

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

**City of Evansville Plan Commission  
Special Meeting  
May 12, 2021, 2:00 p.m.  
Meeting held virtually due to COVID-19 Guidelines**

**MINUTES**

1. **Call to Order** at 6:15pm.

2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	P	Roger Berg, Applicant
Aldersperson Susan Becker	P	Dave Olsen, Applicant
Bill Hammann	A	
John Gishnock	P	
Mike Scarmon	A	
(Vacant)	-	

3. **Motion to approve the agenda, by Hurtley, seconded by Cole. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the May 4, 2021 Meeting and approve them as printed by Cole, 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. Discussion and Motion Regarding Subdivision Plat for Settlers Grove**

- i. **Staff Comments.** Sergeant summarized the staff report.
- ii. **Applicant Comments.** Sergeant summarized the staff report.
- iii. **Commissioner Discussion.** Cole noted the agreement had an incorrect lot number listed on page 3 of the draft agreement, Lot 78 should be 48.
- iv. **Motion to confirm that the Subdivision Plat for Settlers Grove Subdivision is in the public interests and substantially complies with Section 110 of the Municipal Code, and to approve the Plat after the following conditions are met:**
  1. **Final Plat revised to add labels to each Outlot 1 and Outlot 4 that add “for pedestrian/bike trail” designation to the current designations of “Dedicated to Public” and “for stormwater and water utility purposes.”**
  2. **Final Plat revised to add a note at the north end of Pullen indicating “temporary tee-turnaround to be constructed within right-of-way” or something similar**

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3. *Applicant verify lots 3 and 9 meet the requirement for 70 feet of width at the building setback line.*
4. *Applicant submits covenants and deed restrictions and the lot grading & drainage plan referenced on Sheet 1 of the proposed Final Plat for city approval prior to Final Plat approval.*
5. *Applicant computes, submits and completes blanks shown for minimum building opening elevations on Lots 1-3 and 39-44 on the Final Plat.*
6. *Applicant records a plat restriction, by adding suitable language to the face of the plat as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and Stormwater drainage easements.*
7. *Applicant records, in consultation with City Engineer, a CSM or plat revision to adjust Porter Road right of way to align with south east edge of Outlot 4.*
8. *Final Developer's Agreement completed and executed by both City and Developer.*
9. *Applicant submits Irrevocable Letter of Credit for City Engineer approval.*  
*Motion by Cole, seconded Gishnock. Approved unanimously.*

8. Next Virtual Meeting Dates: Tuesday, June 1, 2021 at 6:00pm

9. Motion to Adjourn by Cole, seconded by Becker. Approved Unanimously.