

The Pendleton Plan Commission met on November 14, 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 and Cheryl Ramey-Hunt. A quorum was established.

Others in attendance were Josh Ring of 203 S Broadway Pendleton and Greg Ilko of CrossRoad Engineers.

Representing the Town were Planning and Zoning Administrator Kayla Hassett, Assistant Planning Director Rachel Christenson and Planning Clerk Kate Edwards.

MINUTES

KYLE EICHHORN MOTIONED, SECONDED BY CAROL HANNA, APPROVAL OF THE OCTOBER 10 2018 MEETING MINUTES. MOTION CARRIED.

OLD BUSINESS

A. Unified Development Ordinance Update

Rachel Christenson addressed the commission reminding that this is about the zoning ordinance the Town is redoing. The last one was done in 1997. She went on to review the Timeline. Requests for Qualifications were due by November 2nd. Direct invitations were sent to two firms and those two firms decided to work together and submitted one proposal. Project kick off will be after the first of the year.

Christenson thanked Kyle Eichhorn for volunteering to be part of the steering committee.

NEW BUSINESS

A. PC11142018-01 – Community Health & Wellness Secondary Plat – 0 S Heritage Way

Hassett presented via Google Drive – Secondary (Final) Plat Application submitted by Klipsch-Card Athletic Facilities LLC. This plat has been through review. Kyle Eichhorn has reviewed, Brenda Palmer at the Auditors Office has also reviewed it and Banning Engineering has reviewed it to make sure it lines up with their project. Planning staff and Jeff Barger Director of Public Works have looked at it also. There are still a couple of details being ironed out, but the lay out and easements and the bones of it are all on track.

Staff Recommendation – to approve.

If approved, Prichard and Hanna will be called to come in and sign the final plat once it is printed and ready to go to the Recorder. Hassett added that any observations from the Commission would be very welcome.

Pritchard shared two concerns discussed last month. The road extension that connected all the way around and also the size of the water line coming in.

Greg Ilko of CrossRoad Engineers address the Commission to advise that they have modified the site plans to incorporate the 360 on the access drive, which will be

resubmitted to the staff for their review and, regarding the water line, it came about that Banning is doing the water line design, so that water main is now off of the CrossRoad plans and it will be left to Banning and the Town to work through what size we will tie into.

CAROL HANNA MOTIONED, SECONDED BY CHERYL RAMEY-HUNT, TO APPROVE PC11142018-01 AS PRESENTED. MOTION CARRIED.

B. Foster Park Planned Unit Development –

Christenson Google Drive Presentation included a review of 'What is the Process for a PUD Approval'. A PUD is a little bit of mixed use development on the site as it does not fall within a particular zoning classification. An example being Huntzinger Farms which includes single-family, two-family and also planned business and there is a specific Ordinance written for that development.

Foster's Park is located on the west side of the interstate and has never been developed. This PUD is across the street from the Foster Branch subdivisions. This was a PUD that was proposed back in January 2004, tabled at that time because there were many questions, and then was passed in May 2004. After Plan Commission passed the PUD Ordinance it went to Town Council and it was passed. The developer came back in November of 2004 for a primary plat which was approved. Nothing has been done since.

Now that the Comprehensive Plan has been updated and many things having changed between 2004 and today, Planning is questioning whether this is what we want out there currently. Planning is asking the Commission to take a look at what is existing and give Planning some advice as to if PC believes this is still a good idea. Keep in mind that there are a number of things the Town has learned from the Huntzinger Farms PUD that maybe we wouldn't do today if given a blank slate.

Christenson placed on Google Drive the PUD Ordinance from 2004 so it can be reviewed. Housing commitments included vinyl siding with some brick. Developers today are all talking Hardie Board siding. Planning believes there are options moving forward, do revisions to the Ordinance or change the zoning so that the PUD totally goes away and a developer can come back and propose a new PUD Ordinance. The Primary Plat documents were provided on the viewing table, as well as on Google Drive, for the PC's review. Planning felt the PC would be the appropriate first step instead of taking it to Town Council or a different body.

Christenson reported that the property owner and developer remain the same as in 2004, adding they approached Planning about a year ago when they were trying to get a builder on board, but she doesn't believe they have been successful finding anyone.

Hanna shared her concerns about when something has been approved and then it goes years before there is any activity to carry out the approved plans. Another example being the development on Old 132 which was approved years ago. Adding it seems there should be some point in time when it expires and or must be reviewed before moving forward. A lot has changed in fourteen years.

Christenson agreed, adding that Planning nor the PC would probably approve the plan for Old 132 development if presented today. There is no connectivity. The Planning staff is encouraging the developer to go back and take a look at that because we see some opportunity to connect with the Pines at some point.

In closing, Christenson asked the Commission to take a look at it and we can revisit it at the next Plan Commission meeting. After review with Alex Intermill, our option is to rezone it to agriculture or maybe single family, simply to get rid of that PUD being attached to that property. We have to be mindful of the developer and property owner and have that discussion with them just for good relations.

Pritchard noted he had received a few questions about the roundabout at Heritage Way and if the existing trees could be moved to the park or elsewhere. Christenson advised it will be constructed in 2019 and that the sign was moved early so we didn't have to include that in the project cost. The sign will be returned and the trees will need removed. We can talk with the park about relocation.

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

Meeting adjourned at 7:23 pm.

Kate Edwards
Planning Clerk Town of Pendleton