

**City of Evansville Plan Commission
Regular Meeting
Tuesday, November 7, 2023, 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 Dev. Director)
Aldersperson Gene Lewis	P	Greg Johnson, Ehlers
Aldersperson Abbey Barnes	P	
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

3. **Motion to approve the agenda, by Klar, seconded by Becker. Approved unanimously**
4. **Motion to waive the reading of the minutes from the October 3, 2023 meeting and approve them as printed, by Becker, seconded by Lewis. Approved unanimously.**
5. **Civility Reminder.** Duggan noted the City’s commitment to conducting meetings with civility.
6. **Citizen appearances other than agenda items listed.** None.
7. **Action Items**
 - A. **Public Hearing for proposed creating of Tax Incremental District 10, the proposed boundaries of the District, and the proposed Project Plan for the District.**
 1. **Staff Report and Applicant Comments**
Greg Johnson went through a presentation on TIF, the requirements for the approval process, and an overview of the project plan for TID 10.
 2. **Public Hearing**
Duggan opened the public hearing at 6:30pm. No comments. Public hearing closed at 6:30pm.
 3. **Plan Commissioner Questions and Comments.**
Commissioners had questions regarding the TIF value limit for the city. This project is likely to exceed the 12% value limit.

B. Consideration and possible motion to approve Resolution 2023-26 Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.

1. Staff Report and Applicant Comments

Spranger summarized the report, noting that the parcel was coming in to access City services and was otherwise surrounded by City property. R-3 district zoning is suggested.

2. Public Hearing

Duggan opened the public hearing at 6:36pm. No comments. Public hearing closed at 6:36pm.

3. Plan Commissioner Questions and Comments

Motion to approve Resolution 2023-26.

Motion by Becker, Second by Barnes. Approved unanimously by roll-call vote.

8. Discussion Items. None

9. Community Development Report

Spranger discussed the CHS development being in the Janesville Gazette and the Wisconsin State Journal. The Business Summit was a Success. The Janesville Gazette is proposed as the new paper of record for the City. Spranger and Sergeant attended the WEDC summit. The building inspector search continues.

10. Next Meeting Date:

A. Tuesday, December 5, 2023 at 6:00 p.m.

11. Motion to Adjourn by Becker, seconded by Scarmon. Approved unanimously.