

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

**City of Evansville Plan Commission
Regular Meeting
June 1, 2021, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

MINUTES

1. **Call to Order** at 6:02pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	A	Roger Berg, Applicant
Aldersperson Susan Becker	P	Mike Sebben, Applicant
Bill Hammann	A	Other Members of the public
John Gishnock	P	
Mike Scarmon	A	
(Vacant)	-	

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

4. **Motion to waive the reading of the minutes from the May 12, 2021 Meeting and approve them as printed by Gishnock, seconded by Becker. 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 LD-2021-02 to create the First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515

i. Staff Comments and Applicant Comments. Sergeant summarized the project.

i. Public Hearing. Hurtley opened the public hearing, No comments were received. Hurtley closed the public hearing

ii. Commissioner Discussion. None.

B. Public Hearing and Review of RZ-2021-02 to rezone the proposed First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515

i. Staff and Applicant Comments. Sergeant summarized the proposed rezoning.

ii. Public Hearing. Hurtley opened the public hearing. A member of the public inquired via Google Chat if the project would be rentals, they would prefer they were not rentals. Berg clarified the intent would be to split and sell each lot. Hurtley asked is single family homes could be built, Sergeant informed they could be. Hurtley closed the public hearing.

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- iii. Plan Commissioner Questions and Comments. Commission discussed if the market can support 7 new duplexes and clarified what the zoning would allow.

C. Motion to Approve and Recommend Resolution 2021-11: A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan by Hammann, seconded by Scarmon. Sergeant explained the purpose is to meet state law and allow the eventual rezone request to be approved. *Passed unanimously.*

D. 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 summarized the staff report
- ii. **Plan Commissioner Questions and Comments.** Commission discussed the requirement of a low landscape wall along parking area and reached a consensus to remove the requirement. Mike shared that Sergeant informed them of possible requirement to put up a wall and are okay either way.
- iii. **The Plan Commission approves the site plan application as presented to construct an approximately 9,075 sf retail building for indoor sales per section 130-403 on parcel 6-27-870, 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 of the Zoning Ordinance, subject to the following conditions:**
 1. Any variation from presented plans approved by staff or Plan Commission if necessary
 2. Site grading plan and Floodplain Permit FP-2021-01 approved by City Engineer
 3. Dimensions, cross sections and entry grade of all access points onto public streets approved by city engineer.
 4. Final construction drawings approved by City.
 5. Proposed land division application submitted, reviewed and approved by City staff, and Plan Commission.
 6. All exterior lighting is dark sky compliant.
 7. A bicycle rack, and a park bench meeting city standards near building entrance.
 8. Elevations and materials for trash enclosure approved by commission.
 9. Proposed ground and wall signage requires sign application, review and approval by City staff.
 10. Outdoor display of merchandise as described in Section 130-404 for more than 12 days require application, review and approval of a conditional use permit per section 130-527.

Motion by Hammann, seconded by Gishnock. Approved unanimously.

- 7. Next Meeting Dates: Tuesday, July 6, 2021 at 6:00pm
- 8. Motion to Adjourn by Hammann, seconded by Becker. Approved Unanimously.