

**Redevelopment Commission  
Plan Commission  
Special Joint Meeting**

MEETING DATE: February 1, 2024  
LOCATION: Pendleton Town Hall  
100 W. State Street Pendleton, Indiana  
TIME: 5:30 p.m.

**ORDER OF BUSINESS**

**I. CALL TO ORDER**

RDC was called to order by Dan Maddox at 5:30 pm  
Plan Commission was called to order by Tim Pritchard at 5:30 pm

**II. ROLL CALL AND DETERMINATION OF QUORUM**

RDC Board Members attending in person were Dan Maddox, Craig Campbell, Steve Denny, Dave Cravens, Mike Hanna. A quorum was established.

Plan Commission Board Members attending in person were Tim Pritchard, Carol Hanna, Brad Ballentine, Jenny Sisson, Andrew Holloway, Cheryl Ramey-Hunt. A quorum was established.

Individuals representing the Town: In person: Town Manager Scott Reske, Planning Director Hannahrose Urbanski, Assistant Planning Director Denise McKee, Attorney Evan McMullen

**III. ELECTION OF RDC OFFICERS**

Steve Denny nominated Dan Maddox for President, seconded by Craig Campbell  
Dave Cravens nominated Craig Campbell for Vice President, seconded by Dan Maddox  
Steve Denny nominated Lynn Mellinger for Secretary, seconded by Dave Cravens

**Majority votes approved Officers as nominated.**

**IV. APPROVAL OF RDC MEETING MINUTES – November 2023**

**Dan Maddox requested a motion to accept the meeting minutes from the October 2023 meeting as written. Motion was made by Craig Campbell; seconded by Steve Denny. Motion was approved by all members present. Motion carried.**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

A. Heritage Way North/JDK Kids, LLC Project - Update

Scott Reske provided an update on this project; how it meets Pendleton's growth strategies, and will provide traffic relief when the road is extended to the north. Reske stated that a 70/30 tax increment split was offered as a healthy percentage in exchange for developer to build the road.

## B. Pendleton I-69 Interchange Master Plan - Discussion

Hannahrose Urbanski provided a brief review of the Plan. She presented the possible concern that the southwest quadrant has limited descriptive language. It may be too restrictive and proposed additional verbiage for the Residential Development District. There was general discussion about that quadrant and the original intent when the RDC developed the Plan.

Craig Campbell inquired about marketing for an anchor development, and who should be doing that. Scott Reske replied the Town is not incentivizing economic development, but rather community development with the growth strategies that are currently in place. Reske noted the Keystone Development District in the north section of that quadrant was not planned to be incentivized until the population reaches 20,000.

Urbanski proposed a new description for the quadrant that allows for more flexibility. Suggestion is to amend SW quadrant description to include additional language to allow for a flexible area of mixed/denser uses along the interstate and additional housing styles in the remaining residential areas, possibly including options such as:

- Residential: mix of townhomes, condos, multi-family and single-family residential homes that would be more dense near the interstate and less dense as you approached the Foster Branch neighborhoods
- Institutional: retirement living, medical services
- Business (heavier than Keystone area along 38): Office, Flex space, Hotel
- Industrial (can create use exclusion list too): R & D, Light Manufacturing, Non-smokestack, No outdoor storage/use, Light semi uses; or leave out Industrial

Urbanski will write a new description for this area and share with RDC and Plan Commission for review and possible vote to amend the Plan.

## VII. ADJOURNMENT

RDC was adjourned by Dan Maddox at 6:50 pm.

Plan Commission was adjourned by Tim Pritchard at 6:50 pm.

Next RDC meeting March 7, 2024, 5:30 pm