

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

**City of Evansville Plan Commission
Regular Meeting
Tuesday, June 7, 2022, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Mayor Dianne Duggan	P	Jason Sergeant, City Administrator
Aldersperson Cory Neeley	P	Joe Morning
Aldersperson Susan Becker	P	
Vacant	N/A	
John Gishnock	A	
Mike Scarmon	P	
Eric Klar	P	

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

4. Motion to waive the reading of the minutes from the May 3 and May 19, 2022 meetings and approve them as printed, by Neeley, seconded by Becker. Approved unanimously.

5. Civility Reminder. Duggan noted the City's commitment to conducting meetings with cordiality.

6. Citizen appearances other than agenda items listed.

A. Morning Phillips Progress Update on Brown School Place

Joe Morning discussed the status of the project; they are working on elevations for the curb ramp. Landscaping is almost complete for the project. They asked about temporarily moving the dumpster location, it would be placed where it is on the plan at a later time. It was discussed that if the buildings will not be complete by the date on the approval, they need to resubmit for additional approval.

7. Action Items

A. Public Hearing and Review of Land Division Application LD-2022-0097 to create two lots from parcel 6-27-553.517 at 631/633 Locust Lane.

i. Review Staff Report and Applicant Comments

None.

ii. Public Hearing

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Public hearing opened at 6:18 p.m. No public comments. Public hearing closed at 6:19 p.m.

iii. Plan Commissioner Questions and Comments

This is a two-family lot being divided so each side of the duplex is on its own lot.

iv. Motion to Approve the Final Certified Survey Map to create two lots from parcel 6-27-533.517 at 631/633 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following condition:

- 1. The final Certified Survey Map and Cross Access Maintenance Agreement is filed with the Rock County Register of Deeds.**

Motion by Becker, second by Neeley. Approved unanimously.

B. Public Hearing and Review of Land Division Application LD-2022-0114 to create two lots from parcel 6-27-533.507 at 636/638 Locust Lane.

i. Review Staff Report and Applicant Comments

This lot contains a duplex, under this application, each side of the duplex would be on its own lot.

ii. Public Hearing

Public hearing opened at 6:20 p.m. No public comments. Public hearing closed at 6:21 p.m.

iii. Plan Commissioner Questions and Comments

iv. Motion to approve the final certified survey map to create two lots from parcel 6-27-533.507 at 636/638 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:

- 1. The final CSM is recorded with Rock County Register of Deeds.**

Motion by Neeley, seconded by Becker. Approved unanimously

C. Public Hearing and Review of Land Division Application LD-2022-0115 for a Preliminary Certified Survey Map to create a new lot from parcels 6-27-485 and 6-27-484.

i. Review Staff Report and Applicant Comments

The lots would be combined to create a single lot for a potential home.

ii. Public Hearing

- a. Public hearing opened at 6:23 p.m. No public comments. Public Hearing closed at 6:24 p.m.

iii. Plan Commission Questions and Comments

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- iv. *Motion to Approve the Preliminary Certified Survey Map to create a new lot from parcels 6-27-485 and 6-27-484, located on South Fourth Street, finding the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:*
1. *Final Certified Survey Map is approved by the City and filed with the Rock County Register of Deeds.*
 2. *City Engineer approves utility connections and site grading.*

Motion by Neeley, seconded by Klar. Approved unanimously

D. Public Hearing and Review of Conditional Use Application CUP-2022-0117, to construct a new home in the Historic Conservation Overlay District on parcel 6-27-904 at 14 Railroad Street.

i. Review Staff Report and Applicant Comments

ii. Public Hearing

Public hearing opened at 6:26 p.m. No public comments. Public Hearing closed at 6:27 p.m.

iii. Plan Commissioner Questions and Comments

- iv. *Motion to approve issuance of a Conditional Use Permit for construction of a new structure on parcel 6-27-905, 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. *Any variation from plan commission approved plans including exterior materials, building openings, or general building form, will require a new CUP approval.*

Motion by Becker, seconded by Klar. Approved unanimously.

8. Old Business

None.

9. Community Development Report

None.

10. Next Meeting Date:

A. July 5, 2022 at 6:00 p.m.

11. Motion to Adjourn at 6:29 p.m. by Becker, seconded by Scarmon. Approved unanimously.