

MINUTES

- Lathrop wished the applicant was present so a dialogue could be established. He wishes to support business and suggests adjustable window coverings.

Gishnock would like to find a sweet spot that allows for privacy shading while having more of the window be exposed.

Thompson expresses support of the new location.

Becker asked what the former yoga studio on West Main Street used for window coverings.

Spranger replied that the windows were fully obscured by curtains but code enforcement was weak at the time. City Administrator Sergeant adds that at its inception, TID 5 gave out grants to downtown property owners to improve facades. The goal of the 50% window covering rule is to continue that effort, which was to make the downtown appear open and used.

Boyce asks for clarification on what a covering entails – does it matter if the window is frosted, tinted, or opaque? Sergeant replies that anything covering the window is fair game, and that this applies to first floor windows only.

Barnes would like to see the windows partially opened and feels a logo or name of the business on the covering part of the glass would improve the overall look and help out at the street/sidewalk level.

- 4. Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-20.2 located at 26 W Main Street, 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 of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:**
 - 1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.**
 - 2) Any substantial changes to the business model shall require a review of the existing conditional use permit.**
 - 3) Applicant to adjust translucent window coverings to 50% of the total window area.**
 - 4) Use cannot create a public nuisance as defined by local and state law.**
 - 5) The Conditional Use Permit is recorded with the Rock County Register of Deeds.**

Motion by Gishnock, second by Lathrop. Approved unanimously.

B. Public Hearing, Review, and Motion for Land Division Application LD-2026-05 for a preliminary certified survey map on parcel 6-27-386 (432 Longfield Street)

1. Review Staff Report and Applicant Comments

Applicant is not in attendance. This is a straightforward split of a large lot on Longfield Street. At one point the vacant lot to the south was legally combined with the lot containing the residence at 432 Longfield Street. This split would return the vacant lot to a stand-alone lot. Staff has worked with the applicant, City engineer, and construction company to ensure sewer and water lateral stubs are provided so future development does not have to disturb the newly paved road (which is currently under construction). The driveway apron serving the vacant lot will also be repaved. The applicant's intention is to sell the lot. It is likely to be developed with a single family house.

2. Public Hearing

Barnes opened the public hearing at 6:25pm. No comments. Public hearing closed at 6:26pm.

3. Plan Commissioner Questions and Comments

No questions of note.

4. Motion with Conditions

Motion to approve a preliminary certified survey map to divide and parcel 6-27-386 into two lots, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following condition: that the applicant submit a final certified survey map within six months of Common Council approval for the preliminary certified survey map.

Motion by Lathrop, second by Scarmon. Approved unanimously.

C. Public Hearing, Review, and Motion for Site Plan Application SP-2026-04 and Conditional Use Permit Application CUP-2026-06 for a mixed use commercial/residential building on parcel 6-27-959.3A (702-710 Brown School Road)

1. Review Staff Report and Applicant Comments

Applicant Andy Phillips is in attendance. This is the third time Plan Commission has reviewed a plan for this site. It has not been built yet due to fluctuating construction costs. Each time it returns to Plan Commission there are minor changes to what has been presented. Tonight's submittal features a 3 story building with two floors of 3 two-bedroom apartment units each (6 units total) over a 1,700+ square foot commercial space on the lowest floor. This site is subject to an ATC easement which restricts the amount of landscaping possible on site.

2. Public Hearing

Barnes opened the public hearing at 6:33 pm. No comments. Public hearing closed at 6:34 pm.

3. Plan Commissioner Questions and Comments

Boyce likes the building and project but notes that at the Public Safety Committee there have been complaints about parking along the curve of Brown School Road, particularly when the hotel is full and when construction crews are in town. Sergeant notes that parked cars tend to curb speeding.

Gishnock laments that the site's easement with ATC, which will limit the amount of landscaping that is possible on the site.

Thompson asks if stormwater is needed on this site. Spranger replies that stormwater here has been factored into existing ponds and the storm sewer system, but that the City Engineer will have final say over grading and erosion control plans, which will dictate how water sheds this property.

4. Motion to approve the Site Plan and Conditional Use Permit to allow new construction of a mixed commercial and residential building per section 130-522 on parcel 6-27-959.A3, 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 of a CUP and Site Plan set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1. Conditional Use Permit is recorded with Register of Deeds**
- 2. Any major deviation (number of units, size of building footprint) from plans approved by Plan Commission.**
- 3. Erosion control and utility/grading/drainage plan approval by City Engineer prior to building permit issuance.**
- 4. 3 Street trees are planted prior to occupancy per Section 130-265(7).**
- 5. Applicant donates remaining 330 required landscape points prior to occupancy as outlined in 130-263(10)(g).**
- 6. Physical dumpster enclosure to be built using similar materials as building.**

7. *Use cannot create a public nuisance as defined by local and state law.*

Motion by Lathrop, second by Scarmon. Approved unanimously.

D. Public Hearing and Discussion for Site Plan Application SP-2026-05 and Conditional Use Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)

1. Review Staff Report and Applicant Comments

Applicant Jon Lange and consultant Leonard Schreiber are in attendance. The plan is for two industrial buildings on County Highway M for Hatch Building Supply and Ace Materials Placing. The lot was recently purchased from the City and is subject to a development agreement, which is fulfilled with the construction of the two buildings. The submitted site plans do not show a 66' foot easement the city holds for trail, utilities, and a potential roadway. The City does not have firm plans for any infrastructure in this area, but wishes to maintain the possibility, particularly for a future trail connection. Future buildings on the site would also need to be set back from this easement area. Applicant has been working with staff and will address an appropriate gap between the infiltration and stormwater pond; the City is otherwise comfortable with encroachment of the stormwater pond in the easement area, as it is unlikely a road could be built in this area due to wetlands and the railroad. Any future buildings on the back part of the property will be discussed at a future date when construction is imminent, but initial analysis suggests the area can be built out and still comply with zoning regulations.

Site will need to have a setback between the right-of-way and pavement in the front yard of at least 10 feet. Suggestions to add trees in this corridor. Applicant would like that area to stay as clear as possible for visibility.

Staff is requesting updated plans showing the easement before a decision can be rendered.

2. Public Hearing

Barnes opened the public hearing at 6:53pm. No comments. Public hearing closed at 6:56pm.

3. Plan Commissioner Questions and Comments

Gishnock requests landscaping between Midway Village Mobile Home Park and the site to address issues of noise and dust. Increasing screening here would cut down on potential conflicts and trespass.

Commissioner asks applicant regarding noise. Operations can sometimes be noisy, particularly when trucks are preparing to leave for the day. Operating hours are generally from 6:00 AM to 10:00 PM. Commissioners suggest using further away driveway to avoid conflicts with residents of Midway Village.

Special meeting scheduled for Thursday, June 11th.

E. Review of Concept Development Plan from Pre-3

Bob Murray and Josh Kenitzer from Pre-3 development present a concept development plan for the ~43 acres on the west side of town. Pre-3 builds apartments and does not necessarily develop entire neighborhoods, but in this case some infrastructure will need to be built in order for them to begin construction. They are eager to build this project in Evansville, noting they have built in several other communities since purchasing the land here. Utility constraints are one big roadblock and Pre-3 has been working with the City to come to an answer that does not require the immediate construction of a water booster, which would trigger an approval needed from the PSC. The proposed plan features 60 units per development, all featuring 2 bedroom 2 bath units of ~1,100

square feet. Only a quarter of their renters turnover each year, meaning renters who choose these units are long term residents of the community. There are often outdoor amenities like dog exercising areas, as they find their demographic skews older households downsizing and younger households starting out. Low rate of school children generated by these units. Plan Commission asked many questions and engaged in a fruitful dialogue with the presenters.

7. The 2023 development agreement between CHS and the City has a July 1, 2026 date that allows the City to end the agreement. The City would not like to do so at this time but acknowledges that lack of movement on this project means some clarifications are in order in the event the CHS board of directors approves the soybean crush facility for Evansville. The proposed motion and amendment tonight are to continue overall approvals for the project without violating the City's existing zoning code.

Motion to extend construction commencement time limit of Conditional Use Permit 2023-0193 to August 1, 2031, as described in the 2026 Amendment to the CHS Development Agreement, conditioned upon Common Council waiving the limits of Section 130-109 of the City of Evansville Municipal Code.

Motion by Lathrop, second by Becker. Approved unanimously.

- A. Review and Motion to Recommend 2026 Amendment to CHS Development Agreement

Motion to Recommend Common Council Approve the 2026 Amendment to CHS Development Agreement by Scarmon, second by Becker Approved unanimously.

8. Discussion

- A. Westfield Meadows Second Addition Comments

Spranger reports an update on a concept plan that Plan Commission received in May. An application has been submitted and comments were returned to the applicant. Staff would prefer to see something other than a cul-de-sac street but the subdivision code does not strictly prohibit them. The site will also need to be rezoned. Dave Olsen of Grove Partners is in attendance and reports the units will not be "cookie cutter" look-alikes.

- B. Downtown/B-2 Zoning District Sign and Window Enforcement Update

Spranger seeks input on a draft letter for businesses around town. The last time such a letter was sent was in 2019. Commissioners suggest softening the tone.

9. Community Development Report

- A. Building Permit Activity – April
- B. Code Enforcement Activity - April

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

11. Adjourn at 8:45 pm.