

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on August 3, 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 Brad Ballentine, Kyle Eichhorn, Carol Hanna, Tim Pritchard, Cheryl Ramey-Hunt, Connie Schultz-Heinz, Jenny Sisson. A quorum was established.

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

Others in attendance were Michelle Skaggs of HRM Attorneys of 12801 E. New Market St, Carmel, Indiana, Lynn & Scott Moore of 6924 S Fountain Ct, Pendleton, Indiana, Joe Calderon of 11 S Meridian St, Indianapolis, Indiana, John Lord of 6982 Lakeview Ct, Pendleton, Indiana, Julie Schnepf of 427 E State St, Pendleton, Indiana, Scott Miley of 7718 Teel Way, Indianapolis, Indiana, Gordon Kritz of 7965 E 106th St, Fishers, Indiana, Garry Brammer of 6228 W Foster Branch Dr, Pendleton, Indiana, Town Council Members Chet Babb and Marissa Skaggs.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Kyle Eichhorn motioned to approve the July 6, 2022 Meeting Minutes; seconded by Brad Ballentine. Roll call taken and all members present voted in favor of the motion. Motion carried.

IV. OLD BUSINESS

A. PC07062022-01: – Request in zoning change from A-1 to LI District. 5517 SR 38 - Parcel ID 48-14-19-600-001.000-013 & 48-14-19-900-002.000-013

Michelle Skaggs of HRM Attorneys representing Mohr Capital and Jason Gaines requested to continue this matter until the September 7, 2022 meeting to allow time to gather more data.

Tim Pritchard motioned to continue PC07062022-01: the request in zoning change from A-1 to LI District; Parcel ID 48-14-19-600-001.000-013 & 48-14-19-900-002.000-013 until September. Seconded by Carol Hanna. All members present voted in favor of said motion. Motion carried.

V. NEW BUSINESS

A. PC08032022-01: – Request in zoning change from A-2 to SF-4. 0 SR 67, Parcels 48-14-16-800-002.000-013 and 48-14-16-100-012.000-013

Hannahrose Urbanski presented the request of the 2 identified parcels of approximately 41 acres, commonly known as the Begley Property. Concept map shows a Conservation Subdivision of 99 lots with trails connecting to the Park, a heavy buffer along 67, and the extension of Candlewood Dr to the subdivision entrance. Urbanski indicated this fits the general character of the area and utilizes connectivity to the Park and noted how the extension of Candlewood Dr provides a safer point of ingress/egress to the subdivision; coordination with INDOT will be necessary. She stated that SF-3 zoning may be better utilized on this property, as the concept plan does not reflect Traditional Neighborhood Design aspects, such as rear/side load garages, large front porches, alley system etc. that

should be present in an SF-4 zoned development. However, allowing an SF-4 density max over an SF-3 density max due to this being a Conservation Subdivision should be considered during zoning. She noted that the concept plan has exceeded the amount of required open space for a Conservation Subdivision.

Joe Calderon of Rousch Coleman Homes expressed his appreciation for the Planning Staff and their helpfulness and recommendations, including the request to not make additional cuts on 67 but to extend Candlewood Dr. and to provide trail connectivity to the Park. These items have been incorporated into the plan, as well as the desire to preserve the land's natural features. Calderon stated the average lot size will be over 8,000 sqft with density at 2 ½ Units per Acre with about 39% open space. He is seeking additional feedback and a positive recommendation from the Commission. Calderon invited comments and questions for him and his Team. Questions / Comments:

- Renderings show brick facades, what are the other sides? Calderon's builder representative stated that models also have brick that extend around the other sides, including the back. Non-brick sides will have hardy plank.
- Typical lot depth? Calderon approximated 140 feet.
- Can the Right of Way be extended to the west parcel line for future use? Urbanski said this can be considered.
- Have any wetland studies been completed on the existing natural features within the layout? Urbanski indicated it may have similar properties as the State-owned wetland just to the North-West.
- Who owns property directly to the West that would be involved with the connectivity to the Park? Calderon stated that was part of the agreement, and that the land is owned by the Park Department and the Community Foundation.
- Questions were asked regarding height of buffer zone along 67. During the platting phase all requirements will be met for height, landscaping plant types, etc.
- Are there any HOA Standards? Calderon indicated they would be typical for suburban homes, single-family residential and would be in accordance with the UDO's.
- Are there additional home models that more effectively reflect the character and history of Pendleton? Calderon's builder representative stated there are other models available, and those can be looked at as possibilities.
- Has the one entrance / exit been reviewed for public safety? Urbanski stated that as long as there are no cul-de-sacs, this is generally acceptable. The street is 30' curb to curb.
- Are there any shared spaces? Urbanski stated this could be considered, and that there is potential for that.
- Has there been discussion with the School Corporation? Julie Schnepf referenced information from a recent study from the Superintendent indicating they are not at maximum capacity.

There was additional discussion regarding entrance to the addition and leaving the option for connecting the road to the Park, and additional connecting points to the Park trails. Julie Schnepf offered comments in favor of this development and the potential to build a community concept. Garry Brammer voiced concern about a road going through to the Park. Tim Pritchard confirmed that the road is not going all the way through, but could be a path. Rachel Christenson via Zoom provided comments recommending an additional entrance to the Sports Complex via the Candlewood Dr extension off 67. She further suggested that the current entrance off Falls Park Dr could be closed to the public but accessible by emergency vehicles. Christenson indicated this would make the facility more visible from 67 and would

also help alleviate traffic problems off Falls Park Dr. She asked if a future Right of Way corridor was being protected for any future use. Calderon's engineering representative indicated that the initial plans did not include this as an initial part of the plan. Urbanski clarified that we want to make sure that the Right of Way gets dedicated all the way to the parcel line. After additional discussion, Pritchard stated that it is not the intent to have a two-way road go all the way through to the Sports Complex, however there has been some discussion about making that a one-way exit out of the Complex.

Tim Pritchard entertained a motion. Carol Hanna made a motion to approve PC08032022-01 – Request in zoning change from A-2 to SF-4. 0 SR 67, Parcels 48-14-16-800-002.000-013 and 48-14-16-100-012.000-013 with commitments to SF detached homes only, 99-unit cap, Ranch-style only homes along 67, 140' lot depth, extension of Collector-size Right of Way to the west parcel line, shared amenities, appropriate and publicly accessible connectivity to the Park, limit of one road cut onto 67, Conservation Subdivision, no exterior vinyl, additional styles of housing architecture. Seconded by Cheryl Ramey-Hunt. All members present voted in favor of said motion. Motion carried.

B. Review and Vote on Possible UDO Amendments

Hannah Urbanski presented 22 proposed amendments. (available on Google Drive)
Modifications or exceptions discussed were:

- Parking Surface (63): Instead of "gravel", "stone" to be listed as prohibited off-street parking surface.
- Landscape Islands/Bump outs (63 & 83): Maximum parking spaces in a row set at 10.
- Definition for Post Sign (100, 105, 114): Exception to be added for Government Organizations standard-issue signs, such as Historical Markers.
- Ground Sign & Pole Sign Definitions (228): Remove specificity of welded construction and height requirement.

Tim Pritchard motioned to approve UDO Amendments as presented with modifications and exceptions as discussed. Seconded by Kyle Eichhorn. All members present voted in favor of said motion. Motion carried.

C. Vote to Update/Amend PC Rules

Continued until September meeting.

VI. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 8:11 pm.

Next meeting September 7, 2022 at 7:00 pm.

Stephanie Buck
Clerk