

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

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

**MINUTES**

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

**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	A	Kendall Wethal, Applicant
Aldersperson Susan Becker	P	Jose Gorces, Applicant
Bill Hammann	P	Bill Lathrop
John Gishnock	P	
Mike Scarmon	P	
(Vacant)	-	

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

**4. Motion to waive the reading of the minutes from the May 12, 2021 Meeting and approve them as printed by Hammann, 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

**A. Annexation Discussion of parcels 6-20-290A, 6909 N South Second Street**

- i. Staff and Applicant Comments.** Sergeant summarized. Applicant discussed the use of the property. Sergeant expressed concern over the existence of temporary structures on the property.

**7. New Business**

**A. Public Hearing and Review of LD-2021-05, LD-2021-06, and LD-2021-07 to Create Two Family Twin Lots on parcels 6-27-533.509, 6-27-533.508, and 6-27-533-518**

- i. Staff Comments and Applicant Comments.** Applicant not present.
- ii. Public Hearing.** Hurtley opened the public hearing, No comments were received. Hurtley closed the public hearing.
- iii. Commissioner Discussion.** Sergeant explained the lots were intentionally zoned R-2 by the developers to build duplexes and divide the lots to sell each side.
- iv. Motion to recommend to Common Council approval of certified survey maps to divide parcels 6-27-533.509, 6-27-533.508, and 6-27-533.518 each into Two-family twin lots, finding that the application are in the public interest and meet the objectives contained within Section 110-102(g) of the city ordinances with condition that:**

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1. *The Municipal Services Committee reviews the final Certified Survey Map*
2. *ADA ramp is installed at northwest corner of Locust Ln and Stonewood Ct*
3. *Retaining wall is constructed to City Engineer's satisfaction at 540 Stonewood Ct*
4. *Final Certified Survey Map and joint cross access easement agreement is recorded with Rock County Register of Deeds.*  
*by Hammann, Seconded by Becker. Approved unanimously.*

**B. Public Hearing and Review of CUP-2021-01 to operate a food service establishment that serves prepared and made to order food items at 504 E Main St on parcel 6-27-575**

- i. **Staff and Applicant Comments.** Sergeant summarized the proposed property and conditions.
- ii. **Public Hearing.** Hurtley opened the public hearing. Comment was made that this was a great business and a bigger space would be beneficial. Hurtley closed the public hearing.
- iii. **Plan Commissioner Questions and Comments.** A commissioner asked if they would plan on moving again or if this new location would be big enough to remain there. Wethal stated that the lot was big enough that any expansion could be made to the building with no issue.
- iv. *Motion to approve issuance of a Conditional Use Permit for Indoor Commercial Entertainment to operate a food service establishment that serves prepared and made to order food items at 504 E Main St on parcel 6-27-575, 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 a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:*
  1. *CUP is recorded with the Rock County Register of Deeds*
  2. *Applicable Federal and State of WI certifications, approvals, and licensing for all facilities are maintained.*
  3. *Operating hours no earlier than 5am and no later than 9pm daily.*
  4. *No exterior storage is approved.*
  5. *280 pints of landscape elements, including at least one street tree, added before issuance of occupancy permit.*
  6. *All exterior lighting is dark sky compliant.*
  7. *Enclosure constructed to surround trash containers/dumpster.*

*by Hammann, Seconded by Scarmon*

**C. Public Hearing and Review of CUP-2021-02 to operate a canine wellness center at 65 Union St, Parcel 6-27-589.**

- i. **Staff and Applicant Comments.** Sergeant summarized the property and application. Site work was not completed on prior approved proposal for commercial building.
- ii. **Public Hearing.** Hurtley opened for public hearing. No comments were received. Hurtley closed for public hearing.
- iii. **Plan Commissioner Questions and Comments.** Hammann initially stated intention to move to table. Motion to table was withdrawn after discussion on enforcement and the best way to get the owner to complete the project and failure to get a second.
- iv. *Motion to approve the issuance of a Conditional Use Permit to operate a canine wellness center at 65 Union St on Parcel 6-27-589, finding that the benefits of the use*

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**outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:**

1. *CUP is recorded with the Rock County Register of Deeds*
2. *Applicable Federal and State of WI certifications, approvals, and licensing for all facilities are maintained.*
3. *Operating hours no earlier than 5am and no later than 9pm daily.*
4. *No exterior storage is approved.*
5. *Site work completed to City satisfaction as outlined in communications and Application SP-2018-02 no later than July 31, 2021.*
6. *Enclosure constructed to surround trash containers/dumpster.*

*by Becker, Seconded by Scarmon. 4 in favor, 1 opposed.*

**D. Motion to approve and recommend Ordinance 2021-06, Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan** by Hammann, Seconded by Becker, approved unanimously.

7. Next Meeting Date: **Tuesday, August 3, 2021 at 6:00pm**
8. **Motion to Adjourn** by Hammann, seconded by Gishnock, Approved Unanimously.