

The Pendleton Plan Commission met on October 10, 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, Kyle Eichhorn, Mike Romack, and Matt Roberts. A quorum was established.

Others in attendance were Chris Vensel of 111 Congressional Blvd, Suite 300 Carmel, Greg Ilko of 3417 Sherman Drive Beech Grove, Kevin Montgomery of 1061 W 10th Street Indianapolis and Doug and JoAnn Owens of 115 Warwick Way Pendleton.

Representing the Town were Town Manager Tim McClintick, Planning and Zoning Administrator Kayla Hassett, Town Attorney Alex Intermill and Planning Clerk Kate Edwards.

MINUTES

CAROL HANNA MOTIONED, SECONDED BY MIKE ROMACK, APPROVAL OF THE JUNE 13 2018 MEETING MINUTES. MOTION CARRIED.

CAROL HANNA MOTIONED, SECONDED BY KYLE EICHHORN, APPROVAL OF THE JULY 11, 2018 MEETING MINUTES. MOTION CARRIED.

OLD BUSINESS

None

NEW BUSINESS

- A.** PC10102018-01 – Change of Zoning – Wellness Center – 0 S. Heritage Way Hassett presented via Google Drive - Change of Zoning Application submitted by Gregory J Ilko of CrossRoad Engineers, working on behalf of Klipsch-Card for a recreation center. The petition is to rezone the property from Planned Industrial to Planned Business. The Staff Findings included a comparison between the intended uses as they would fall under Planned Industrial (none-permitted) versus Planned Business (all-permitted).

Hassett advised that the Town Council has made a Resolution recently regarding this petition to move forward with the community recreation type center use at this location since the property is owned by the RDC and the BZA did pass conditional use to have a building larger than 20,000 square feet and more than one business in that building. This is working its way through most of the town boards. McClintick advised that the RDC also approved granting the Plan Commission the authority over that property. Adding the RDC would like to be able to see the plans, if this happens, since they have been involved in each step of this process.

Staff Recommendation – that the Plan Commission recommend approval of the proposed Amendment to the Town Council. The Town Council will then take that recommendation into consideration and either approve or deny.

Romack asked if the dentist's office on the adjacent parcel was re-zoned. Hassett advised that the dentist's office was not part of Falls Pointe as it was just north of it and never owned by the RDC. It was already zoned Planned Business.

Hanna asked about the school administration building just north of the 25 acres. Hassett advised that building was originally built under the executive office use category for the prior occupant, which is a permitted use under Planned Industrial.

MATT ROBERTS MOTIONED, SECONDED BY MIKE ROMACK, TO RECOMMEND THE APPROVAL OF PC10102018-01. MOTION CARRIED.

Hassett asked Pritchard to sign the document for presentation to the Town Council the following night.

- B. PC10102018-02 – Primary Plat – Wellness Center – 0 S. Heritage Way**
Hassett presented via Google Drive including Primary Plat Application submitted by Gregory J Ilko of CrossRoad Engineers, working on behalf of Klipsch-Card for a recreation center. This primary plat request will begin the process of subdividing the 25 acres and the creation of two out lots in the front. A detailed plat diagram was provided for review.

Hassett went on to review the Staff Findings and the data supporting the facility will meet the minimum lot requirements for lots in Planned Business Zoning District.

Planning staff is working with CrossRoads to ensure that the plat name is correct, due to the several various names this project has had so far.

Staff Recommendation is to Approve.

Hanna asked what the plan was for the two out lots. Hassett advised that future use would be other planned business, perhaps medical uses, but nothing definitive yet. McClintick advised that anything that would be built there would have to follow the same guidelines for Planned Business. It was confirmed that those out lots can be sold, but the subsequent owner would have to go through all the same town controls.

Eichhorn asked about the south access road. Greg Ilko addressed the board. Advised they are coordinating with the Town and Banning Engineering for the design and construction of Heritage Way extension south with the agreement it is to extend to the south property line for connectivity. McClintick said eventually it will hopefully be extended all the way down to Fall Creek Drive just west of the solar park.

Romack said there was mention of CrossRoad asking the Town to complete that road around there for emergency access and asked if that was going to change. Hassett advised that will be part of the site development review.

CAROL HANNA MOTIONED, SECONDED BY KYLE EICHHORN, TO APPROVE PC10102018-02 PRIMARY PLAT. MOTION CARRIED.

C. PC10102018-03 – Site Development Plan Review – Wellness Center – 0 S Heritage Way

Hassett presented via Google Drive including Site Development Plan Application submitted by Gregory J Ilko of CrossRoad Engineers, working on behalf of Klipsch-Card for a recreation center. This is for the actual construction of improvements on the rear plot of the property. The retention pond and the health plex itself will be constructed along with the drives connecting it to Heritage Way.

Hassett reported that, visible on the plans, you can see there will be parking for 343 vehicles which does meet the Town's off-street parking requirements. Also will be a 116,000 square foot recreation facility. The floor plan was presented in hard copy as well as on the presentation.

Ilko addressed the board once again and also introduced Chris Vensel with Lauth, general contractors, and Kevin Montgomery with krM Architecture, design of the building. He advised they expect preliminary plan sets mid-October from Banning Engineering, so they can make sure that the grades and elevations are tying into theirs. Geometrically they don't expect any changes.

Ilko went on to explain their waiver request regarding parking and sidewalks. Due to the functionality of the building, it is not conducive to distribute parking and sidewalks in the required manner. Pedestrian traffic will be maintained to the front of the building. There will be a five foot sidewalk and the necessary building code pedestrian access from any egress doors. Additionally, the PB Guideline requires a five foot grass strip between the pavement and the sidewalk. The functionality of this building, they will want people to walk right off the parking lot onto the sidewalk to get into the building. High capacity events will have buses, also promoting direct access to the sidewalk.

Ilko walked through the Final Construction Plans as presented on Google Drive. Pritchard asked about the water connection for the fire. Ilko replied, regarding the 8 inch down to the 6 inch, that he spoke with the fire chief and replied to Kayla in his response letter, that 8 inch to 6 inch is based on the flow data that was provided, so, at this point, they did their calculations to show that the 8 inch feeding the front end down to a 6 inch to feed the building is sufficient. There will be a detailed design that will double check that, but at this point, per the flow data provided, this is sufficient. Pritchard advised they would like to see a 12 come into that site, which is what the Town Director of Public Works reviewed earlier that day. McClintick indicated that would need to be reviewed again, as they were thinking at least a 10 inch and probably a 12 to serve the other out lots to make sure there is enough flow. Ilko advised that was the first he had heard of that, but advised that they are fully cooperative to work with the Staff and Public Works on that.

Pritchard also asked about the road connection on the south end coming from the cul-de-sac in the back to that perimeter road, we would like to see that connected. Reason being for fire or any of our equipment has a way in and a way out all around so no one gets trapped back there. Ilko said he did talk with the chief today and included in Ilko's response was the cul-de-sac showing the turnaround of a 45' firetruck template.

Pritchard added the scenario of if there was a firetruck there and we need to get an ambulance around it. Ilko did advise that the main reason it was eliminated and a cul-de-sac was put in was to maintain flexibility south of that building, whether it be a building addition or outside courts, and the original plan even showed the looped connection at the far south end of the property, but there are still some question on how far south that will need to go. He added that he has done designs where he doesn't have 360. One way in and one way out with large buildings like this, but respects the Towns wishes. If there is a way the Town would accept this, he would appreciate it, but if that becomes a condition of the approval, he will make that modification. Ilko said the fire chief's desire is the road connection. McClintick added then that is what needs to be done.

Moving on to the architecture, Kevin Montgomery addressed the Commission and showed the overall floor plan of the building. Tennis half is to the south, with tennis being the driving need for this facility, as tennis facilities are very scarce. The quality of that spaced has to be one of the best in the state. The concourse will run down through the middle, which will attract major tournaments to this facility. Just north to the tennis is fitness area, cardio and weight training, and the smaller rooms are for some of the new trending classes, trx and cross fit, yoga, cycling, adjacent to that is the main entrance, small café space, staff spaces, housekeeping, then to the north of the fitness area will be basketball court or the flex gym, stripped for pickle ball, basketball and volleyball. This will be the single largest pickle ball facility in the state. To the north of that will be gymnastics area. Primarily youth. Run similarly to the operation in Anderson that is moving to this location. The larger space next to that is the Community Hospital Anderson space. It will be a couple different types of therapy such as Rock Steady. Maybe a kitchen to put on healthy cooking classes.

Roberts asked if the mezzanine over the tennis courts was that for spectators. Montgomery responded that it was and it also runs north beyond the tennis so it will be over the other areas as well.

Montgomery reviewed the exterior. The program and function of the building required very large spaces with no direct glare and sunlight. A welcoming site arrangement bringing it down to a human scale and making it more retail environment as you approach the building and provide an improved metal panel system for the other two main facades that are visible. The entire West and North façade will be an insulated metal panel with texture, the same as the IKEA building, without the blue. That is intermixed with a wood look product to help bring the scale down. It is a large amount of glass. 160 feet by 15 feet high. The South and East will be a more simple metal panel with some exposed fasteners, as the hope and goal of this building is to become the largest facility in the state and that south wall will be removable for that expansion.

Montgomery shared an additional exterior option to the Commission. Both using the same products. The owners are comfortable with both the white option and the darker version.

Hassett shared the concerns of the Planning Department that the darker option did not break up the wall expanses as well as the original design. Both designs require variances from the PB Guidelines. Staff Recommendation was that we approve this

design with the commitment from CrossRoads and the petitioners that landscaping and/or murals be used as design features to break up the tennis portion of the structure.

Hassett continued on with the Google Drive presentation and reviewed the noted Variances from Planned Business Design Guidelines. She asked that the Commission focus on just the building, not on the sidewalks or landscaping. She asked them to refer to the civil site design plans on the center table for those details.

G.1: Site Layout – B. Parking

100% of the parking is in front of the building. Given the uses, staff does not have a problem with this variance.

G2: Architecture – A. Facades

Item 1 -There is a minimum of three materials to be used for all building facades. While this building does include three materials, only one of those materials is on that list.

Adding, in previous petitions that have come before the PC, we realize that this list is limited. Hassett advised Planning does not have an issue with the selected materials.

Item 2 – Blank walls on this structure exceed what the PB Guidelines would like to see, but Planning believes there has been an effort by the architect to break those up. That is something we can work with tonight in conditions for approval, if that is how the Commission decides to go.

G4. Landscaping and Screening – B. Screening

All mechanical equipment needs to be screened by vegetation, fencing or building features. There will be mechanical equipment in the rear that, due to its height, it will be visible. No one will be going in the back of the building unless you are a worker.

Planning Staff does not have an issue with this. The garbage dumpster will be in back as well and enclosed with a chain linked fence, but once again, since it is in the back, Planning Staff is fine with this if the Commission is.

G4: Landscaping and Screening – C. Parking Lots

They have included two trees on each island and the additional required trees have been placed in other locations around the site. The correct number of trees are on the property. There is one tall shade tree for every 350 square feet.

If the perimeter of the parking lot abuts a non-residential zone district, no landscaping is planned at this time along those perimeters because we expect those to have construction going on in the near future. Pritchard asked if it will at least be seeded and the answer was yes.

G6 Lighting – C. Parking Lot Lighting

Maximum mounting height is 20 feet and they have asked for 30 feet. Planning staff is fine with this.

Staff Recommendation:

- Full loop installed around building instead of cul-de-sac, as shown on previous plans.

- Additional design elements, in combination with resided landscaping, be used to add visual interest to façade of southern portion of building.
- Parking lot perimeter landscaping must be installed along the entrance drives and east edge of parking lot as out lots are developed.

Hassett advised the PC to make any changes to those recommended conditions as they saw fit.

Hanna asked if Planning was okay with the five foot sidewalk and no grass between. Hassett said they were, due to the parking and entrance arrangement.

Romack asked if the building goes through a state approval as well. Montgomery said that was correct.

Audio became static at this time as Chris Vensel with Lauth spoke from his seat.

McClintick advised they would address the water issue with the Director of Public Works.

MATT ROBERTS MOTIONED, SECONDED BY CAROL HANNA, TO ACCEPT PC10102018-03 WITH STAFF CONDITIONS AND TO INCLUDE THE PLAN COMMISSION PREFERENCE FOR THE DARK RENDERING WITH THE SOUTHERN PORTION WEST FACING WALL TO BE BROKEN UP WITH VERTICLE ELEMENT DESIGN AND THE WATER MAIN BE LOOKED INTO TO ENSURE IT IS SUFFICIENT SIZE TO SATISFY THE TWO OUT LOTS. MOTION CARRIED.

D. Unified Development Ordinance (UDO) Update

Hassett addressed this in conjunction with the Thoroughfare Plan (agenda item E.). Planning Department is working to update both of these. The UDO was last updated in 1997 and the Thoroughfare Plan in 2006.

The Thoroughfare Plan is a plan for the future use of our roadways. We will be working with Coug in Anderson which allows us more access for funding and they are a great resource. The UDO is the document at the base of any development that occurs in town. Very important document and very ready to be updated. Hassett provided a timeline in the Google Drive presentation for both updates. Adding that they will need steering committees and invited all board members to participate in those.

E. Thoroughfare Plan – Discussed above

F. Wellness Center Tax Increment Financing (TIF) Area

Intermill advised that we are issuing bonds as part of the incentive package for Klipsch-Card. Once you issue bonds in the TIF district for the first project, it starts the clock running for the amount of time the Town can capture the TIF dollars, the tax increment, in the entire area. We want to carve out the 25 acres from the existing allocation area and then create a new allocation area and TIF district just for this 25 acres. The Town will still capture all of the same increment. This allows the clock to start for just that 25 acres to include the two out lots and the primary wellness center. It preserves the rest of the TIF district.

The first order is the approval part, with the PC considering and hopefully finding that removing the 25 acres from the existing TIF district is consistent with the development plan. The second order is confirming or agreeing that creating this separate allocation TIF district is also consistent with the plan.

Hanna asked what happens when another project comes along. Intermill advised that future development in out lot A or B would have a separate development agreement, separate consideration for incentives or no incentives. They will stand on their own. We hope those plans come in soon and, if it is the right project and it makes sense, we might have additional objective that will work their way through a similar path as the Wellness Center. Timeline for the TIF is 25 years.

Intermill went on to explain that this keeps the main Lot and the two out lots in a TIF district. For the Wellness Center, the state law does not allow you to give tax abatements to certain type of projects. So if a project came to one of those out lots that you can give abatement to and it makes sense to the town, then the town can consider that, but it would have to fit within one of the uses that the state allows abatements. This is very limited to a strategy to preserve as much time as possible allowing the Town time to fund those bonds.

KYLE EICHHORN MOTIONED, SECONDED BY MIKE ROMACK, TO REMOVE THE EXISTING 25 ACRES FROM THE CURRENT TIF DISTRICT. MOTION CARRIED.

MATT ROBERTS MOTIONED, SECONDED BY KYLE EICHHORN, TO CREATE A NEW TIF DISTRICT FOR THE 25 ACRES. MOTION CARRIED.

Next Plan Commission meeting is scheduled for November 14, 2018 at 7:00p.m.

Meeting adjourned at 8:30 pm.

Kate Edwards
Planning Clerk Town of Pendleton