

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on April 7, 2021 at 7:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order by Tim Pritchard at 7:00 pm.

II. ROLL CALL AND DETERMINATION OF QUORUM

Commission members present were Tim Pritchard, Kyle Eichhorn, Connie Schultz-Heinz, Carol Hanna, Brad Ballentine and Cheryl Ramey-Hunt. A quorum was established.

Representing the Town were Planning Director Kayla Hassett, Town Attorney Jeff Graham and Clerk Denise McKee.

Others in attendance were Becky Perry of 7031 S 300 West of Pendleton, Indiana and Edward Wolenty representing Decker, Lawyer & Maynard of 505 West 9th Street, Anderson, Indiana.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

BRAD BALLENTINE MOTIONED TO APPROVE THE MEETING MINUTES FROM THE PREVIOUS MEETING, SECONDED BY CHERYL RAMEY-HUNT. ROLL CALL TAKEN AND ALL MEMBERS PRESENT VOTED IN FAVOR OF THE MOTION. MOTION CARRIED.

IV. OLD BUSINESS

A. Thoroughfare Plan Update –

Kayla Hassett provided an update of the Thoroughfare Plan Update on Google Drive. The Timeline also available on Google Drive Presentation.

Progress made since the March Plan Commission meeting:

- The Access Management and Control Ordinance passed on second read at the March Town Council Meeting (Ordinance 21-03).
- Thoroughfare Plan moving along very well.
- Updated schedule on presentation.
- Steering Committee #7 to meet on April 28, 2021.
- Scheduled to approve by August 12, 2021 Town Council Meeting.
- Right-of-Way to be incorporated into the Unified Development Ordinance (UDO).
- Steering Committee Meeting #6 went very well, report available on Google Drive.
- Hassett encouraged PC Members to go over documents in Google Drive.
- Last Steering Committee Meeting was low in attendance, encouraged members to attend.

Next Steps:

- Steering Committee Meeting #7 will be held on April 28, 2021 virtually at noon. MCCOG will be sending out invitation shortly.
- Draft will be presented to the Steering Committee and Town Planning Staff by the end of April.

B. Unified Development Ordinance Update –

Kayla Hassett provided an overview of the Unified Development Ordinance Update and available on Google Drive. The Timeline also available on Google Drive Presentation.

Progress made since the March Plan Commission meeting:

- Updated street standards have been reviewed and are looking good.
- Town Planning Staff is forwarding reviewed Chapters to Town Attorney for review. Counsel has reviewed Chapter 1.

- A draft UDO will be released to the Steering Committee this week for review.
- Getting close to final steps of this process.

Next Steps:

- May 5- Final Draft will be introduced for Plan Commission review
- May 12 – Public Workshop
- May 17 – Open House in conjunction with Thoroughfare Plan

C. Interchange Master Plan-

Kayla Hassett provided an overview of the Interchange Master Plan Update and available on Google Drive.

Kayla Hassett presented the following project overview:

- Project is being driven by the Pendleton Redevelopment Commission. Tax Increment Finance (TIF) funds are financing the project. Town Manager Scott Reske oversees the RDC.
- The purpose is to purposefully and incrementally plan for development at the Exit 219 Interchange, which includes uses, architectural standards, and stormwater drainage.
- Kimley Horn, Pendleton Staff, and the RDC have worked to develop a Proposed Interchange Master Plan layout.
- Most recently Kimley Horn met with BLN to discuss the future 67th Street Extension.

The following discussions took place:

- Carol Hanna asked about the 67th Extension plans. Kayla Hassett replied with the following information:
 - The project has been in the works for some time.
 - The Town of Pendleton's interest in the project is to make sure road corridor is properly developed, especially in regards to road cuts and how it will look for Pendleton.
 - Pendleton will make sure there is sufficient room for trails.
 - Engineering needs are being addressed, including portions going up to Anderson.
 - The Town of Pendleton is getting more informed about the project and that Kimley Horn is working with the City of Anderson Engineering Department.
- Tim Pritchard expressed concerns with traffic and that at the last meeting, no resolution was provided. Brad Ballentine stated that there is much work to be done and that he also has concerns in regards to traffic. Ballentine stated that there are needs for mitigating truck traffic at Exit 219. Ballentine added that the Town of Pendleton needs to protect existing property owners from the negative impact of heavy truck traffic.
- Kayla Hassett stated that the Thoroughfare Plan will help guide street standards, road classification, right-of-way and will also give more vision when plans are developed.
- Kayla Hassett commented the following:
 - Per Kimley Horn, the area in the Quadrant Interchange Master Plan can develop more quickly than the 67th Street Extension as it is a very long-range project.
 - The plan is in place, but does not mean that the Town of Pendleton will not hold up development and wait on the 67th Street Extension Project.
 - The road profile will control traffic flow, especially semi-truck traffic.
- Brad Ballentine commented that the Town of Pendleton can have a beautiful aerial, pedestrian profile, but will not matter if the Town has a lot of traffic issues. Kyle Eichhorn expressed agreement.
- Kayla Hassett stated that Pendleton will need to address enforcement of traffic.

Next Steps:

- Planning Staff needs to review the rough draft of the plan and send feedback to Kimley Horn.

D. Extension of Moratorium on Primary Plat and Zoning Map Amendments

Kayla Hassett reported the following:

- Current Moratorium runs April 19, 2021, but seeking Plan Commission recommendation to extend.
- UDO is expected to wrap by June 10, 2021.
- Seek 180-day extension or after passing of the UDO, whichever comes first.
- Town Council is very supportive of the moratorium extension.

Jeff Graham advised the Plan Commission can vote in favor or give unfavorable recommendation of the extension. Graham also advised PC Members that they can give an opportunity for public comments.

Tim Pritchard commented that he is in agreement with Brad Ballentine that the Town of Pendleton is still working on things as well as manpower is taxed.

Motion for Plan Commission to give a favorable recommendation to the Town Council to extend the moratorium for six more months or upon approval of the Unified Development Ordinance, whichever comes first was made by Brad Ballentine; seconded by Carol Hanna; Roll call was taken and all members present voted in favor of said motion. Motion carried.

V. NEW BUSINESS

No new business.

VI. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 7:17 pm.

Next meeting May 5, 2021 at 7:00 pm.

Denise McKee
Administrative Assistant Town of Pendleton