

The Pendleton Plan Commission (PC) met on August 5<sup>th</sup>, 2020 at 7:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order at 7:05pm. Commission members present were Chair Tim Pritchard, Connie Schultz Heinz, Carol Hanna, Kyle Eichhorn, Jennie Sisson and Brad Ballentine. A quorum was established.

Representing the Town were Town Manager Scott Reske, Planning and Zoning Administrator Kayla Hassett, Assistant Planning Director Rachel Christenson, Town Attorney Jeff Graham and Planning Clerk Tracie Dodd.

Others in attendance were Petitioner Callahan Wilson and his consultant for this project Alen Fetahagie.

## **MEETING MINUTES**

KYLE EICHHORN MOTIONED, SECONDED BY BRAD BALLENTINE, THE APPROVAL OF THE JULY 1, 2020 MEETING MINUTES. MOTION CARRIED.

## **OLD BUSINESS**

### **A. Thoroughfare Plan Update – Rachel Christenson**

#### **Progress Since July Plan Commission Meeting**

- Steering Committee Meeting 3 has been scheduled for August 24<sup>th</sup>, 2020 at 6pm.
- Staff has worked on the Vision Statement which will be presented to the Steering Committee at the next meeting.
- Staff has also been working on details of the Vision Workshop that will be held this fall.

### **B. Unified Development Ordinance Update**

- Planning Staff had a meeting with the Planning Workshop on July 15<sup>th</sup> to regroup.
- Planning Staff and the Steering Committee are in the progress of reviewing the following chapters:
  - Chapter 2: Zoning Districts
  - Chapter 5: Subdivision Types
  - Chapter 6: Subdivision Design Regulations

- Chapter 7: Subdivision Administration and Procedures
- Chapter 8: Zoning Administration and Procedures
- Chapter 9: Non-conforming Lots, Structures, and Uses

- Focus Group Meeting 1 scheduled for August 19<sup>th</sup>, 2020 at 4:30pm invited parties include surveyors, engineers and developers. Steering Committee members may attend.

## **NEW BUSINESS**

- A. PC08052020-01: Callahan Wilson – Amendment to the Zoning Map near 627 Falls Park Drive (PIN -48-14-16-800-002.001-013).
- Petitioner requesting property located at eastern edge of the Falls Park Complex, north of Huntsville Road/ Falls Park Drive in Pendleton, Indiana be rezoned from AG to R/OS (5.99 acres). This is a vacant grass field, partially wooded. A portion of Falls Park Sports Complex interior road is located along the west side of the parcel. The change of zoning from AG to R/OS will allow the athletic facility to be included as the permitted use and subsequently an indoor softball and baseball facility.

### **Staff Findings**

#### **Unified Development Code 154.10 Amendments**

- Is the proposed amendment to the zoning map consistent with the goals, objectives, and policies of the Comprehensive Plan?
- Is it compatible with current conditions and overall character of the immediate vicinity?
- Are permitted Recreation/Open Space uses the most desirable uses for which this property is adapted?
- Will this change in zoning have an adverse effect on the value of nearby properties?
- Does this rezone reflect responsible development and growth? Comprehensive Plan Land Use Map
- Property shown in red, which indicates PUD (or mixed use) zoning, the intent of which is to bridge the gap between Falls Park and the commercial areas along SR 67.

#### **Comprehensive Plan Land Use Map**

- Bridge the gap between Falls Park and the commercial areas along SR 67.

**Use Matrix Permitted uses include:**

- Athletic facilities
- Batting & driving ranges
- Mini-golf
- Community centers
- Parks & playgrounds

**Staff Recommendation**

Approve as presented with the following condition:

- Architecture must meet intent of Planned Business Design Guidelines, as reviewed by Planning Department staff at time of permit submittal.

Carol Hannah asked if they approve would they have to come back before the board again before they begin to build. Hassett answered that unless they wanted to change the shape of the lot that he could build on the site once he gets a valid permit. Christenson added that that was what they were recommending as staff to the board. Callahan added that they would share the drive that the Hubble's use by getting an easement agreement with the park. They will provide adequate parking for the facility. Timeline to complete would be as early as January of 2021 but likely Spring of 2021.

Staff added that if the PC wanted to review plans it could come back for review, however staff wanting to move things along said they would be very diligent in reviewing to make sure that it meets the design guide-lines. Town Attorney Jeff Graham gave the recommendation to the board to allow Staff to review the plans of each building that they were only approving the rezoning of the property.

A motion was made to approve as presented the change of zoning of PC08052020-01 from AG to R/OS with Staff Recommendations that Architecture must meet intent of Planned Business Design Guidelines, as reviewed by Planning Department staff at time of permit submittal by Kyle Eichhorn, seconded by Jennie Sisson. The motion was carried.

Next meeting September 1, 2020 at 7pm

Meeting adjourned at 7:32 pm

Tracie Dodd

Planning Clerk

