

## **I. CALL TO ORDER**

The Pendleton Plan Commission (PC) met on June 2, 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, Jenny Sisson, Carol Hanna, Brad Ballentine and Cheryl Ramey-Hunt. A quorum was established.

Representing the Town were Planning Director Kayla Hassett, Planning and Zoning Administrator Hannah Urbanski, Town Attorney Jeff Graham and Clerks Jenny Altherr and Denise McKee.

Others in attendance were Brandon Kendera, Ryan Phelps and Varu Musunuri representing Madison County Council of Governments of 739 Main Street, Anderson, Indiana 46016, Josh Cribelar of 9025 River Road, Indianapolis, Indiana 46240, Becky Perry of 7031 S 300 West of Pendleton, Indiana and Edward Wolenty representing Decker, Lawyer & Maynard of 505 West 9<sup>th</sup> Street, Anderson, Indiana.

## **III. APPROVAL OF MINUTES OF PREVIOUS MEETING**

**CAROL HANNA 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 since last Plan Commission Meeting include:
  - Draft 1 reviewed and edited.
  - Draft 2 released. Comments due back June 11<sup>th</sup>.
- Next Steps:
  - Public Workshop
  - Steering Committee #8

### **1. Access Management and Control Ordinance Amendment**

Brandon Kendera, Project Manager of the Thoroughfare introduced his team members including Transportation Manager Ryan Phelps and Engineer Varu Musunuri. Kendera provided image of proposed amendment to the Access Management and Control Ordinance and the following report:

- Seeking favorable recommendation of the ACM amendment for the July Town Council Meeting.
- Access Management and Control Ordinance was given a favorable recommendation by Plan Commission. Ordinance was adopted in March 2021.
- Since ACM Ordinance adoption, found that a slight revision would better align with the Unified Development Ordinance.
- Two minor changes proposed include:
  - Change 1 – Replacing Figure 1- Clear Vision at Driveways with new graphic to match UDO requirements.
  - Change 1 – Section 1.4 Subsection A3 of the ordinance will also be updated to reflect where to find the value of “x” in the UDO Intersection Visibility section.

## **2. Introduction of Document to Plan Commission**

Brandon Kendera provided an overview of the Thoroughfare Plan:

- Chapter 1 – What the Thoroughfare Plan Does; How Prepared; Covid-19 Impacts; How it Works
- Chapter 2- Context/background; Transportation
- Chapter 3 – Input in process from community/surveys; Public Workshop to be determined
- Chapter 4- Scenery Planning regarding multiple factors (transportation, land use, development)
- Chapter 5 – Implementation; Recommendations from analysis and public input
- Need to update every five years, along with the Comprehensive Plan

The following discussions and comments took place:

- Brad Ballentine asked what fundamental traffic engineering analysis was done to determine maximum population the Town of Pendleton can support with the current thoroughfare limitations presented by US 36, US 38 and State Street. Brandon Kendera replied that they used Impact Fee Study which includes traffic engineering analysis to address road capacity. Ryan Phelps added that in looking at options to elevate traffic downtown, they did not look at the maximum population.
- Brad Ballentine expressed concern that as State Street and North & South Pendleton Avenue have limited ability to expand, especially with ongoing neighborhood development and approval of increased density that need to be accommodated by road expansion as growth experienced. Ryan Phelps commented that the Thoroughfare Plan, Chapter 5, addresses Pendleton Avenue and State Street and how Heritage Way expansion can assist in reducing the negative impact on downtown roads.
- Tim Pritchard asked how far the analysis covered. Ryan Phelps replied 2045 plan.
- Brandon Kendera asked PC members to review the Thoroughfare Plan before the July meeting, with priority on Chapter 5. Kendera also asked members to identify recommendations of missing plans/pieces and to submit comments to the Town of Pendleton by June 11, 2021.

## **B. Unified Development Ordinance Update and Right of Way Dedication Amendment**

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 April Plan Commission meeting:

- Plotting forward with the UDO update.
- Received all attorney and engineer edits
- Consultant is synthesizing comments before releasing the public draft.

Next Steps:

- Await Consultant to finish synthesizing into Draft
- Release Public Draft
- Schedule Public Workshop

## **C. Interchange Master Plan-**

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

Kayla Hassett presented the following project overview:

- All staff edits and questions returned to Kimley-Horn
- Kimley-Horn editing per staff comments
- Property owner concerns raised to Kimley-Horn
- Hope to bring to Plan Commission in July for favorable recommendation to the Town Council
- The following discussion took place:
  - Brad Ballentine asked if sidewalk/path to the I-69 Interchange is in the plans. Kayla Hassett replied the following:
    - Banning Engineering has provided estimate for Pendleton Business Park Trail, but will not go along State Street. Plans to go along utility easement at the end of Taylor Street with plans for pedestrian bridge over Fall Creek to connect to the Business Park and Rosa Fray Drain.
    - Plan exists, have estimate, but need funding. Scott Reske is looking into funding options.
  - Brad Ballentine shared concern of high school runners crossing over State Street causing travel difficulties. Ballentine stated that he hopes the Town can come up with a safe option, eliminating the need for runners to run into oncoming traffic.

## V. NEW BUSINESS

### A. PC06022021-01: Maplewood at Huntzinger Farm Section 5 Secondary Plat – Huntzinger Boulevard (Arbor Homes – Downey)

Kayla Hassett provided Secondary Plat Application and documents in Google Drive for review. Hassett introduced Josh Cribelar from American Structurepoint, representing applicant. Cribelar reported the following information:

- Secondary Plat involves 3<sup>rd</sup> section of Huntzinger Farms
- Last section, including 42 lots
- Same design as approved by INDOT a year ago
- Ready to move forward with construction once approved

The following discussions took place:

- Tim Pritchard asked if the proposed cut in Lantern Meadows and highway went away. Josh Cribelar replied that there will be a stub to Lantern Meadows for now as the County has only approved pedestrian travel. Cribelar also said that the cut on the highway has been approved on the north and west ends by INDOT and plan to move forward. Cribelar to get copy of permits to the Town of Pendleton.

Kayla Hassett stated that applicant has been advised that the following needs to be addressed:

- Water lateral missing
- Need park feature identified and plans to show landscaping and trails
- Need plans to reflect trees along the detention pond between the street and pond
- Seek more trees
- Seek way finding signs

Josh Cribelar stated that the park will be a playground with a gazebo.

Kayla Hassett recommendation to approve the Secondary Plant as presented.

The following comments and discussions took place:

- Brad Ballentine asked if roadway concern in Huntzinger have been resolved. Josh Cribelar replied that the roads have now all been repaved.

- Kaylas Hassett inquired when State Road 9 no longer be utilized for construction entrance. Josh Cribelar stated that he will get with the Project Manager to switch over immediately and will get answer back to Hassett as well as to provide copy of permits.

**Motion to accept PC06022021-01: Maplewood at Huntzinger Farm Section 5 Secondary Plat – Huntzinger Boulevard (Arbor Homes – Downey) as presented made by Jenny Sisson; seconded by Cheryl Ramey-Hunt; Roll call was taken and all members present voted in favor of said motion. Motion carried.**

## **VI. ADJOURNMENT**

Meeting adjourned by Tim Pritchard at 7:26 pm.

Next meeting July 7, 2021 at 7:00 pm.

Denise McKee  
Pendleton Municipal Utilities