

**City of Evansville Plan Commission
Regular Meeting
Tuesday, July 1st, 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	A	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	
Aldersperson Abbey Barnes	P	
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

3. Motion to approve the agenda, by Lathrop, seconded by Becker. Approved unanimously.

4. Motion to waive the reading of the minutes from the June 3rd, 2025 meeting approve them as printed by Barnes, seconded by Klar. Approved unanimously.

5. Civility Reminder. The City's commitment to conducting meetings with civility was noted.

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

7. Discussion Items.

A. Discussion and Motion to Recommend Approval of Ordinance 2025-03

Lathrop led a discussion regarding the use of the term "affordable" throughout the ordinance.

Consensus was reached to adjust the title of the ordinance to read "An Ordinance to Reimburse Building Permit Fees for Workforce Housing Projects and Expand Certain Commercial Uses." The specific rents set by WHEDA and HUD for 2025 were removed from the text and instead referenced generally as something set by WHEDA and HUD.

Klar asked what other municipalities do to reduce costs. Spranger replied that often reducing parking requirements or reimbursing zoning costs to allow housing were the most common, but Evansville already waives parking requirements in the downtown and has long allowed residential use on upper levels by right. That leaves Evansville with fewer options to meet WHEDA's requirement that the municipality provide measurable cost savings.

8. Discussion

A. Housing Ad Hoc Committee

Becker and Lathrop suggested a group to direct zoning code changes that reflect the future land use plan. Lathrop would like to see the development of a community land trust and for relationships with developers to improve. Becker voiced support for expanding social services in needed. Gishnock voiced support for an ad hoc group to have a deliverable and asked if it would have a sunset date, or if it would run indefinitely.

9. Community Development Report. Spranger gave updates about community developments, including ongoing work to assist residents and contractors after the April hailstorm and development updates for Culver's and Kwik Trip.

10. Next Meeting Date: Tuesday, August 5th, 2025 at 6:00 p.m.

11. Adjourn. 7:22 PM