

City of Evansville Plan Commission
Regular Meeting
Tuesday, March 3rd, 2026, 6:00 p.m.

MINUTES

- 1. Call to Order at 6:02pm.
- 2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jon Powers, Cassidy Powers
Aldersperson Abbey Barnes	P	Alec Meier
Susan Becker	P	Roger Berg
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

- 3. Motion to approve the agenda, by Barnes, second by Lathrop. Approved unanimously.
- 4. Motion to waive the reading of the minutes from the February 3, 2026 meeting approve them as printed by Barnes, seconded by Lathrop. Approved unanimously.
- 5. **Civility Reminder.** Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. **Citizen appearances other than agenda items listed.** None.
- 7. **Action Items**

A. Public Hearing, Review, and Motion for Rezoning, Land Division, Site Plan, and Conditional Use Permit Applications for a 4-Unit Apartment Building on parcel 6-27-830 (4 Grove Street)

1. Review Staff Report and Applicant Comments

Spranger presented the formal application, which has been reviewed in concept at previous Plan Commission meetings. Four applications are being discussed this evening. The site must be rezoned to R-3, given a conditional use permit for a second principal building, approval for a condominium plat, and review and approval of the site plan. The applicant has worked with staff over the past few months and has created a compliant development that blends well in with the established neighborhood surrounding it. Recommendations include a dedicated area for trash enclosure, affirmation of landscaping needs on site, and Plan Commission approval for lessened parking requirements. Powers affirms that in total, there will be 6

residential units on site: two in the existing house, and four newly built.

2. Public Hearing

Duggan opened public hearing at 6:12pm.

Alec Meier, 704 Orchard View Drive, spoke in favor of the project, stating that he found it difficult to find rentals in Evansville. He is now a homeowner but appreciates that there will be new options for residents looking to move to the community.

Spranger read comments from Emilee Taylor. She chose to live in Evansville for its small-town feel and supports the project, stating that it is a positive step towards thoughtful growth, expanding housing options, and bringing new residents to the community.

Duggan closed public hearing at 6:14pm.

3. Plan Commissioner Questions and Comments

Becker asked for clarification regarding the condominium plat and condominium financing. Scarmon adds to this inquiry, asking specifically if the new units would be sold for individual ownership. Powers replies in the negative, stating that the condominium plat is not set up to have any owners beyond himself. The goal of separate units for the two principal buildings has to do with commercial financing.

Becker asks if the trash enclosure can be landscaped, especially if it abuts the park and nearby historic structures.

Lathrop is concerned about parking. Powers replies that each unit will have one contractually assigned parking space on site. There would be six units without a dedicated second parking space. The remaining cars can park on Park Drive/Grove Street, which is sufficiently wide.

4. Motions

Motion to recommend Common Council approve Ordinance 2026-03, by Lathrop, second by Barnes. Approved unanimously.

Motion to recommend Common Council approve land division application LD-2026-03 for tax parcel 6-27-830 by Lathrop, second by Becker. Approved unanimously.

Motion to approve site plan application SP-2026-03 and conditional use permit application CUP-2026-04 for second principal building on 6-27-830 finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

- 1. Common Council approves Ordinance 2026-03.**
- 2. Common Council approves land division application LD-2026-03 for a condominium plat.**
- 3. The business operator shall obtain and maintain all federal, city, state, and county permits and licenses as may be required.**
- 4. Plan Commission reduces parking requirements to 8 dedicated stalls on site.**
- 5. Applicant to add a pad and trash enclosure on site plan, and work with City staff to transition from city-provided refuse service to a private entity.**
- 6. If existing mature trees cannot be preserved, applicant to add 140 landscape points to the site prior to occupancy. (Translates 3 deciduous trees of 2" caliper.)**
- 7. Use cannot create a public nuisance as defined by local and state law.**
- 8. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
- 9. Applicant records the approved site plan and conditional use permit with the Rock County**

Register of Deeds.

Motion by Lathrop, second by Barnes.

Motion by Gishnock, second by Scarmon, to add a condition: Extend private sidewalk to Madison Street and complete a connection to Antes Drive. Approved unanimously.

Full motion with amendment approved unanimously.

B. Discussion and Motion to Approve “Amendment to the 2025 Final Land Divider’s Agreement for Capstone Ridge”

Applicants not present. Per the original 2025 Agreement, the developers have the ability to donate land intended for parks/recreation and receive back the parkland dedication fees paid to the City. Discussion among commissioners centered around uses for the land in question, whether it was appropriate for recreation or if it could be “swapped” for land intended for cemetery expansion nearer the water tower on Cemetery Road. No consensus on this matter, as it is tangential to the proposed amendment. The developer agreement includes a provision for donating land and the City is obliged to follow what it agreed to in that document.

Motion to recommend Common Council approve “Amendment to the 2025 Final Land Divider’s Agreement for Capstone Ridge”, by Barnes, second by Becker. Approved unanimously.

8. Discussion

9. Community Development Report

10. Next Meeting Date: Tuesday, April 7th, 2026 at 6:00 p.m.

11. Adjourn at 7:18 pm.