

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on April 19, 2023 at 6:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order by Carol Hanna at 6:00 pm.

II. ROLL CALL AND DETERMINATION OF QUORUM

Commission members present in-person were Tim Pritchard, Kyle Eichhorn, Brad Ballentine, Carol Hanna, Cheryl Ramey-Hunt, Jenny Sisson, and Andrew Holloway. A quorum was established.

Representing the Town in-person were Denise McKee Planning and Zoning Administrator, Scott Reske Town Manager. Representing the Town via Zoom were Hannahrose Urbanski Planning Director, Jeff Graham Town Attorney.

Others present: Marissa Skaggs of 6333 W Fosters Branch Dr, Mike Romack of 400 E Madison Ave, Sandi Butler of 346 Pearl St, Mike Bond of 6150 S Fox Ct, Craig Campbell of 239 S Main St, Joe Noel of 130 N Main St, Jerry Burmeister of 130 W State St

III. APPROVAL OF MARCH 2023 MEETING MINUTES

Tim Pritchard requested a motion to approve the March 2023 Meeting Minutes; motion made by Carol Hanna, seconded by Brad Ballentine. Roll call taken and all members present voted in favor of the motion. Motion carried.

IV. OLD BUSINESS

V. NEW BUSINESS

A. I-69 Interchange Master Plan possible amendment – discussion only

- Tim Pritchard opened the discussion stating there has been interest and inquiries from developers, land owners, and residents regarding the planned use for the I-69 Interchange, specifically the South West (SW) Quadrant and whether or not any amendments should be made to the Quadrant labels and definitions before probable growth:
 - Hannahrose Urbanski reported there are no pending development plans for the SW Quadrant; this discussion is not based on amending the Plan to fit a developer's request. Urbanski highlighted the following for discussion:
 - What defines Residential in the SW Residential Development District
 - What are other acceptable uses in this area should Residential development never come about
 - When can Commercial Development, that serves the Keystone District, start to be developed
 - Hannahrose Urbanski stated the definition of SW Quadrant from the Plan as: Frontage along SR 38 will support the Keystone Development District north of SR 38. Executive style homes are planned in the remaining area with regional stormwater management near Foster Branch, and the market analysis indicates that executive style single family homes will have market traction at this location. It has recently been brought to her attention that the original intent for this area was a mix of higher-end homes, including townhomes, condos and more dense multi-family development closer to the interstate. Urbanski stated that if this is the goal of this Quadrant, it is not clearly reflected in the text and should be clarified. If language is added, also consider what are other development possibilities that fit the community should it not develop as Residential.

- Scott Reske stated that it is not typical for higher-end homes to be built right next to the interstate, but further in; he cited examples where townhomes or two-story office buildings are developed close to the interstate and transition into single-family executive homes. Reske added that this same discussion took place when the plan was being developed.
- Denise McKee explained each Quadrant based on the Market Analysis results. (Detail information in I-69 Interchange Master Plan) McKee introduced Craig Campbell, President of the Redevelopment Commission. The RDC spear-headed this project which then moved on to the Plan Commission and Town Council.
- Tim Pritchard stated the property owner of the eastern section of the SW Quadrant has not had any residential developers express interest, only commercial development.
- Brad Ballentine asked for clarification of the vision of the Keystone District, citing it is the gateway into Pendleton and also the related 67th Street extension into the Quadrant. Hannahrose Urbanski replied a more in-depth plan is going to be established for this area in the near future; it is currently a high-level plan and the next step is to narrow that down in more detail, and possibly hiring a consultant.
- Scott Reske added that developing this area too early could result in two downtowns with a population that couldn't sustain both. An earmark population of 20,000 was established for this purpose. Other towns that experienced rapid growth that quickly developed an area close to the interstate killed their downtowns.
- Denise McKee added that the Plan outlines and defines the different areas of the Keystone District (Detail information in I-69 Interchange Master Plan).
- Craig Campbell stated that the original emphasis was for professional high-tech businesses, campuses to enable close residential, biking access and designed to augment the downtown and the Park: the Town's two shining gems. He cautioned against too much change to this Plan due to the great amount of community input at numerous focus groups.
- Carol Hanna questioned if the PC Board is the correct group of people to propose changes to this Plan. Tim Pritchard said the meeting was not to make / recommend changes but to be ready when developers approach the Town.
- Scott Reske reminded that the Town does not have to rush development by changing standards.
- Kyle Eichhorn inquired if this Plan overrides the Comp Plan; Hannahrose Urbanski affirmed that it does, as this Plan is an appendix to the Comp Plan.
- Hannahrose Urbanski recapped, based on the discussion, that the language for the SW Quadrant may need to be updated to reflect allowing more dense residential, multi-family development transitioning to less dense higher end single-family residential. Also for consideration, adding language that would allow development in the Keystone District south of 38; that it could go first and be developed before the population reaches 20,000. Kyle Eichhorn inquired about the projected timeline to 20,000. Scott Reske indicated there are many variables that may determine this.
- Brad Ballentine pointed out that Pendleton is competing with two other interstate exits that we do not control. How do we compete with that and bring in quality development? Scott Reske said that we do not need to compete; we set our standards and they have to be met. There is no prize for growing faster; no financial benefit. Rapid growth can put a Town in debt. Time is on our side, and we need to take advantage of that. Ballentine inquired about high quality commercial developments and if / how we are seeking these. Reske replied that they are coming to us.

- Cheryl Ramey-Hunt asked how we get presentations in front of us that we have not supported if we think the right quality is coming our way; Reske explained that State Law requires any petitioner must be able to present.
- Mike Romack referenced a potential residential development in 2004 that was opposed by residents to the west.
- Brad Ballentine inquired about the 67th St extension. Scott Reske provided background on the alignment study involving the potential roads diverting traffic through the West and East Quadrants and connecting to Anderson. Hannahrose Urbanski indicated there has been no progress in the past 8 months, it has not moved through INDOT's process to get it moving. Pendleton's sections will be completed by the developers as they move north through the Keystone District to 132 and may likely be completed before Anderson's section. There was general discussion about the roads and also concerns on how to manage heavy truck traffic that might travel through those districts.
- Hannahrose Urbanski inquired about revising the definitions and language of each Quadrant, to give more detail about what the types of development are wanted in those locations. Tim Pritchard suggested this be added to the May PC meeting. Urbanski would like to talk with the Steering Committee and RDC to understand the original intent and clarify language accordingly. Craig Campbell explained when this Plan was created after the planning study general names were given for each Quadrant, with the understanding that more detailed definitions would be given as the planning process progresses. Campbell said this was the original direction of the study.
- Jenny Sisson encouraged attention to aesthetics to keep the uniqueness and charm of Pendleton. There should be requirements for developers in place to create continuity and a good transition into Town. Brad Ballentine asked about architectural standards. Scott Reske said that standards are in place for all arteries into Town. Hannahrose Urbanski suggested that a review of the architectural standards by zone can be done at a future PC meeting. Urbanski indicated there is a fine balance between maintaining the charm and continuity vs creating a Disneyland effect.
- Cheryl Ramey-Hunt stated that attention needs to be given to the portals into Town, and determining what it is we want; building materials, green spaces, etc.
- Carol Hanna referenced from the Plan the next steps would be to create a Plan Development Advisory Team, and questioned if now is the right time to do this. Brad Ballentine cautioned against doing too much studying and not enough action.
- Denise McKee asked for clarification from Attorney Jeff Graham if this would require Public Hearing if revisited in May. Graham stated that this is only needed if there will be a proposal for changes to be provided to Town Council, otherwise discussion can happen at any time without notice.

VI. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 7:28 pm.

Next meeting May 3, 2023 at 7:00 pm.