

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
May 4, 2021, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

MINUTES

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Chad Renly, Municipal Services Director
Aldersperson Susan Becker	P	Dave Olsen, Applicant
Bill Hammann	P	Other members of the public
John Gishnock	P	
Mike Scarmon	P	
(Vacant)	-	

3. **Motion to approve the agenda, by Cole, seconded by Hammann. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the April 6, 2021 Meeting and approve them as printed by Cole, seconded by Hammann. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**

A. Public Hearing and Review of SP-2020-04 to construct a dog park at 535 S Madison on Parcel 6-27-982.1

- i. **Staff and Applicant Comments.** Sergeant summarized the staff report.
- ii. **Public Hearing.** Sergeant shared a neighboring property owner asked about lighting and would like to see a condition added to the approval
- iii. **Plan Commissioner Questions and Comments.** Discussion about Dog Park Rules, landscaping and fencing. Gishnock would like to see additional landscape screening to the east. Cole and commission discussed dog park rules and license fees being increased or new fee added to possibly cover cost of dog park.
- iv. **Motion. The Plan Commission approves the site plan that includes improvements as presented for a dog park at 535 S Madison Street on parcel 6-27-987, finding that 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 as set forth in**

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Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1. **Revised landscaping plan submitted with increased screening outside the east and south fence lines**
2. **Sidewalk added connecting north edge of parking lot to parcel 6-27-993**
3. **Any variation from presented plans are approved by Plan Commission**
4. **Any exterior lighting should be dark sky friendly and not cause glare or light-wash on neighboring parcels.**

Motion by Cole, seconded Stuart. Approved unanimously.

B. Public Hearing and Review of SP-2020-03 preliminary plans to construct a new commercial retail building of approx. 9,200 SF on Parcel 6-27-870 at 255 N Union

- i. **Staff Comments.** Sergeant shared his staff report, including discussion of exterior design changes
- ii. **Public Hearing.** Sergeant shared comments received by email in support of a walkable grocery store on the west side.
- iii. **Plan Commissioner Questions and Comments.** Commission discussed progress on design and likes the direction.

C. Discussion of Settler's Grove Subdivision Agreement and Preliminary Plat. Sergeant reviewed updates to preliminary and final plat. City Engineer is meeting with staff this week to discuss any necessary changes. Cole noted a few grammatical changes needed in the agreement. Renly clarified easements might be needed across the outlots if they aren't owned by the City.

8. Monthly Reports

C. Community Development Report. Sergeant shared his report.

9. Next Virtual Meeting Dates: Tuesday, June 1, 2021 at 6:00pm

10. Motion to Adjourn by Cole, seconded by Gishnock. Approved Unanimously.