

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

**City of Evansville Plan Commission
Regular Meeting
June 4, 2018, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:03 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Jeremy Hurst, 3324 N Old 92, Evansville, WI
Aldersperson Erika Stuart	P	Julia Hurst, 3324 N Old 92, Evansville, WI
Bill Hammann	P	
John Gishnock	P	
Matt Eaton	A	
Susan Becker	P	

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

4. **Motion to waive the reading of the minutes from the May 1, 2018 regular meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.**

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

6. **Citizen appearances other than agenda items listed.** None

A. 6939 N State Road 213 Concept Discussion with Jeremy Hurst. Sergeant explained Hurst contacted the City regarding a parcel outside city limits that may be annexed. Hurst shared the property is on septic and will need to hookup to city sewer, resulting in the need to annex. Sergeant outlined the current future land use would require a comp. plan amendment as well.

7. **New Business**

A. Discussion and possible action on revisions to site plan and conditional use permit application for Parcel 6-27-336.1 at 189 E Main Street. Sergeant reviewed the summary of revisions. **Plan Commission discussed and expressed concern over the entire parking island becoming concrete and the complete removal of the Main Street patio. Motion to authorize staff approval of revisions to the approved site plan for parcel 6-27-336.1 at 189 E Main Street including removal of the rear entry canopy, modification to the Main Street canopy, revised patio design that includes removal of the brick piers, place concrete in the East 50% of the parking island and landscaping in the west 50%, change exterior parking lot fixtures by Hammann, seconded by Cole, approved unanimously.**

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- B. Discussion and possible *motion to recommend a public hearing for creation of Overlay Tax Increment District #9 by Hamman, seconded by Cole, approved unanimously.***
- C. Public Hearing and review of Preliminary and Final Land Division Application LD-2018-03 to divide one parcel into two lots on Parcel 6-27-989.091A1 on Brown School Road.**
- i. Initial staff and applicant comments.** Sergeant summarized the staff report noting conditions of ingress and parking.
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:47, closed at 6:48, with no comments.
 - iii. Plan Commissioner Questions and Comments.** Hammann noted this was a good proposal. Sergeant added a revised site plan eliminated one access point.
 - iv. *Motion to recommend to Common Council approval of the final Certified Survey Map as presented to divide parcel 6-27-958.091A1 (Tax ID 222070001011) located on Lot 2 Brown School Road, into two parcels finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the condition the applicant files the final CSM with Rock County Register of Deeds. Motion by Hammann, seconded by Stuart, approved unanimously.***
- D. Review of Site Plan Application SP-2018-03 to expand existing commercial business operations on Parcel 6-27-580.001 located at 210 Cemetery Road (Formecology LLC).**
- i. Initial staff and applicant comments.** Sergeant shared the staff report.
 - ii. Plan Commissioner questions and comments.** Hammann asked what the adjacent property is zoned and if it could also be rezoned. Sergeant explained the parcel is not serviceable with sewer and water, therefore not developable at this time. It would be difficult to identify a zoning district until a developed use is identified.
 - iii. *Motion to approve the Site Plan for an expanded business office, driveways, landscaping, and new outbuildings operations including a new commercial building on parcel 6-27-580.001 at 210 Cemetery Road. The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:***
 - 1) *The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.***
 - 2) *Any substantial changes to the site plan or expected uses shall require a new review and may require the application, fee, review and issuance of a new site plan approval.***
 - 3) *The use shall not cause a public or private nuisance as defined by State law.***
 - 4) *Land Division Application LD-2018-06 and Rezone Application RZ-2018-06 shall be approved.***
 - 5) *Elevations of proposed barn shall be submitted to staff prior to construction.***
 - 6) *Sidewalks added upon notice from City***
 - 7) *Applicant shall connect to City sanitary sewers within 7 years of said service being available. Upon abandonment of the Septic system, the tanks shall be remedied per Sec 123-360 and 126-361 of the Municipal Code.***

Motion by Hammann, seconded by Cole, and approved unanimously.

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8. Old Business

A. Discussion of Zoning Updates (Placeholder). None

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. Sergeant noted enforcement cases are ongoing.

iii. Other. None

B. Report of the Evansville Historic Preservation Commission. Sergeant shared the duck house has been removed and other various park applications are outstanding for state preservation office review.

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: None

10. Next Meeting Dates June 25, 2018 at 6:00pm

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