

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

**City of Evansville Plan Commission
Regular Meeting
February 8, 2021, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

MINUTES

1. **Call to Order** at 6:05 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Chad Renly, Municipal Services Director
Aldersperson Erika Stuart	P	Dave Olsen, Township Resident
Bill Hammann	P	Matt Brown, 685 Hillside Court
John Gishnock	P	Roger Berg, Township Resident
Mike Scarmon	P	Joe Bradley, Applicant
Susan Becker	P	

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

4. **Motion to waive the reading of the minutes from the January 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. **Motion to Recommend Ordinance 2021-01, AN ORDINANCE REPEALING AND RECREATING ARTICLE IX OF CHAPTER 106 OF THE EVANSVILLE CODE OF ORDINANCES** by Hamman, seconded by Cole.

Renly summarized the ordinance highlighting it is consistent with an agreement and state statutes. Sergeant reminded commission this is a complete repeal and replace of the existing ordinance, the portions that show up as underlined are added verbiage. ***Motion approved unanimously.***

B. **Discussion and Possible Motion to Recommend Ordinance 2020-13, Chapter 130 Zoning.**

Hurtley requested Sergeant review the most recent changes. Sergeant updated commission that staff and Mayor has spoken with concerned builders and developers and updated the ordinance to better reflect concerns. The maximum garage frontage is now 55% and a 4' maximum offset is permitted. A maximum lot coverage of 45% is permitted in R1 and 50% in R2. Brown and Berg expressed concern over the 4' offset requirement, stating it would result in less variation from house to house. Cole mentioned the current homes built all have similar massing, he doesn't see how this is any different. Hurtley expressed concern over the regulations resulting in less desire to develop and build, thus putting the city in a bind for new tax dollars. Stuart mentioned

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Windmill Ridge had homes that seems more in keeping with the ordinances goals and was concerned with escalating prices. She also thinks more tax dollars should come from business development. Sergeant shared the average offset in Windmill Ridge for garages is approximately 8.5 feet, with many homes being in the 7-to-11-foot range. Hurlley asked if an 8 foot setback would be acceptable. Sergeant asked Brown and Berg what they thought about that. Berg shared they think 12 feet would work. Berg shared they had a number of houses in development that reflected the ideas the commission brought up and hope to have the built in 2021. Sergeant stated that the 12 foot offset is a starting point, compared to the lack of regulation currently. He thinks getting public feedback on the new homes Berg is speaking about along with an update to the comprehensive plan would be a good point to check in on this ordinance. The commission discussed a 12 foot setback and expressed concern that it didn't achieve the goals that they originally laid out, but do see an opportunity to revisit the topic with a Comprehensive Plan update next year and think the other provisions in the ordinance reflect a compromise between public feedback and builder feedback. Hamman suggested tabling the discussion until a later point. Hurlley expressed a desire to reach a conclusion to avoid further delay. Commission discussed being ready to move forward and ***Hamman made a Motion to approve Ordinance 2020-13 revising the offset requirement listed in 130-984(12)(d) and 130-1004(14)(d) from 4 feet to 12 feet and correcting 130-984(12) (a) and (b) to read "forty five (45%)" and striking "25 feet at front setback line" from 130-1004(14)(e), seconded by Cole. Approved Unanimously.***

- C. Discussion and Possible Motion to Approve Site Plan Application SP-2021-01 for site improvements as a result of a change of use on parcel 6-27-684.1 and 6-27-684.2 located at 320 Water Street.** Sergeant summarized the staff report. Bradley requested the implementation be delayed until later in 2022. ***Hamman made a Motion The Plan Commission approves the site plan that includes site plan improvements as presented to allow a light industrial use on parcels 6-37-684.1 and 6-27-684.2, 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 set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***

- 1. Any applicable easements and Sidewalk locations are approved by City and installed no later than August 8, 2022.***
 - 2. Landscaping and green space totaling 380 points are approved by Community Development Director and installed no later than August 8, 2022.***
 - 3. Any variation from presented plans are approved by staff or Plan Commission***
 - 4. Any exterior lighting should be dark sky friendly and not cause glare or light-wash on neighboring parcels.***
 - 5. Existing temporary building removed***
- seconded by Gishnock. Approved Unanimously.*

- D. Discussion and Possible Motion to Approve Site Plan application SP-2021-02 for new construction and site improvements on parcel 6-27-982.1 located along Old Hwy 92.** Sergeant summarized his staff report. Renly shared it is an addition to the maintenance garage. ***Hamman made a Motion The Plan Commission approves the site plan that includes improvements as presented, including expansion of an existing maintenance garage, removal of impervious pavement, and addition of sidewalk/landscaping on parcels 6-27-982.1, 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 set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***
- 1. Driveway location revised to align crosswalk***

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2. *A Landscape plan is created that includes street trees and screening at the proposed building, totaling 1248 points.*
3. *Any variation from presented plans are approved by Plan Commission*
4. *Any exterior lighting should be dark sky friendly and not cause glare or light-wash on neighboring parcels.*

seconded by Cole. Approved Unanimously.

E. Discussion and Motion to Recommend Park, Pool and Splashpad RFQ. Becker asked if the pool would be in operation this year. Renly said it will depend on the status of the leak and COVID. *Motion to Recommend Park, Pool and Splashpad RFQ by Hamman, seconded by Cole. Approved Unanimously.*

F. Concept discussion for Rezone Request at 339 Franklin St. Sergeant shared an updated request to the application now included rezone to R-2, instead of I-1

G. Discussion of Stonewood Grove Developers Agreement. Sergeant noted the agenda was supposed to identify Settler's Grove, not Stonewood. Hurtley shared this will be worked on and some discussion items include corner duplexes and porter road.

8. Monthly Reports

A. Community Development Report

B. Report on other permitting activity by Zoning Administrator. None

C. Report of the Evansville Historic Preservation Commission. None

D. Report on enforcement. Sergeant shared recently installed solar panels in the historic district were not installed in accordance to approval and will have been requested to be moved.

9. Next Virtual Meeting Dates: Tuesday, March 2, 2021 at 6:00pm; Tuesday, April 6, 2021 at 6:00pm; and Tuesday, May 4, 2021 at 6:00pm

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