

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on May 4, 2022 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 in-person were Tim Pritchard, Kyle Eichhorn, Jenny Sisson, Cheryl Ramey-Hunt and Brad Ballentine. A quorum was established.

Representing the Town were Planning Director Hannahrose Urbanski, Town Attorney Jeff Graham and Planning, Zoning Administrator Denise McKee and Clerk Stephanie Buck.

Others in attendance were Town Council Member Marissa Skaggs, Edward Wolenty representing Decker, Lawyer & Maynard of 505 West 9th Street, Anderson, Indiana and Becca Harbert of 2417 W SR 38, Pendleton, Indiana.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

KYLE EICHHORN MOTIONED TO APPROVE THE MEETING MINUTES FROM THE APRIL 6, 2022 MEETING; SECONDED BY CHERYL RAMEY-HUNT. ROLL CALL TAKEN AND ALL MEMBERS PRESENT VOTED IN FAVOR OF THE MOTION. MOTION CARRIED.

IV. OLD BUSINESS

No Old Business to report.

V. NEW BUSINESS

A. UDO and I-69 Interchange Master Plan Amendments

President Tim Pritchard moved to suspend the regular meeting and open the Public Hearing.

Hannahrose Urbanski presented items up for review and consideration of vote as amendments to the Unified Development Ordinance. Spreadsheet available on Google Drive and summary as follows:

- Additional text and definition to clarify “advanced manufacturing and technology approved as written. Advanced manufacturing - Use of innovative technologies to create existing products and the creation of new products using production activities that depend on information, automation, computation, software, sensing, and networking. It can also include STEM workforce development and training, research and development sites, innovation and collaboration incubators and educational sites.
- Add Plat language for all developers to use on primary and secondary plats approved as written. PLAT LANGUAGES as provided will be referenced in a new UDO appendix and the current language will be updated to reflect this and the necessary language for primary and secondary plats.

- Plat language required by county for exempt subdivisions approved as written. Text to be added to speak to the processes listed in the approval form and add text to section (2) Subdividers Responsibility - "a recorded copy of the property split must be issued to the Planning Department by the applicant following the subdivision." Per Hannahrose Urbanski, only survey and review of such is needed to determine if exempt subdivision can be approved and then submitted to the Recorder's Office for recording.
- Commercial solar- permitted in Institutional was approved as written. Commercial Use in Institutional Zoning District to be allowed as Conditional Use versus Permitted Use.
- I-69 plan: Amend one section of the southwest quadrant of plan to reflect this area as "business park" instead of residential, after discussion, matter was TABLED. During discussions, Ed Wolenty of Decker, Lawyer and Maynard, in representation of clients owning property near I-69 and where 67th Street Extension is projected, asked for updates on the project. Wolenty inquired as to site location, public meetings and entity proposing the project. President Tim Pritchard replied that if the project happens, both Anderson and Pendleton will have to come up with funds. Hannahrose Urbanski replied that there is no concrete alignment at this time. Jeff Graham advised that the plan is all conceptual and therefore not necessary to discuss at a Public Hearing. Wolenty asked Plan Commission and Planning Staff to pass along any point of contact information as project transpires.
- Commercial solar amendments, after discussion, was TABLED. Planning and Zoning Administrator Denise McKee provided Plan Commission with Solar Energy Synopsis outlining current UDO solar standards, key elements from nearby towns/cities on solar energy and recommended first steps to strengthening the current UDO in regards to solar energy. Plan Commission to schedule a Solar Energy Educational Workshop before the June Plan Commission Meeting to discuss synopsis in detail and set priority focuses for UDO solar upgrades and modifications. Solar Energy Synopsis available on Google Drive. During discussions, Becca Harbert shared her thoughts about solar energy and solar energy equipment with the Plan Commission members for consideration.

Tim Pritchard motioned to close the Public Hearing; seconded by Brad Ballentine. All members present voted in favor of said motion. Motion carried.

B. Discussion of Tattoo Parlor Use

Hannahrose Urbanski presented the following information:

- Current UDO does not specify tattoo parlors and/or designate as conditional or special use.
- Tattoo Parlor Use falls within the current UDO as retail service under 6,000 square feet.

- Signs for business are subject to sign standards as outlined in each Zoning District.
- Any tattoo parlor must go through Board of Health approvals and requirements.
- Urbanski advised that inquiry was recently made after small tattoo parlor was approved in the Downtown Business at the Lumberyard. Urbanski stated that such was approved based on retail service allowance in Zoning District, but wanted to give Plan Commission members the opportunity to discuss and determine if any specific distinctions are desired moving forward.

After discussion, Plan Commission members agreed that no designations and/or alternations to the UDO as to tattoo parlors was needed or desired.

VI. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 8:35 pm.

Next meeting June 1, 2022 at 7:00 pm.

Denise McKee
Planning & Zoning Administrator

Stephanie Buck
Clerk