

**City of Evansville Plan Commission
Regular Meeting
Tuesday, August 6th, 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	A	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 Klar. Approved unanimously.

4. Motion to waive the reading of the minutes from the July 2, 2024 meeting and approve them as printed, by Lathrop, seconded by Klar. 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. Action Items.

A. Public Hearing, Review and Action for Land Division Application LD-2024-09 a preliminary and final plat on parcels 6-27-842 and 6-27-844 (332 E Main St and 15 Cemetery Rd)

i. Review Staff Report and Applicant Comments.

Spranger summarized the report.

ii. Public Hearing

Opened at 6:06pm, Geoffrion expressed that he likes the addition of a new lot. Public Hearing closed at 6:08pm.

iii. Plan Commissioner Questions and Comments.

None.

iv. Motion with Conditions

Motion to recommend Common Council approve a certified survey map to divide and adjust acreages between parcels 6-27-842 and 6-27-844 into three 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 condition that the final CSM is recorded with Rock County Register of Deeds.

Motion by Klar, seconded by Lathrop. Motion carried unanimously.

B. Public Hearing, Review and Action for Land Division Application LD-2024-10 a preliminary and final plat on parcel 6-27-553.521 for a Zero Lot Line CSM (655/657 Locust Lane, or Lot 21, Stonewood Grove)

i. Review Staff Report and Applicant Comments.

Spranger summarized the report.

ii. Public Hearing for Land Division and Ordinance 2024-06

Public hearing opened at 6:13pm, no comments received. Public hearing closed at 6:14pm.

iii. Plan Commissioner Questions and Comments.

None.

iv. Motions with Conditions

Motion to recommend Common Council approve a certified survey map to divide parcel 6-521 into two lots for a two-family twin residence addressed as 655 and 657 Locust Lane, 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:

1. The final CSM is recorded with the Rock County Register of Deeds.

2. Applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.

Motion by Klar, seconded by Scarmon. Motion carried unanimously.

C. Review and Action on Landscape Plan Changes from Site Plan Application SP-2017-02

i. Review Staff Report and Applicant Comments.

Spranger summarized the report.

ii. Plan Commissioner Questions and Comments.

None.

iii. Motions with Conditions

Motion to accept alternate landscape plan for parcel 6-27-958.091A3 with the condition that the applicant submits fees in lieu-of-landscaping totaling \$9,790 by December 31, 2024,2024 or installs remaining landscaping as shown in approved plan and installs 1,175 pts on another site in the city by September 1, 2025.

8. Discussion Items.

A. Tim Magee closing business.

B. Notices for public hearings are required for properties within 250 feet of the property. Notice not required for asbestos abatement but notices were sent on W Main St property owned by city. Notice sign-up on city website not functional at this time.

9. Community Development Report

None.

10. Next Meeting Date:

Tuesday, September 3, 2024 at 6:00 p.m.

11. Adjourn. 6:39 p.m.