

**City of Evansville Plan Commission
Regular Meeting
Monday, August 1, 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		Applicant Roger Berg
Aldersperson Erika Stuart	A		Gregg Baum, FEH
Bill Hammann	P		
John Gishnock	P		
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 July 10, 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. Review and discussion of Site Plan and Conditional Use Permit for an expansion to the Eager Free Public Library at 39 W Main Street**
- i. **Staff Comments.** Baum presented the expansion plans for the library
 - ii. **Public Comments.** Hurtley opened the public hearing at 6:10pm and closed it at 6:11pm with no comments.
 - iii. **Plan Commissioner questions and comments.** Commissioners discussed the possible options in a side yard to the south of the new building.
 - iv. **Motion with conditions.** *Cole Made a motion, seconded by Hammann to approve the issuance of a Conditional Use Permit for an addition to the Eager Free Library at 39 W Main Street subject to the following conditions:*
 1. *South walk is widened to 5 feet and accessible entrance to walk created*
 2. *Connect South walk and main entrance with a walkway*
 3. *Add perennial beds along foundation of building*
 4. *Allow right of way access for thru drive on South Side*
- B. Public Hearing concerning a Final Land Division request for a two-family twin lot on parcel 6-27-316.367 (625 Windsor Lane)**

- i. **Initial staff and applicant comments.** Sergeant summarized his staff report.
- ii. **Public Hearing.** Hurtley opened the public hearing at 6:21pm and closed it at 6:22pm with no comments.
- iii. **Plan Commissioner questions and comments.** None
- iv. **Motion with conditions.** *Hammann made a motion, seconded by Cole to recommend Common Council approve the final certified survey map to divide parcel 6-27-316.367 into a two-family twin lot, with the following conditions: Final land division approved after public hearing and join cross access easement agreement is recorded with the rock co register of deeds.*

- C. Overview and discussion of Future Transportation Map and discussion of multi-use recreation trails.** Sergeant summarized the adopted transportation plan map that includes bike trails around the community. Sergeant noted only two subdivisions had agreements in place for creation of bike paths, Westfield Meadows and Capstone Ridge.
- D. Discussion and Motion to recommend an Amendment to Final Land Divider's Agreement for Capstone Ridge to Common Council.** Sergeant presented the amendment that included cost sharing for a stormwater overflow pipe for Phase 3 development. Berg expressed concern over placing a bike path through existing side yards. Sergeant noted the current agreement called for this. Commission would like staff to work on additional modification to the amendment.
- E. Motion to approve a Lot line adjustment for Parcel 6-20-172 by Hammann, seconded by Cole. Passed unanimously.**

8. Old Business

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, September 5th, 2017 at 6pm

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