

**City of Evansville Plan Commission
Regular Meeting
Tuesday, September 3rd, 2024, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant, City Administrator
Aldersperson Abbey Barnes	P	Joe Geoffrion
Bill Lathrop	P	Roger Berg
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

3. Motion to approve the agenda, by Lathrop, seconded by Barnes. Approved unanimously.

4. Motion to waive the reading of the minutes from the August 6, 2024 meeting and approve them as printed, by Scarmon, seconded by Lathrop. Approved unanimously.

5. Civility Reminder. Duggan noted the City’s commitment to conducting meetings with civility.

6. Citizen appearances other than agenda items listed.

7. Discussion Items.

A. Settler’s Grove Preliminary Plat and Concept Plan

Spranger discussed the application in comparison to a previous application submitted for the plat which had included more lots than what is presently being applied for. Discussion was held regarding the housing density goals within the city. Sergeant advised that the goal is to look for more dense housing to be more economically durable. Lathrop asked Geoffrion what is driving the size of the lots proposed. Geoffrion explained that buyers want larger lots. Sergeant asked what density goals the land dividers agreement should shoot for. Duggan advised that increased density would be preferable. Lathrop stated he wants phase 1 to be 3.66 units/acre.

B. Update on Culver’s Wetland Delineation and Adjusted Site Plan

Spranger advised that the city has gotten word that the shoreland-wetland zoning does not apply. Spranger stated that the wetland was determined to be less susceptible, putting the setback requirement at an average of 15 feet for this site.

8. Community Development Report

None.

9. Next Meeting Date:

Tuesday, October 1, 2024 at 6:00 p.m.

10. Adjourn. 6:53 p.m.