



# Evansville Metropolitan Planning Organization

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Bradley G. Mills, P.E., Executive Director

## EVANSVILLE METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE MINUTES

Regular meeting held at 4:00 p.m. in Room 301  
Civic Center Complex – Administration Building  
Evansville, Indiana

**October 5, 2006**

### **ROLL CALL**

#### Members Present:

Mayor Weinzapfel, Cheryl Musgrave, Richard Meyer for Sam Sarvis, Steve Melcher, Jack Corn, John Stroud, Ted Merryman, Greg Meyer

#### Members Absent:

Lloyd Winnecke, Cynthia Burger, William Hubiak, Carl Conner, Ed Ziemer

#### Evansville MPO Staff Present:

Brad Mills, Laura Lamb, Craig Luebke, Kari Akin, Erik Llewellyn

#### Others Present:

University of Evansville Students, Byron Rohrig, John Longenecker, Joel Wade, Justin Ramirez

### **APPROVAL OF MINUTES**

Mr. Corn: I would like to call to order the Evansville MPO Policy Meeting. First item on the agenda is the approval of minutes from the September meeting. (Upon unanimous voice vote, the minutes of the September meeting are approved.

### **OLD BUSINESS**

### **PROJECT UPDATE**

### **CITY OF EVANSVILLE**

**St. Joseph Avenue (CN FY'06, BLA):**

Ms. Lamb: We will start the project update on Page 1, the City of Evansville St. Joseph Ave. project. Phases 3 and 4 of this project have been posted on the INDOT website with a proposed letting date of December 6, 2006.

**US Highway 41 School Crossing Flashers (CN FY'06):**

Ms. Lamb: The second update is on page 6, which is a carryover of the INDOT Highway 41 school zone flashers. Mr. Melcher, you requested that INDOT review that project for the installation of school zone pavement markings. In the northbound approach to Washington Avenue as an additional warning after drivers pass the school zone warning flashers. This request has been reviewed and approved for immediate implementation.

**SR 62/Morgan Avenue-Green River Road Intersection (CN FY'06, RQAW):**

Ms. Lamb: The last project update is on page 8 under CMAQ Projects, the Morgan Avenue/Green River Road intersection. INDOT has agreed to revise the scope of this project to include the replacement of an undersized drainage pipe at the at the request of the County Commissioners. The replacement of this pipe could mean the reduction of the 100-year flood zone elevation of approximately 1.25 feet for much of the east side of Evansville.

Mr. Mills: I would like to point out one other thing. On page 8, the last part of the highlighted section, you will see there is a date and initials. We are starting to implement a change to show when this was made. So if you look at this and look at the old updates, the one above it, you can see how long it has been since something was changed because we carry these projects so long. You might see something was done but you don't know when it was accomplished. So hopefully that will help us know when your last update was made.

**NEW BUSINESS**

**FY 2006-2008 TIP Amendment**

Mr. Corn: Are there any questions? (None.) Let's move on to new business.

Mr. Luebke: We only have one this month. INDOT is requesting the following amendment to the Evansville MPO TIP:

DES# 0500436: I-69: New road construction from I-64 along the SR 57 corridor to 2.6 miles north of I-64. This project is being added to the TIP as follows: PE in FY'06 at a cost of \$2,150,000 funded with \$1,720,000 in NHS funds and \$430,000 in INDOT funds. Right-of-way in FY'06 at a cost of \$3,350,000 funded with \$2,680,000 in NHS funds and \$670,000 in INDOT funds. Construction in FY'08 at a cost of \$44,400,000 funded with \$35,520,000 in NHS funds and \$8,880,000 in INDOT funds. All funding splits are 80% / 20%. The spread sheet shows those figures on the flip side of the page.

Mr. Corn: Is this open land now?

Mr. Luebke: It does say SR 57 but I believe it is actually SR 57 offset. This is continued from the current SR 64 interchange up to approximately SR 68. The majority of this is in Gibson County, but there is a small portion reflected in Warrick County, essentially ramps, etc.

Ms. Musgrave: I would like to make a motion to approve adding this to the TIP.

Mr. Corn: Is there any other discussion? (No other discussion.) Motion was made by Commissioner Cheryl Musgrave and seconded by Mayor Jonathan Weinzapfel. Upon unanimous voice vote, the MOTION CARRIED.

## **OTHER BUSINESS**

### **COMPLAINTS**

Mr. Mills: The first item in your packet is a letter sent to Robert Howard, Warrick County Engineer regarding a request to review the Vann Road/Hillsboro Drive intersection right-of-way control. It doesn't appear we have anybody here from Warrick County so I will make this short. We investigated and, based on the numbers, it was not appropriate for this to be a three-way stop at this time.

### **REZONINGS**

Docket No: VC-13-2006    Owner: Robert and Angela Schockman

Address: 3910 N. Burkhardt Road

Nature of Case: Change from an agricultural zone to a C-4 zone.

Mr. Mills: The first rezoning item is 3910 N. Burkhardt Road. If you look at the map, you see this is at the northwest corner of Burkhardt and Lynch Roads. This is a request for change in zoning from agricultural to C-4. We ask that all the improvements be in accordance with the Evansville MPO's Access Management Manual and access should be limited to one point on Burkhardt Road, directly across from the retail access for Combs Landscaping and Nursery.

Mr. Corn: Is there something going there or are they just rezoning the property to sell it?

Mr. Mills: Based on the information I have seen, I don't know what is going in there. It is an unrestricted C-4 request.

Docket No: VC-14-2006    Owner: PAMS, LLC

Address: 4905 Pollack Avenue

Nature of Case: Change from an agricultural zone to a C-4 zone with a use and development commitment.

Mr. Mills: This is a request to rezone from agricultural to C-4 with a use and development commitment. This is internal to the existing storage unit complex. They are looking to expand

the area they have for additional storage. We ask that any changes in the existing access should be designed and maintained in accordance with The Access Management Manual. We don't see there will be anything necessary to change their current access off of Pollack.

Docket No: VC-15-2006 Owner: Broadway Summit, LLC

Address: 2708 N. Green River Road

Nature of Case: Change from an agricultural zone to a C-4 zone with a use and development commitment.

Mr. Mills: This is an area being rezoned from agricultural to C-4. This will have a subdivision coming before the Area Plan Commission as well. This is a proposed commercial subdivision. The applicant has submitted a use and development commitment and they are looking to put a frontage road in that will parallel with Green River Road and tie into the property to the south which is the Spurling/Theater Commons. It will tie into the current frontage road Spurling has proposed. It will go up and then tie in at the Mystic Creek Subdivision by the Huddle House. There is a concern that the County Engineer and Evansville MPO has been working on. There is an offset from where the developer is proposing to put their frontage road. We are working with them on where to tie in. We are asking that the rezoning be limited to two access points, one across the current access point to Williamsburg on the Lake and the other one is going to be across from Constellation. We recommend it be limited to that. A traffic impact study should be done as well to see what kind of deceleration lanes or traffic signals might be required.

Mr. Corn: Is that Spurling's property or someone else's?

Mr. Mills: This is Jim Vincent, the same developer that did Heritage Place at Lynch and Green River. We are trying to work with them.

Docket No: VC-16-2006 Owner: Elite Development Group, LLC

Address: 1034 Beacon Hill

Nature of Case: Change from agricultural to C-2

Mr. Mills: This is at the Cambridge Golf Course. This is a small area they are looking to expand to put in the residential condominiums. We don't see any impact to the existing transportation network.

Ms. Musgrave: INAUDIBLE

Mr. Mills: This goes in and ties in with some existing land they already have. This is all golf course to the north so they won't be developing in that area.

Docket No: R-2006-19 Owner: Brad and Jerri Sue Traylor

Address: 250 S. Red Bank Road

Nature of Case: Change from an R-1 zone to a C-4 zone.

Mr. Mills: This is an area south of Red Bank and the Lloyd. Gene Hahn did the development to the north of this. Wal-Mart is to the South. We are asking that the access location be made in accordance with the Access Management Manual. Access should be limited to one location as

far east as practical. Potentially, it could line up with the Wal-Mart intersection which would be good so we wouldn't have an offset intersection.

Mr. Corn: You said it is across from Wal-Mart?

Mr. Mills: Yes. That was an area of a lot of concern because it was residential. But the homeowners decided to move on and sell the property as commercial.

Docket No: R-2006-20 Owner: Geoff David  
Address: 1001 S. Lombard Avenue  
Nature of Case: Change from an R-1 zone to a C-2 zone.

Mr. Mills: This is an area at the southwest corner of Lombard and Washington Avenues to be rezoned for medical offices. Commercial access should be limited to one curb cut on Lombard and as far from the intersection as practical. The access location should be made in accordance with the Access Management Manual.

Docket No: R-2006-21 Owner: Robert and Karan Woods  
Address: 2323 W. Franklin Street  
Nature of Case: Change from C-4 to C-2

Mr. Mills: 2323 W. Franklin Street. This is a downzoning from C-4 to C-2 to allow apartments over the top of commercial which is on the first floor. We have had several of these come before us recently. They are converting those to loft apartments, which I think is a good use for the property. There isn't any off-street parking but they were able to work with the surrounding properties to get the parking. There are no access changes required. Residential typically has a lower requirement than the higher use of commercial.

## **SUBDIVISIONS**

Docket No: 17-S-2006 Stonefield Park Owner: Broadway Summit, LLC

Mr. Mills: Stonefield Park. This is the subdivision I just spoke to at Green River Road. The map on the back side is kind of useless. But basically the comments I mentioned earlier is that the access drives need to line up from the existing apartment complex and the existing Constellation Drive and also that the frontage road connect to the two commercial developments, Mystic Creek to the north, and Theater Commons to the south. We ask that they do a traffic impact study, that the radius is sufficient for the truck turning that would go along with that, and that all the ingress/egress easement should tie into each other. Another concern we have from the APC side, we want to make sure the road actually goes through and gets connected and doesn't get terminated part way through. We want the interconnect, similar to the Heritage Place and Schnucks where we had to work with the developers to get the roadway connected between those two.

Mr. Corn: Have we seen what is going in at Theater Commons?

Mr. Mills: The eastern portion is zoned C-4 and the western half is zoned C-2. Those will mostly be condominiums. They have a plan that has come through APC. They expanded to allow for more condominiums which is a lesser use than the C-4 that was there before.

### **2006 AUDIT REPORT**

Mr. Corn: I am almost amazed.

Ms. Akin: In your packets you will find the 2006 Audit Report provided by the State Board of Accounts. On page 7, I am happy to report that our examination disclosed no material items that warrant comment at this time.

Mr. Mills: That is a credit to our accountant, Kari. She does a great job for us. She is able to juggle lots of balls and we thank her for her efforts.

### **OTHER BUSINESS**

Mr. Mills: We have one other thing. In the packet for the Salary Committee, not everyone received this. It would be the Mayor, Mr. Winnecke, Ms. Musgrave, John Stroud, and Mr. Corn. It is a memorandum that addresses the salary concern we brought up. We are asking that the Salary Committee take a look at that. I will get with your staff or you individually to try to get a time to meet and go over this and get your recommendations on how to proceed with this.

### **APPROVAL OF BILLS**

Motion was made and seconded for Approval of Bills. MOTION CARRIED.

Mr. Mills: I would like to let you know that Dytana is moving on to bigger and better things. She has been offered a position as a legal secretary for the district attorney in Nashville. Tomorrow will be her last day with us. So we wish her the best of luck and we will miss her.

### **ADJOURNMENT**