Discussion

9. Community Development Report

10. Next Meeting Date: Tuesday, May 5th, 2026 at 6:00 p.m.

11. Adjourn at 7:18 pm.