

**City of Evansville Plan Commission  
Regular Meeting  
Monday, July 10, 2017, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

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

2. **Roll Call:**

<u>Members</u>	<u>Present</u>	<u>Absent</u>	<u>Others Present</u>
Mayor Bill Hurtley	P		Community Development Dir. Jason Sergeant
Aldersperson Rick Cole	P		City Administrator/Finance Director Ian Rigg
Aldersperson Erika Stuart	A		Applicant Roger Berg
Bill Hammann	P		Richard Woylfe, 255 E Main Street
John Gishnock	A		
Matt Eaton	P		
Susan Becker	P		

3. **Approval of Agenda:** *Motion to approve the agenda by Hammann, seconded by Cole. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the June 5, 2017 regular meeting and approve them as printed by Hammann, 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.** None

7. **New Business**

**A. Public hearing and review of Ordinance 2017-09, an Ordinance Rezoning Territory from Residential District One (R-1) to Residential District Two (R-2) of parcel 6-27-350 (263 Franklin Street)**

**i. Initial staff comments.** Sergeant summarized his staff report.

**ii. Public hearing.** Opened at 6:05pm. Woylfe commented in support of the application and noted some properties are condition uses and some are zoned R2 for two-units. Sergeant explained the R2 zoning allows a two-unit dwelling outright and makes it obvious to future land owners that a neighboring property can be built to a different density. Closed at 6:10pm.

**iii. Plan Commissioner questions and comments.** Commissioners noted findings of staff report.

**iv. Motion to recommend Ordinance 2017-09 to Common Council by Hammann/Cole, passed unanimously.**

**B. Motion to approve Preliminary Land Division request for a two-family twin lot on parcel 6-27-316.367 (625 Windsor Lane) with conditions: Final Land division approved after public hearing and joint cross access maintenance agreement recorded with Rock Co. Register of**

**Deeds.** Sergeant explained a real estate transaction is underway for this property, so a preliminary approval is being done. **Motion by Hammann/Cole, passed unanimously.**

**C. Overview of B2 Zoning Regulations.** Sergeant reviewed his staff memo highlighting the basic requirements of B2 include creating buildings that fit in with the downtown and encourage pedestrian traffic on the sidewalk and from building to building. The ordinance looks at overall height and size of building, as well as setback from the street.

**D. Review of Draft Amendment to Final Land Divider's Agreement for Capstone Ridge.** Sergeant reviewed the changes for cost sharing of a stormwater overflow pipe. Commission would like to understand bike bath locations in the future.

**8. Old Business**

**A. Update on upcoming Municipal and Zoning Code updates.** Sergeant noted a memo for fees and pools was issued to clarify for the summer.

**9. Monthly Reports**

**a. Report from the Community Development Director.**

**i. Report on permitting activity by Zoning Administrator.** None

**ii. Report on enforcement.** Sergeant noted some complaints have been followed up by Inspector

**iii. Other-** None

**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 Dates: Tuesday, August 1<sup>st</sup>, 2017 at 6pm**

**11. Motion to Adjourn by Hammann, seconded by Cole, passed unanimously.**