

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

**City of Evansville Plan Commission
Special Meeting
January 7, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:04 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Jim Gerber, Applicant
Aldersperson Rick Cole	A	Jeff Groenier, Applicant
Aldersperson Erika Stuart	P	
Bill Hammann	P	
John Gishnock	P	
(Vacant)	-	
Susan Becker	P	

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

4. **Motion to waive the reading of the minutes from the December 3, 2018 Meeting and approve them as printed by Hammann, seconded by Stuart. 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 Conditional Use Application CUP-2018-12 to allow Outdoor Display on parcel 6-27-958.091A2 at 755 Brown School Road (Ace Hardware)

- i. Initial staff and applicant comments.** Sergeant noted this application is similar to the concept discussion last month.
- ii. Public Hearing.** Hurtley opened the public hearing at 6:09pm, and closed it at 6:10pm. No comments were brought forward from those in attendance.
- iii. Plan Commissioner Questions and comments.** Hammann noted a sidewalk was intended to be installed when the building was constructed, but never went in.
- iv. Motion with Conditions.** **The Plan Commission approves issuance of a Conditional Use Permit for outdoor display and construction of an outdoor convenience lumber yard on parcel 6-27-958.091A, (Tax ID 22207000101) 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:**

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1. *Conditional Use Permit is recorded with the Rock County Register of Deeds*
2. *The business operator shall comply with all provisions in the city's zoning code and conditional use regulations, as may be amended, per section 130-408.*
3. *The business operator shall obtain and maintain all city, state, and county permits and licenses as may be required now and in the future.*
4. *Any substantial changes to the business model or change in type of business, shall require a review of the existing conditional use permit and may require the application, fee, review and issuance of a new conditional use permit.*
5. *The use shall not cause a public or private nuisance as defined by State law.*
6. *Landscaping plan approved by staff within 90 days of approval to screen the lumberyard from Hwy 14 and Brown School Road*
7. *Sidewalk added along Brown School Road and connection to main entrance within 3 years of date of approval.*

Motion by Hammann, second by Becker, approved unanimously.

B. Discussion of Removal of Roundabout at 6th and Badger. Sergeant explained this was spoken about at a recent Municipal Services Meeting. Hurtley said it is used incorrectly and dangerous for kids to cross. A neighbor complained about the roundabout's safety at the meeting. Gishnock said removal and repair might cost \$10,000 or more, so maybe signage and landscaping can be done to see if that helps. Sergeant noted the roundabout creates a visual barrier for drivers making them slow down. If the roundabout is removed, bringing the curb lines in to narrow the crossing distance should be done. Hurtley noted no final decision has been made yet. It was also discussed how the roundabout fits into the Comprehensive Plan.

8. Old Business

A. Zoning Ordinance Updates (Placeholder). Sergeant shared an overview of required ordinance changes. Sergeant shared a revision to the Chapter 18 building ordinances.

9. Monthly Reports

A. Report from the Community Development Director

- i. **Report on permitting activity by Zoning Administrator.** None
- ii. **Report on building permits and enforcement.** None
- 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: "Zoning Practice, Fair Housing". Commission discussed importance of affordable housing

10. Next Meeting Dates: Monday; February 4; March 4; April 1, and May 6, 2019 at 6:00pm

11. Motion to Adjourn by Hammann, seconded by Stuart, passed unanimously.