

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

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson Chuck Boyce	P	Cody Gilbertson
Susan Becker	P	Roger Berg
John Gishnock	P	Dennis and Rebecca Hughes
Mike Scarmon	A	
Ry Thompson	A	

3. Motion to approve the agenda, by Lathrop, second by Becker. Approved unanimously.

4. Motion to waive the reading of the minutes from the June 2nd, 2026 and June 11th, 2026 meetings and approve them as printed by Lathrop, second by Boyce. Approved unanimously.

5. Civility Reminder.

6. Citizen appearances other than agenda items listed. None.

7. Action Items

A. Discussion and Motion to Approve Conditional Use Permit Application CUP-2026-08 for Indoor Sales and Service on parcel 6-27-588A.1 (498 Water Street)

1. Review Staff Report and Applicant Comments

Applicant Cody Gilbertson is present on behalf of Tom's Auto Center. Spranger explains that the site in Evansville will be strictly administrative and the conditions presented tonight are self-imposed by the applicant. McFarland will not approve the dealership use under its zoning code even though the bulk of the actual sales and vehicle storage will be at the McFarland location. The zoning classification is necessary for Department of Revenue approvals. Gilbertson explains that Tom's Auto Center will do the majority of its sales online. The owner, Tom, also lives in the Evansville area and their business utilizes a lot of existing Evansville businesses. If the use expands to show vehicles in Evansville, it will need to find a space where it can display vehicles, which is allowed in the B-3 and B-4 zoning districts.

2. Public Hearing

Mayor Barnes opened the hearing at 6:10pm. There were no comments. Public hearing closed at 6:11pm.

3. Plan Commissioner Questions and Comments

Becker asks for clarification on what buildings the business will occupy on the site.

Gilbertson replies they will only occupy one of the buildings and the rest are rented to other businesses. She asks if only being able to keep one car outdoors will be an issue. Gilbertson replies that up to 13 can be stored indoors.

Gishnock asks about the working relationship Tom's Auto Center has with those neighboring businesses. Gilbertson reports positive interactions.

4. Motion with Conditions

Motion to approve a Conditional Use Permit for Indoor Sales and Service per section 130-403 on parcel 6-27-588A.1 located at 498 Water Street, 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 conditions:

- 1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.**
- 2) One vehicle may be stored outdoors at any given time, and that one vehicle shall not remain longer than seven (7) days.**
- 3) No vehicle display, marketing activity, or customer-facing sales shall be permitted at this location.**
- 4) This location shall not function as a retail sales or delivery point.**
- 5) No vehicle acquisition, reconditioning, servicing, and final delivery to the customer shall be permitted at this location.**
- 6) The location will serve solely as a compliance and administrative component of the overall business model. Use of the property shall be limited to administrative and compliance-related purposes only.**
- 7) This location shall not advertise any defined hours of operation, as no active business operations will be conducted at this site.**
- 8) Any signs promoting the business shall be permitted by the City.**
- 9) Any substantial changes to the business model shall require a review of the existing conditional use permit.**
- 10) Use cannot create a public nuisance as defined by local and state law.**
- 11) The Conditional Use Permit is recorded with the Rock County Register of Deeds.**

Motion by Lathrop, second by Gishnock. Approved unanimously.

B. Discussion and Motion to Approve Preliminary and Final Land Division Application LD-2026-06 for a 2 lot Certified Survey Map combining parcels 6-27-1200, 6-27-1200.1, 6-27-1160, 6-27-1160.1 (650 County Highway M, 749 Weary Road)

1. Review Staff Report and Applicant Comments

Spranger explains there are four parcels currently on the subject area. Infrastructure and buildings cross parcel boundaries. This CSM will realign the parcel boundaries and eliminate two of the parcels, which should simplify the legal description of the property. Alcivia is in the middle of selling the office building to United Cooperative; this CSM will help with the sale.

2. Public Hearing

Mayor Barnes opened the hearing at 6:17pm. There were no comments. Public hearing closed at 6:18pm

3. Plan Commissioner Questions and Comments

Boyce questions why the property owner would do this and if it would affect the assessed value of the property. Spranger replies that this cleans up property ownership and property lines and will be unlikely to have an affect on assessed values, but that it may be easier to enumerate values with infrastructure and buildings sitting on their own properties instead of having to be split over several.

4. Motion with Conditions

Motion to recommend Common Council approve a preliminary and final certified survey map to reconfigure parcels 6-27-1160, 6-27-1160.1, 6-27-1200, 6-27-1200.1 into two lots, 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 condition: that the final Certified Survey Map be recorded with the Rock County Register of Deeds.

Motion by Lathrop, second by Becker. Approved unanimously.

C. Discussion on Preliminary Land Division Application LD-2026-07 for a preliminary subdivision plat on parcel 6-27-559.171 (700 block Badger Drive)**1. Review Staff Report and Applicant Comments**

Spranger updates Plan Commission on ongoing discussion with the developer. Tonight's submission includes a concept of what shared driveways would look like in the cul-de-sac. At Municipal Services, public works staff notes that cul-de-sacs are generally disliked by the plowing crews.

2. Public Hearing

Mayor Barnes opened the hearing at 6:32pm. Dennis Hughes of 715 Badger Drive spoke. His house looks out on this lot. He has spoken with some of his neighbors and shares many of their concerns. Presently, stormwater drains across the backyards of the six lots abutting this proposed development when it should drain directly toward Seventh Street. Hughes believes the berm is the culprit for this poor grading. He hopes that any driveways allowed on Badger Drive are sited to avoid existing driveways. Also mentions that there already exists a large amount of duplexes near this proposed development and shares his concern that this one will result in monotonous architectural design. Many of the written comments brought up this same berm, stating they were promised by the developer that it would be landscaped and would like to see it landscaped in the future. Public hearing closed at 6:38pm.

3. Plan Commissioner Questions and Comments

Lathrop asks about stormwater issues and snow removal in the cul-de-sac, noting that driveways in the bulb will have less yard space to store excess snow. Asks Berg if these units will have basements and if high groundwater is a concern. Berg replies that he does not anticipate an issue with groundwater.

Gishnock expressed his opinion that shared driveways is probably the best solution as it results in less pavement and fewer curb cuts.

Barnes wants to know if different home designs would work and asks if there's interest in single family houses, as some of these lots seem better suited to function as such.

Boyce asks about building setbacks and comments that the proposed configuration seems tight for the area.

Becker echoes concerns about the amount of concrete and excess snow locations.

Barnes expresses concerns about the berm, noting that it was a hot topic among existing

residents. Spranger replies that the City Engineer has not assessed the berm's impact on stormwater and drainage patterns in the area. A resident chimes in and reports that all her neighbors have had water in their basement but she likes the berm and the plan for landscaping it. Another spectator adds that when the lots are sold, the berm could be removed by the new owners and a require to keep it may be futile.

Becker adds that this area is quite dark at night and she would like to see street lighting on both Badger Drive near the multiuse path and along Badger Court.

D. Discussion and Motion to Approve Final Land Division Application LD-2026-05 for a 2 lot final Certified Survey Map on parcel 6-27-386 (432 Longfield Street)

1. Review Staff Report and Applicant Comments

Plan Commission approved the preliminary certified survey map at its June meeting. This is the final certified survey map, which will be recorded at the county and creates the legal lot. There are no changes from June.

2. Plan Commissioner Questions and Comments

None.

3. Motion with Conditions

Motion to recommend Common Council approve a preliminary certified survey map to divide and parcel 6-27-386 into two lots, 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:

1. On page 3 of the CSM, change "Approved per Section 110-4(5) of the City of Evansville Municipal Code" to "Approved by the Common Council this day of _____, 2026."

2. Once corrected and signed, record the Certified Survey Map with the Rock County Register of Deeds.

Motion by Gishnock, second by Lathrop. Approved unanimously.

8. Discussion

A. Expanding Accessory Dwelling Units (ADUs) beyond Historic District

Discussion of amending the zoning ordinance to expand ADUs beyond what is currently allowed. At the moment they are zoned to be a tool to preserve carriage houses but the City has not had much interest from that sector. Some members would rather see an update to the Subdivision code as a means to promote more density.

9. Community Development Report

A. Building Permit Activity – May

B. Code Enforcement Activity - May

10. Upcoming Meeting: August 4th, 2026 at 6:00pm

11. Adjourn at 7:20 pm.