

**City of Evansville Plan Commission
Regular Meeting
Tuesday, December 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, Paul Liesse
Bill Lathrop	P	
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 November 5th, 2024 meeting and approve them as printed, by Klar, seconded by Scarmon. 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. **Review and Discussion and possible motion for Conditional Use Permit Application CUP-2024-05 for a duplex in the R-1 Residential District One on parcel 6-27-358 (16 Jackson St)**

1. **Review Staff Report and Applicant Comments**

2. **Plan Commissioner Questions and Comments**

Discussion was held regarding the pros/cons of allowing a duplex.

Motion to approve a Conditional Use Permit for a duplex in the R-1 Zoning District per section 130-983 on parcel 6-27-358 located at 16 Jackson St, finding tha the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance , subject to the following conditions:

1. **Sewer laterals are to access the public main via recorded easement with an adjoining private landowner prior to issuance of a building permit.**
2. **Use cannot create a public nuisance as defined by local and state law.**
3. **The Conditional Use Permit is recorded with the Rock County Register of**

Deeds.**B. Update – Pre-3/Maas Farm Property**

Staff advised tha the developer is not seeking assistance via TIF or other direct contributions from the city. Sergeant reminded the commission that P3 does not develop single-family housing.

- Scarmon wondered how to chunk off the land without a subdivision agreement.
- Lathrop wondered how the use of private boosters would affect west side water pressure. It was advised that they shouldn't affect water pressure. Lathrop also wondered if these units are affordable. Spranger responded that is a moving target.
- Gishnock expressed that they may be considered affordable for Evansville.
- Scarmon commented on having a public meeting by the developer, and commented that County should get involved sooner rather than later.
- Discussion was held on how rates are set by PSC
- Gishnock expressed preference for Option D, thinks that lots could be smaller and be more economical.
- Lathrop commented that this would provide opportunity for a new residential development and a new developer in town.
- Gishnock commented that the path should be moved farther west.

C. Update – KwikTrip

The developments would result in traffic issues causing a decreased level of service on County Road M. Level of service decrease for CHS is only during the harvest, for KwikTrip it would be constant. Developers are on the hook for improvements needed. DOT has to sign off on any changes to the intersection.

- Lathrop wondered if we scare them away if they would go elsewhere in the area or go outside of the area.
- Lewis stated he likes the size of the one in Belleville, could be used as a way to approach them. Stated 11-acre site is a better fit for a gas station.

8. Community Development Report**9. Next Meeting Date:**

Tuesday, January 7th, 2024 at 6:00 p.m.

10. Adjourn. 7:38 pm