

**City of Evansville Plan Commission
Regular Meeting
Tuesday, January 7th, 2025, 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, Paul Liesse, Nancy Greve, Dan Cobb,
Bill Lathrop	P	Chuck Boyce, Dave Olsen, Ann Sellnow,
John Gishnock	P	Mike Neary, Sue & Dan White, Kerry & Jill Johnson
Mike Scarmon	P	
Eric Klar	A	

3. Motion to approve the agenda striking item 7C, by Lathrop, seconded by Barnes. Approved unanimously.

4. Motion to waive the reading of the minutes from the December 3rd, 2024 meeting and approve them as printed, by Lathrop, seconded by Gishnock. Approved unanimously.

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

6. Citizen appearances other than agenda items listed.

Ann Sellnow talked about public hearing notices and Conditional Use Permits.

7. Discussion Items.

A. Public Hearing, Review, and Motion for Land Division Application LD-2025-01 for a Condominium Plat on Lots 168 and 169 of Westfield Meadows, First Addition

1. Review Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:13 PM, closed at 6:14 PM with no comments received.

3. Plan Commissioner Questions and Comments

Motion to recommend Common Council approve land division application LD-2025-01 for a condominium plat on parcels 6-27-559.5168 and 6-27-559.5169 finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of the city ordinances with the condition that the final condominium plat is recorded with the Rock County Register of Deeds. Motion by Barnes, seconded by Lathrop, motion carried unanimously.

B. Public Hearing, Review, and Motion for Rezoning Application RZ-2025-01 (Capstone Ridge)**1. Review Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:22 PM. Dan Cobb expressed approval for the stormwater pond, he was also curious on why the roads were named the way they are. Jill Johnson advised she did not receive notice of the meeting. Jill had traffic concerns from homes being added to the area and how much is on Water St. Nancy Greve stated she likes the consideration of green spaces and hiking/walking trails. Kerry Johnson asked about the number of entrances into the subdivision and if there would be a connection to Cemetery Rd. Public hearing closed at 6:32 PM.

3. Plan Commissioner Questions and Comments

Lathrop expressed that she likes the density of the subdivision but would like to see a small playground area for young kids. Gishnock asked about the possibility of duplexes on the property and roads and sidewalks for the subdivision.

Motion to recommend that Common Council approve Ordinance 2025-01. Motion by Barnes, seconded by Lathrop, motion carried unanimously.

C. Review for Land Division Application LD-2024-11 for a Preliminary and Final Plat on Parcel 6-27-970C.2 (Settler's Grove)**1. Review of Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Plan Commissioner Questions and Comments**D. Public Hearing****1. Review of Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:50 PM. Comments received on parks. Public hearing closed at 6:54 PM.

3. Plan Commissioner Questions and Comments

Barnes asked about the possibility of a sunset clause to ensure that the work gets completed. Spranger added we could also hold future developments from going forward if work not completed. Berg expressed that construction costs aren't making it possible to do multi-family without taking on a loss and is worried that a sunset clause would tank future single-family development. Gishnock expressed concern about residents not wanting multi-family housing in their backyard and the need to make sure we don't kick the can down the road.

E. Review of Draft Land Divider's Agreement for Settler's Grove Subdivision**8. Community Development Report****9. Next Meeting Date:**

Tuesday, February 4th, 2025 at 6:00 p.m.

10. Adjourn. 7:17 pm