

The Pendleton Plan Commission met on April 8, 2018 at 7:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order at 7pm. Commission members present were Chair Tim Pritchard, Carol Hanna, Mike Romack, Matt Roberts, Cheryl Ramey-Hunt, Brian Souders and Kyle Eichhorn. A quorum was established. Representing the Town were Town Manager Tim McClintick, Assistant Planning Director Rachel Christenson, Planning and Zoning Administrator Kayla Hassett, town attorney Alex Intermill and Planning Clerk Kate Edwards.

Also in attendance were Brad Voyles of 8164 S 150 W and Brad Buck of 16520 Gleneagles zip 46060.

MINUTES

MOVED BY KYLE EICHHORN, SECONDED BY MIKE ROMACK, TO APPROVE NOVEMBER 8, 2017 MINUTES. MOTION CARRIED.

OLD BUSINESS

Comprehensive Plan Presentation ~ Google Drive

Christenson Presented: Advised that we are in the final steps of adopting the Comprehensive Plan. Presentation included information regarding:

- Comprehensive Plan Basics
- Pendleton's Planning Process
- Steering Committee
- Public Participation
- Business Owner Reception – Executive Summary of Results
- Public Input Workshop #1
- Public Input Workshop #2
- Conservation Through Community Leadership Workshop
- Goals
- Proposed Future Land Use Map
- Next Steps
 - Plan Commission Meeting : April 11, 2018
 - Town Council Meeting : May 10, 2018

2018 Comprehensive Plan Draft ~ Google Drive

Christenson then reviewed the Master Plan draft document with the board.

Pritchard brought up the 73rd Street Project and asked if Pendleton was involved. Christenson and McClintick both assured the board that they are involved in the decision making and that the funding alone will place the project several years away.

Pritchard asked if the park has their own comprehensive plan. Christenson advised that the park does have their own and it is updated every five year and they are scheduled to start that process in 2019 to prepare for 2020.

Christenson reported that once the Comprehensive Plan is adopted, the next step is to work on a thoroughfare plan.

Romack shared that he would like to read the document and bring it back to the table at the May 9th meeting, prior to the Town Council meeting on May 10th.

Intermill let the board know that they could go ahead and vote and make it subject to any concerns that any of the board members may have between now and May 9th. If any concerns are voiced, you could readdress it. If no concerns are voiced, the vote would stand.

MATT ROBERTS MOTIONED, MIKE ROMACK SECONDED, TO MAKE A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL SUBJECT TO ANY CONCERNS THE BOARD MAY HAVE BY MAY 9TH FOR THE ADOPTION OF THE TOWN OF PENDLETON COMPREHENSIVE PLAN UPDATE. MOTION CARRIED.

NEW BUSINESS

TIF Administrative Amendment

Intermill reviewed the TIF District was amended and expanded last year to incorporate more areas of the town that we foresee developing, intentionally leaving out Falls Pointe Industrial Park. With research we found, contrary to Pendleton-lore, there was nothing prohibiting its inclusion in the TIF district.

We approached the Redevelopment Commission, who wanted to bring the Industrial Park into the TIF District, which is what is before the PC tonight. RDC adopted their Declaratory Resolution that would amend the TIF district to include the Falls Pointe Industrial Park.

The next step is for the Plan Commission to consider the proposed expansion of the TIF District to include Falls Pointe Industrial Park and make a recommendation or decision that it does or does not comply with the plan for the town. If you find that it is consistent with the Comprehensive Plan, there is a Resolution saying just that. If PC approves and the Town Council approves, there will be a public hearing before the RDC meeting. If, after public input, the RDC still agrees this is the right thing to do, they will adopt a Confirmatory Resolution. Intermill reiterating that the PC role is to make sure it has no concerns with including Falls Pointe Industrial Park into the expanded TIF district.

McClintick shared some history on Falls Pointe. The RDC agreed to list it and there has been interest from a wide range, some light manufacturing, robotics, but another project that we are under non-disclosure.

Christenson added that Falls Pointe does have an additional set of guidelines governing what buildings should look like out there and RDC governs that. The zoning may need to be changed depending on what happens out there to perhaps Planned Business.

MIKE ROMACK MOTIONED, CHERYL RAMEY-HUNT SECONDED, THAT THE PLAN COMMISSION ADOPT RESOLUTION 2018-01. MOTION CARRIED WITH A VOTE OF 7-0.

Resolution 2018-01 was signed today by all Plan Commission members.

Plan Commission
April 8, 2018
Page 3

Next Plan Commission meeting is scheduled for May 9, 2017 at 7p.m.

Meeting adjourned at 8:45 pm.

Kate Edwards
Planning Clerk
Town of Pendleton