

City of Evansville Plan Commission
Special Meeting
Thursday, June 11th, 2026, 6:00 p.m.

MINUTES

- 1. Call to Order at 6:00pm.
- 2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	
Aldersperson Chuck Boyce	P	Leonard Schreiber, Consultant for Applicant
Susan Becker	P	Jon Lange, Applicant
John Gishnock	P	
Mike Scarmon	A	
Ry Thompson	P	

- 3. Motion to approve the agenda, by Lathrop, second by Becker. Approved unanimously.
- 4. Civility Reminder.
- 5. Citizen appearances other than agenda items listed. None.
- 6. Action Items

A. Discussion and Motion to Approve 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

Staff reports that tonight’s submissions address the issues discussed at the June 2nd regular Plan Commission meeting. Applicant has no new updates.

2. Plan Commissioner Questions and Comments

Lathrop asks if applicant is OK with a potential recreational trail so close to the site. Lange affirms.

Thompson asks if fences go all the way around stormwater pond. Affirmed. Spranger adds that coordination will need to be made with EMS/PD in case of emergency, as access is the main issue when stormwater areas are fenced.

Boyce asks if a lighting plan was submitted. Lange replies that Hatch Building Supply operates during normal business hours and needs no lighting, and that Ace only has lights on its building. Spranger thanks Boyce for bringing this up, as she suggests a commissioner add that all lighting be dark sky compliant as a condition to the application.

Gishnock asks regarding seeding mixes around stormwater basins, suggests they be hardy. Adds that the amount of evergreens between Midway Village Mobile Home Park and this site are well-spaced and will provide good screening between the two properties.

3. Motion to approve site plan application SP-2026-05 and conditional use permit application CUP-2026-07 for two industrial buildings on parcel 6-27-1150, 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. Typical operating hours are between 5:00 AM to 10:00 PM. Vehicles entering and existing the site outside of these hours shall utilize the southernmost driveway to avoid disturbing neighboring residential properties.
 2. Sidewalks will be required along County Highway M by the City at a future date and must be built within 24 months notice of such a requirement.
 3. Applicant installs landscaping per approved plans within one year of receiving an occupancy permit.
 4. Applicant understands that the City has full rights to install utilities, trails, or access roads within the recorded 66 foot easement.
 5. Any pipes/laterals on site used to provide water and sewer service, including any laid within the 66 foot easement, will be the responsibility of the applicant and any future property owner.
 6. Applicant to submit stormwater, erosion control, and grading plans to City Engineer for final approval prior to receiving a building permit.
 7. Future development on site will require its own site plan approval and, if needed, conditional use permit approval.
 8. Applicant complies with any and all other local, state, or federal regulations pertaining to the site.
 9. Any major deviations from approved plans or business model shall require a resubmittal of application and possibly fees or enforcement action.
 10. Use cannot create a public nuisance as defined by local and state law.
 11. Applicant records the site plan and conditional use permit with the Rock County Register of Deeds.
 12. All lighting on site is to be dark sky compliant.

Motion by Barnes, second by Lathrop. Motion approved unanimously.

7. Discussion
8. Community Development Report
9. Next Meeting Date: Tuesday, July 7th, 2026 at 6:00 p.m.
10. Adjourn at 6:28 pm.