

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

**City of Evansville Plan Commission
Regular Meeting
December 7, 2021, 6:00 p.m.**

MINUTES

1. Call to Order at 6:01pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Bill Hurlley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	A	Community Development Director Colette Spranger
Aldersperson Susan Becker	P	Bill Lathrop, Evansville Today
Bill Hammann	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	E	

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

4. Motion to waive the reading of the minutes from the October 5, 2021 meeting and approve them as printed, by Hammann, seconded by Becker. Approved unanimously

5. Motion to waive the reading of the minutes from the November 2, 2021 meeting and approve them as printed, by Hammann, seconded by Becker. Approved unanimously. Minor edits noted by Becker.

6. Civility Reminder. Hurlley noted the City's commitment to conducting meetings with cordiality.

7. Citizen appearances other than agenda items listed. None

7. Community Development Report

A. Staff Update -Windmill Ridge

Spranger and Sergeant went over the letter that was sent out regarding incomplete public improvements. Gishnock asked about timeline for improvements. Spranger replied that they would be expected by June 2022, Sergeant explaining that the date coincided with the developer's letter of credit expiring.

B. Staff Update – Landmark

Spranger and Sergeant went over the letter that was sent out regarding incomplete landscaping. Gishnock asked about timeline for enforcement. Sergeant replied that the City would follow up likely after updates to the zoning ordinance are made, which may allow for more flexibility in how landscape points may be allocated on a project of this size.

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C. Review Compliance Letter for Brown School Place

Discussion revolved around the reasoning for TIF funding to this particular site. Hammann remarked that the City does not typically distribute TIF to residential projects, but ones that are supposed to create jobs. No jobs are being created by this site. Gishnock commented that the letter is a necessary step of enforcement. The City has a vision for new development and it needs to hold applicants accountable to what they've agreed to. Sergeant added that TIF wouldn't have occurred for this project had there not been a need to offset stormwater issues on site in order to accommodate density. That stormwater conveyance has not been installed. **Motion to send the enforcement letter to Morning-Phillips Investment Group LLC on behalf of the City of Evansville Plan Commission, by Hammann, seconded by Becker. Approved Unanimously.**

8. Community Development Report

Spranger gave the Community Development Report. Sergeant followed up on progressing concept plans for the West Side and Leota Park. Gishnock asked what the Plan Commission role will be in the entitlement process. Sergeant replied that the Plan Commission would likely review the site plan for both parks.

9. Next Meeting Date:

A. January 4, 2022 at 6:00pm

B. Review meeting dates for 2022. **Motion to amend the April Plan Commission meeting to Monday, April 4th, 2022, in order to avoid a conflict with Spring Elections, which are held on Tuesday, April 5th, by Hammann, seconded by Gishnock. Approved Unanimously.**

10. Motion to Adjourn by Hammann, seconded by Becker, Approved Unanimously.