

Westside Improvement Association Inc.

"Pointing Westward"



**Outlaw
Westside
Litter**

Volume 14 - Issue 6

www.westsideimprovement.org

July, 2009

Party Aug. 4 And You're Invited

Evansville will again host the National Night Out party at Garvin, Aiken and Loraine parks. This year billed as "Give neighborhood crime and drugs a going-away party," the event will be held from 6 p.m. to 9 p.m. on Aug. 4.

Carolyn Stagg, co-chair for Night Out West Sector, the Garvin Park event, reports that the party at Garvin will begin with a police motorcade along with the VFW Post 1114 Wabash Avenue Flag Ceremony.

Participating neighborhood associations will then have games and other family activities — dunking booth, old car show, tumbling acts, clowns and other fun things along with popcorn, cotton candy and hot dogs.

Everything is free to the public. "Come join the fun," says Carolyn.

Words of Wisdom:

Patriotism is easy to understand in America. It means looking out for yourself by looking out for your country.... **Calvin Coolidge**

From the President *by DeAnna Outlaw*

On July 4, 1776, the Declaration of Independence was approved by the Continental Congress, setting the 13 colonies on the road to freedom as a sovereign nation from the Kingdom of Great Britain. Across the country, this most American of holidays is marked by parades, fireworks, backyard barbecues, and various other public and private events celebrating the history, government, and traditions of the United States.



DeAnna

Did you know that the Declaration wasn't officially signed until August 1776? Below are some interesting facts surrounding Independence Day:

In July 1776, the estimated number of people living in the newly independent nation was 2.5 million.

The nation's population on July Fourth 2008 was 304 million.

Last year, the dollar value of trade between the United States and the United Kingdom was \$107.2 billion, making the British, our adversary in 1776, our sixth-leading trading partner today.

Potato salad and potato chips are popular food items at Fourth of July barbecues. More than half (52 percent) of the nation's spuds were produced in Idaho or Washington state in 2007.

Georgia led the nation in watermelon production last year (1 billion pounds). Other leading producers of this popular Fourth of July dessert included

California, Florida and Texas, each with more than 400 million pounds.

More than 74 million Americans said they have taken part in a barbecue during the previous year. It's probably safe to assume a lot of these events took place on Independence Day.

The value of fireworks imported from China in 2007 was \$207 million, representing the bulk of all U.S. fireworks imported (\$217 million). U.S. exports of fireworks, by comparison, came to just \$14.9 million in 2007, with Japan purchasing more than any other country (\$3.8 million).

In 2007, U.S. imported \$4.7 million worth of American flags. The vast majority of this amount (\$4.3 million) was for U.S. flags made in China.

Held since 1785, the Bristol Fourth of July Parade in Bristol, Rhode Island, is the oldest continuous Independence Day celebration in the United States.

Nathan's Hot Dog Eating Contest in Coney Island, Brooklyn, New York City, supposedly started in 1916 as a way to settle a dispute among four immigrants as to who was the most patriotic.

On the Capitol lawn in Washington, D.C., "A Capitol Fourth," a free concert, precedes the fireworks and attracts over half a million people annually.

I hope everyone had a fun and safe Fourth of July celebration with lots of barbecue and fireworks while honoring the brave individuals that strove for freedom then and continue to do so today.

Sources: U.S. Census, USDA, Foreign Trade Statistics, Nathans, Whitehouse.gov

Fred Padget on Land Use Planning, Part V

Last month we looked at residential development and related concerns in the Evansville/Vanderburgh County Comprehensive Plan. Today we'll concentrate on the commercial development aspects.

The plan's basic intent is to facilitate appropriate and necessary commercial development while not being unduly obtrusive to neighborhoods and residential areas. The focus "is to identify appropriate areas that are convenient and functional for commercial activities while protecting residential areas." Obviously, this is a tough task and quite often very judgmental.

Probably the biggest problem associated with commercial development is traffic congestion. Piecemeal commercial development accumulates transportation system problems over time. These problems then are addressed incrementally with medians, traffic lights, curb cut restrictions and other usually unpopular but necessary solutions for traffic safety.

Parking is usually not a problem with most large commercial developments but it easily becomes a nightmare in some smaller developments or redevelopments..

However, parking lots and roofs associated with the large commercial buildings do create a large impervious surface causing significant increases in storm water runoff. Many areas of Vanderburgh County have drainage limitations due to hilly terrain, slopes and adverse soil types. City and county policy requires that the post-development water run-off rate not exceed the pre-development run-off rate. Larger developments are required to submit drainage plans to the Board of Public Works or the County Drainage Board while the

Site Review Committee reviews plans for smaller developments. Additionally, the large impervious areas limit ground water recharge to our water table and aquifers and hold or release more solar heat than natural areas.

Another concern is encroachment on

residential areas and neighborhoods along with the problems of traffic congestion, detracting from the character of the neighborhood, noise, lighting and unsightly rooftops with air conditioners and other equipment especially in areas with hilly terrain. Also a major concern is the trend of businesses moving to new outlying areas leaving large buildings to stand vacant and

ultimately fall into disrepair.

The objective of the Comprehensive Plan is to "Ensure efficient and appealing commercial development in the appropriate areas that minimizes adverse impacts on surrounding property, the road network and utility systems." The plan contains several policies to support this objective:

Encourage stabilization and upgrading of existing commercial areas and direct new development into those areas before rezoning new land.

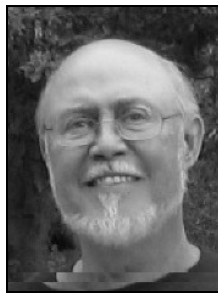
Support revitalization of older commercial areas that serve residential needs and encourage those commercial uses into or adjacent to residential neighborhoods.

The focus is to identify appropriate commercial areas while protecting residential areas . . . Obviously a tough task and quite often very judgmental

(Part V... continued on page 4)

Land use update by Fred Padget

The APC has unanimously recommended approval of the proposed rezoning of 3410 W. Virginia Street that we mentioned last month. The rezoning near the intersection of Mt Vernon, Hogue, Tekoppel and Virginia requesting a down zoning from the existing Commercial, C-4 to Residential, R-2 will be heard by the City Council July 13.



Fred

The R-2 zoning would bring the property into conformance with its current use as a single family residence. The requested R-2 as opposed to an R-1 was simply due to the small lot size and allows a higher percentage of lot coverage. This property along with many others in the area was blanket zoned years ago in anticipation of future development or an attempt to direct future development. Currently, most financial institutions will not finance or re-finance a property if it is not zoned properly for its current use.

On the APC agenda for this month are four items within our boundaries which will be heard at the July 9 meeting.

A couple of months ago, we mentioned a proposed rezoning of 3911 Broadway Ave. known as The Korner from Commercial, C-2 to Commercial, C-4. The 1.1-acre property is owned by Richardson Homes, LLC. This property is currently for sale with a C-4 on the eastern side and across the street. This area also has some Residential, R-1 bordering it and other R-1 in the area. The city Zoning Code (by my count) allows 191 possible uses within a C-4 zoning although some of the uses also require a Special Use Permit or must meet other restrictions. Some of the potential uses are not compatible with residential areas but no Use and Development Commitment (U&DC) limiting the types of possible commercial operation is being presented. The property lies entirely in the flood zone with a stated use as automotive sales, flea market and other retail.

The building on this property was built in the early 1930's and was remodeled and expanded over the years. In 2005, the use was changed from

a convenience store to a party house. As a party house, additional parking was required but was never done. Because the additional parking was not done, use as a party house is no longer permitted.

A second proposed rezoning from Residential, R-1, and Agricultural to Commercial, C-4, involves approximately 1.6 acres at 2118 Harmony Way and is to provide for expansion of the Altstadt Plumbing business which currently operates adjacent to this area. The property is surrounded by R-1 and Agricultural with the Altstadt's living next to the property.

In 1995, 0.35 acres were rezoned to C-4 after construction of the plumbing shop had begun without proper permits or zoning. When the proper zoning was approved a U&DC limited use to a plumbing contractor shop. The shop was also expanded in 2001. The current rezoning petition also contains a U&DC limiting the use to a plumbing contractor shop and, if approved, will require the property be brought into compliance with zoning code commercial development standards.

A two lot subdivision is proposed for the south side of West Boonville-New Harmony Road just west of St. Joe. This is a rather convoluted request with some history. We'll just give a quick overview.

The existing house was built in 1981 on a 10.9 acre tract. Somewhere along the way, thought to be in 1987, an apparent illegal split of this parcel took place when three acres were broken off with no road frontage and only an ingress/egress easement to the road. Our subdivision code requires frontage on a public road and in 2007 the Subdivision Review Committee reviewed the revised plat. At that time, the home owner of lot one did not support the proposed subdivision. Because his signature was required the review process was continued. After subsequent litigation, additional revisions to the plat and approval of the owner's certificate by the owner of lot one, it is coming to the APC for approval at this next meeting.

(Update...continued on page 4)

Learn more about our Police at free awareness program

By Carolyn Stagg

Do you want to learn more about the men and women protecting your community?

A free seven week program to build citizens' awareness on police procedures and policies will start on Sept. 15 and continue to Oct. 27 .

The programs will begin at 6 p.m. and continue to 9 p.m.

Some of the topics that will be covered include the police firearms program, SWAT team, motor cycle unit, domestic violence, hostage negotiations. Presentations will be given by officers specializing in these topics.

Call 436-4948 for more information or pickup a registration form at any Police Sector Office.

Living Long...Living Well conference coming at USI

The second annual Mid-America Institute on Aging will be held at USI on Aug. 12 and 13.

This conference is for older adults, members of families with older adults, caregivers and professionals who work with the elderly.

Topics: Live your best life, Legal tips for care-givers, Long-term care planning, Yoga, Tai chi, Care of the person with Alzheimer's, Elder friendly communities, Living with Diabetes, Aging

in a faith community, Home modifications, How to deal with difficult people, Causes of mental status changes, The Older Americans Act.

Cost including continental breakfast, lunch and materials is \$50 for the two days if registering before July 29 or \$25 for one day. For more information or to register go to health.usi.edu or call 800 467-8600 or 812 464-1989

(Update...continued from page 3)

Finally, a four lot subdivision is planned for the east side of Summertime Lane, south of Hogue Road, on 17.6 acres known as Carrie Hills. Owners of the property are Don and Judy Davidson. Requirements include that the owners shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface waterways as well as approval of dye and soil tests by the Health Department.

As a side note, the APC makes recommendations to the City Council or County Commissioners for approval or denial of rezoning petitions but has final approval of subdivisions if they meet requirements of the Subdivision Code.

We will keep you updated on these and other events as they occur. Agendas and minutes for both the APC and BZA including Staff Reports can be viewed at www.evansvilleapc.com.

As always, be involved.

(Part V ...continued from page 2)

Encourage compact commercial areas avoiding new or expanded inefficient strip development and discourage spot zonings.

Encourage landscaped buffers that exceed minimum setback requirements near residential areas, develop standards that require landscaped strips or islands in large parking lots and encourage sidewalks in commercial developments.

Encourage small commercial uses at major intersections and develop incentives so small retail businesses can share in redeveloping larger vacant commercial buildings.

Next month we'll look at some considerations for the Central Business District addressed in the Comprehensive Plan. The complete version of the Comprehensive Plan can be viewed at www.evansvilleapc.com and at most local libraries. If you have any comments or questions, please contact me at fcpadget@aol.com or 428-2529.

YES, I WANT TO HELP WIA

Cut out this section and indicate your choice or make a note on your check.

- General** - Apply my donation where it's most needed.
- Adopt-A-Spot** - Apply my donation toward flowers, plants, and mulch.
- Fall Festival Booth** - Apply my donation to help maintain our booth.
- Memorial for Shirley James** - Apply my donation to this project.
- Scholarship** - Apply my donation to the scholarship fund.

Please send your donation to:

P.O. Box 6172, West Wabash Station, Evansville, IN 47719-0172

Your contributions are tax-deductible

Calendar for 2009

- | | |
|---|--|
| July 11 *Recycle Days – old Wal-Mart West | Sept.26 Electronics Recycling Day—Civic Center
8 am to noon |
| July 22 WIA Board Meeting 4 pm – 5:30 pm
Red Bank Branch Library | Oct. 3 Tire Recycling Day—Civic Center
8 am to noon |
| Aug. 1 *Recycle Days – old Wal-Mart West | Oct. 3 *Recycle Days – old Wal-Mart West |
| Aug. 26 WIA Board Meeting 4 pm – 5:30 pm
Red Bank Branch Library | Oct. 5-10 Westside Nutclub Fall Festival |
| Sept. 12 *Recycle Days – old Wal-Mart West | Oct. 28 WIA Board Meeting 4 pm – 5:30 pm
Red Bank Branch Library |
| Sept. 12 Tox-Away Day—Roberts Stadium
9 am to 3 pm | Nov. 7 *Recycle Days – old Wal-Mart West |
| Sept. 19 WIA Membership Picnic - Noon
Burdette Park | Nov. WIA Banquet |
| Sept. 23 WIA Board Meeting 4 pm – 5:30 pm
Red Bank Branch Library | Dec. 5 *Recycle Days – old Wal-Mart West |

*Recycle Days 8 am – 12 noon. Items to bring: aluminum cans, metal food cans, glass containers, cardboard, catalogs/ magazines, newspapers, mixed paper, #1 & #2 plastic bottles. Vanderburgh County Residents Only. For information call the

Membership Application

Individual—\$10/year	Full-time Student—\$5/year	Corporate/Organization—\$25/year
Household—\$15/year	Century—\$100/year	

Your yearly dues includes all issues of our newsletter and a voice in what happens to the West Side. Mail checks to: Westside Improvement Association Inc., P.O. Box 6172, W. Wabash Station, Evansville, IN 47719-0172

Name:	Occupation:
Home Address:	Business Address:
City/State/Zip:	City/State/Zip:
Home Phone:	Business Phone:
E-mail:	Membership Category:

Westside Improvement Association Inc.

P.O. Box 6172
West Wabash Station
Evansville, IN 47719-0172

Non-Profit Org.
U.S. Postage
PAID
Permit No. 2023
Evansville, IN 47708



Exerting influence upon public and private sectors to accomplish those objectives which will enhance the natural environment of the west side of Vanderburgh County and serve the common good of the residents.

Westside Improvement Association officers

President	DeAnna Outlaw	589-1657 or dpoutlaw@aol.com
Sr. Vice President	Brenda Jeffers	402-5084 or bjjeffers@vanderburghsurveyor.com
Jr. Vice President	Carolyn Stagg	catsaald@yahoo.com
Treasurer	Fred Padget	428-2529 or fcpadget@aol.com
Secretary	Linda Cleek	422-4288 or elcee@insightbb.com
Membership secretary	Dot Berning	424-8307 or djbern@insightbb.com

Standing Committee Chairs

Environment	Dave Rockwood	Daverockwood@yahoo.com
Fall Festival	DeAnna Outlaw	589-1657 or dpoutlaw@aol.com
Land-Use	Mike Lockard	401-5249 or mlockard@wowway.com
Membership	Dot Berning	424-8307 or djbern@insightbb.com
Transportation	Bill Harty	424-1501 or wfharty@wowway.com
Newsletter	Mel Runge	425-4633 or mrunge@wowway.com

At-large Board of Directors

William Allen	Joyce Moers
John Dillingham	Shelby Musgrave
Paul Farmer	Ava Nix
Wayne Gerteisen	Phillip Outlaw
Bill Harty	Chris Reddington
Aphrodite Hudson	Mel Runge
Bill Jeffers	Dave Rockwood
Bonnie Kolb	Sam Wentzel
Michael Lockard	