

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
Tuesday, August 2, 2022, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Mayor Dianne Duggan	P	Jason Sergeant, City Administrator
Aldersperson Cory Neeley	P	Joe Morning
Aldersperson Susan Becker	P	Paulette Morning
Vacant	N/A	Nicole Rice, Applicant
John Gishnock	P	Jeff Porter, Applicant
Mike Scarmon	P	Susan Miller, Applicant
Eric Klar	A	

3. Motion to approve the agenda, by Becker, seconded by Gishnock. Approved unanimously

4. Motion to waive the reading of the minutes from the June 7, 2022 meetings and approve them as printed, by Neeley, seconded by Becker. Approved unanimously.

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

6. Citizen appearances other than agenda items listed.

A. Morning Phillips Progress Update on Brown School Place

Paulette Morning gave an update on the status of the project. The stormwater piping to the pond is complete and the landscaping is complete around one building. They are hoping to have an updated site plan by the September meeting but Combs and Associates is very busy at the current time.

7. Action Items

A. Motion to recommend the certified survey map to combine and divide parcels 6-27-595 and 6-27-595.1 into two lots located at 515 E Main Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:

i. The applicant applies for a Conditional Use Permit is acquired to allow a two-family residence on proposed Lot 1.

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- ii. **The final CSM and Joint Driveway Easement are recorded with the Rock County Register of Deeds.**

Motion by Neeley, second by Scarmon. Approved unanimously.

B. Public Hearing for Conditional Use Permit CUP-2022-0156 for Outdoor Display Incidental to Indoor Sales and Service (Section 130-404) at 205 Union Street 6-27-870

i. Review Staff Report and Applicant Comments

This lot contains a duplex, under this application, each side of the duplex would be on its own lot.

ii. Public Hearing

Public hearing opened at 6:08 p.m. No public comments. Public hearing closed at 6:09 p.m.

iii. Plan Commissioner Questions and Comments

C. Motion to approve Conditional Use Permit for Outdoor Display Incidental to Indoor Sales and Service (Section 130-404) at 205 Union Street 6-27-870, 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:

- i. **Walks and sidewalks surrounding the building maintain a minimum 36" clear width for accessible use.**
- ii. **Sign Application and Plan are submitted**
- iii. **Conditions of SP-2021-03 are met, including submission of Dumpster Enclosure materials or Plans.**

Motion by Becker, seconded by Gishnock. Approved unanimously

8. Discussion Items

A. Discussion of a Conditional Use Permit for a proposed doggy daycare facility for Commercial Animal Boarding (Section 130-410) at 155 Union Street 6-27-860.

Applicant Nicole Rice described the project. The hours of operation would be from 7:00 a.m. to 6:00 p.m. There would be no more than 20 dogs at any given time.

B. Discussion of proposed Zoning Map Amendment to parcel 6-27-344 located at 195 S Union Street from District B-5 to District B-2.

Sergeant described the purpose of the application to alter the zoning to conform with the proposed use of the purchasers. Applicant Susan Miller described the proposed use of keeping the first floor as commercial and the second floor would be for residential use.

9. Old Business

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None.

10. Community Development Report

Community Development Director Colette Spranger will be back full time on September 1st.

11. Next Meeting Date:

A. September 6, 2022 at 6:00 p.m.

12. Motion to Adjourn by Neeley, seconded by Becker. Approved unanimously.