

City of Evansville **Plan Commission**  
**Regular Meeting**  
**Tuesday, January 3, 2016, 6:00 p.m.**  
**City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

Members	Present	Absent	Others Present
Mayor Bill Hurtley	P		Community Development Dir. Jason Sergeant
Aldersperson Rick Cole	P		Matt Brown
Aldersperson Josh Manring	P		Roger Berg
Bill Hammann	P		John Morning
John Gishnock	P		
Matt Eaton	P		
Susan Becker	P		

3. **Approval of Agenda:** *Motion to approve the January 3, 2017 agenda removing item by Manring, seconded by Becker. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the December 5, 2016 regular meeting and approve them as printed by Manring, seconded by Cole. Approved unanimously.*

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.**

7. **New Business.**

- a. **Discussion of conceptual Site Plan ideas for Lot 3 on Brown School Road** – Sergeant summarized the proposal and Berg added detail. Brown distributed plans of the proposed townhouses. Sergeant summarized this proposal is very congruent with the Comprehensive Plan and an example of the type of development that should be proposed in commercial and business areas. However, the current zoning classification would not allow approval without updates to the zoning ordinances. Commission discussed the proposal and were supportive of the proposal, understanding the other changes that would be needed. Pavement areas were discussed including a proposed turn around. The applicant clarified the turnaround was meant to be a drop-off and entry area. Sergeant thought a dedicated drop off would be better for pedestrian access to the building. Discussion concluded making sure no more pavement than is needed is being installed understanding the cost and environmental impacts.
- b. **Discussion and possible action regarding an Ordinance to amend Chapter 130 to accommodate mixed use high density development in the B3 Zoning district.** – Sergeant summarized the proposed changes to the B3 and B4 ordinances that would allow a greater mix of uses and higher densities in the districts. Hammann would like to see the Lot 3 project rezoned

to fit into the B3 district. Commission discussion concluded the B3 ordinance should be denser and allow more uses than B4. Sergeant explained there will be additional zoning updates coming forward to better align the Zoning Code with the Comprehensive Plan, including parking and other residential districts.

**8. Old Business.**

- a. Updates regarding proposed Ordinance 2016-10, an ordinance renaming and amending Chapter 46 of the municipal code regulating property maintenance.** - Sergeant indicated Council has approved the ordinance.

**9. Monthly Reports**

- a. Report from the Community Development Director.** None
  - i. Report on permitting activity by Zoning Administrator.** None
  - ii. Report on enforcement.** Sergeant informed committee signage violations have been observed and will be worked through in spring of 2017.
  - iii. Other.** Sergeant summarized the USPS has continued to look for a new home.
- b. Report of the Evansville Historic Preservation Commission.** None
- c. Report on Common Council actions relating to Plan Commission recommendations.** None
- d. Report on Board of Appeals actions relating to zoning matters.** None
- e. Planning education/news:** Sergeant summarized the article.

**10. Next Meeting:** Committee discussed changing next meeting date to Monday, February 6, 2017 at 6pm.

**11. Motion to Adjourn by Hammann, seconded by Manring**