

**City of Evansville Plan Commission
Regular Meeting
Tuesday, February 4th, 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, Dick Richards,
Bill Lathrop	P	Pat Galecki
John Gishnock	P	
Mike Scarmon	A	
Eric Klar	P	

3. Motion to approve the agenda moving item 7D ahead of 7A, by Lathrop, seconded by Gishnock.
Approved unanimously.

4. Motion to waive the reading of the minutes from the January 7th, 2025 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.

7. Discussion Items.

A. Public Hearing and Review of Land Division Application LD-2025-02 for a certified survey map on parcel 6-20-219B in the Town of Union

1. Review Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:09 PM. Pat Galecki expressed that he liked the plans. Dick Richards had questions regarding what type and how many animals would be allowed. He was referred to the township regarding that question. Dick Richards asked about the placement of the outlot. Public hearing closed at 6:12 PM.

3. Plan Commissioner Questions and Comments

Motion to recommend Common Council approve a certified survey map crating three lots and one outlot from parent parcel 6-20-218B in the Town of Union, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of the city ordinances, granting a variance for the size of Outlot 1,

per Section 110-5, because a literal interpretation of Section 110-230 in this instance would be inappropriate and cause an extraordinary hardship on the property owner, with the following conditions:

- 1.) that the final certified survey map is recorded with the Rock County Register of Deeds along with the record of decision from the City outlining these conditions.
- 2.) The applicant fulfills any other obligations set forth by the Town of Union and Rock County.
- 3.) A deed restriction preventing future development on Outlot 1 is provided to the City prior to signing the plat and then recorded, with a copy sent to the City.
- 4.) No further land division of these parcels occur prior to February 11th, 2045 unless superseded by one or both of the following:
 - a. An update to Article VII of the City's Subdivision ordinance, last amended by Ordinance 2020-12; or
 - b. The Town of Union and City of Evansville enter a boundary agreement.

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

B. 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

Lathrop expressed concern at the ambiguity of when multi-family housing would be constructed. Lathrop also expressed concern over one development group owning the majority of developable land surrounding the city. Spranger expressed that the developer had indicated intent to construct multi-family housing once Phase I is underway. Sergeant added that no developer will construct multi-family housing without a revenue stream or accept a development agreement with too many multi-family units. Lathrop expressed a desire to see teeth in the agreement. Barnes asked Geoffrion about impact fees in Brodhead. Geoffrion expressed that they are not cheaper, but Brodhead offers assistance via TIF. Gishnock agreed that it would be nice to have more multi-family housing and we are moving in that direction.

Motion to recommend Common Council approve the Preliminary and Final Plat for the Settler's Grove subdivision, finding that it is in the public interest and substantially complies with Section 110 of the Municipal Code, subject to the following conditions:

- 1.) *Widen Outlot 4 to 10' at its southern boundary where it meets Porter Road.*
- 2.) *Outlots 3 and 4 to be dedicated to the public upon the face of the plat*
- 3.) *Land Divider's Agreement executed by both City and Developer upon signing final plat*
- 4.) *Applicant submits Irrevocable Letter of Credit for City Engineer approval*
- 5.) *Developer pays required park and recreation land fees to City, as described in the Land Divider's Agreement*
- 6.) *Easement for bike trail prior to plat getting recorded*
- 7.) *Applicant records a plat restriction, by adding suitable language to the face of the plat as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and stormwater drainage easements.*

Motion by Klar, second by Barnes. 5 yea, Lathrop nay, motion carried 5-1.

C. Review, and Action for Rezoning Application RZ-2025-02 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

Motion to recommend Common Council approve Ordinance 2025-02 Motion by Klar,
Seconded by Gishnock. 5 yea, Lathrop nay, motion carried 5-1.

D. Review and Motion to Recommend Approval of Land Divider's Agreement for Settler's Grove Subdivision with proviso for site plans for phase 4 prior to issuance of building permits for phase 3.

Motion by Barnes, seconded by Gishnock, motion carried unanimously.

8. Community Development Report

9. Next Meeting Date:

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

10. Adjourn. 7:04 pm