

**City of Evansville Plan Commission
Regular Meeting
Monday, September 5, 2017, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:04 pm.
2. **Roll Call:**

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Mayor Bill Hurlley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Applicant Roger Berg of 102 E Main Street
Aldersperson Erika Stuart	P	Oscar & Norma Bjugstad of 6527 N Weary Rd
Bill Hammann	P	John Decker of 143 W Main
John Gishnock	P	Applicant Jenny Wiedel of 112 W Liberty Street
Matt Eaton	A	Lauren Rudersdorf of 114 N Second Street
Susan Becker	P	Dana Basch of 477 W Main Street
		Greg Ardisson of 217 N Sixth Street

3. **Approval of Agenda:** *Motion to approve the agenda by Hammann, seconded by Becker. Approved unanimously.*
4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the August 1, 2017 regular meeting and approve them as printed by Hammann, seconded by Cole. Approved unanimously.*
5. **Civility Reminder.** Hurlley noted the City’s commitment to civil discourse.
6. **Citizen appearances other than agenda items listed.** None
7. **New Business**
 - A. **Public Hearing and review concerning a Preliminary and Final Land Division request to divide parcel 6-20-311 (6215 County M) into two parcels in Evansville’s extraterritorial jurisdiction area on parcel**
 - i. **Initial staff and applicant comments.** Sergeant provided an overview of his staff report.
 - ii. **Public Hearing.** Hurlley opened the public hearing at 6:10pm and closed it at 6:11pm with no comments.
 - iii. **Plan Commissioner questions and comments.** None
 - iv. **Motion with conditions.** *Hammann made a motion, seconded by Stuart to recommend Common Council approve the certified survey map to divide parcel 6-20-311 into lots, finding that the certified survey map is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances.*

- B. Public Hearing and review concerning a Conditional Use Permit request to allow a lot smaller than 40,000 sq. ft. in an Industrial District on parcel 6-27-585.001 (405 Water Street)**
- i. Initial staff and applicant comments.** Sergeant noted this conditional use would allow the land division application to proceed and summarized the staff report.
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:14pm and closed it at 6:15pm with no comments.
 - iii. Plan Commissioner questions and comments.** None
 - iv. Motion with conditions.** *Hammann Made a motion, seconded by Stuart to approve the issuance of a Conditional Use Permit for creating two lots between 20,000 sq. ft. and 40,000 sq. ft. on parcel 6-27-585.001 (405 Water Street), subject to the following conditions:*
 - 1. *The applicant records the CUP with the Rock County Register of Deeds. Passed Unanimously***
- C. Public Hearing and review concerning a Preliminary Land Division request to divide parcel 6-27-585.001 (405 Water Street) into two parcels.**
- i. Initial staff and applicant comments.** Sergeant summarized the application
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:17pm and closed it at 6:18pm with no comments.
 - iii. Plan Commissioner questions and comments.** None
 - iv. Motion with conditions.** *Hammann made a motion, seconded by Cole to recommend Common Council approve the preliminary certified survey map to divide parcel 6-27-585.001 into lots, finding that the certified survey map is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:*
 - 1. *Final Land Division is completed and submitted for review. Passed Unanimously***
- D. Public Hearing and review concerning a Conditional Use Permit request to allow Indoor Commercial Entertainment and Outdoor food and beverage service on parcel 6-27-4 (24 E Main Street)**
- i. Initial staff and applicant comments.** Sergeant reviewed the staff report and noted the importance of maintain an entrance on main street whenever possible.
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:29pm and closed it at 6:31pm with Basch and Rudersdorf speaking in support.
 - iii. Plan Commissioner questions and comments.** Commission discussed the use being a good addition to the mix of downtown uses.
 - iv. Motion with conditions.** *Hammann Made a motion, seconded by Cole to approve the issuance of a Conditional Use Permit for Indoor Commercial Entertainment and Outdoor Food and Beverage Service in the B2 Central Business District. on parcel 6-27-4 (24 E Main Street), subject to the following conditions:*
 - 1. *The applicant records the CUP with the Rock County Register of Deeds***
 - 2. *Site Plan, Historic Preservation and Conditional Use Permits requested as necessary***
 - 3. *Hours limited to 7am to 10pm***
 - 4. *Minimum Parking requirements waived. Passed Unanimously***
- E. Discussion of upcoming Site Plan Review at 203 E Main Street.** Sergeant informed the commission a site plan was forthcoming for an expansion to Casey's.

F. Discussion and Motion to recommend an amendment to Final Land Divider's Agreement for Capstone Ridge to Common Council. Sergeant summarized the changes. Commission discussed and clarified sidewalks will be on some outlots. *Motion to recommend an amendment to Final Land Divider's Agreement for Capstone Ridge to Common Council by Hammann/Cole. Passed Unanimously*

G. Discussion of updates to the B2 Zoning Regulations. Sergeants discussed a previous memo with some upcoming changes including entrances from main streets. Gishnock noted seeing revisions as part of a review process is a positive.

H. 155 E Main (Bauer House) Lot Discussion. Sergeant distributed a map of 155 E Main, explaining some challenges and possible solutions.

8. Old Business

9. Monthly Reports

a. Report from the Community Development Director.

i. Report on permitting activity by Zoning Administrator. None

ii. Report on enforcement. None

iii. Other- None

b. Report of the Evansville Historic Preservation Commission. None

c. Report on Common Council actions relating to Plan Commission recommendations. None

d. Report on Board of Appeals actions relating to zoning matters. None

e. Planning education/news: Sergeant summarized the article on floodplains.

10. Next Meeting Dates: Tuesday, October 2nd, 2017 at 6pm

11. Motion to Adjourn by Hammann, seconded by Cole, passed unanimously.