

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on January 3, 2024 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, Carol Hanna, Jenny Sisson, Brad Ballentine, Andrew Holloway, Cheryl Ramey-Hunt. A quorum was established.

Representing the Town in-person was Hannahrose Urbanski Planning Director, Denise McKee Assistant Planning Director, Jeff Graham Town Attorney.

Others present: Lynne Lawyer of 1163 W US 36, Bryan Williams, Bob Jones, Edward Wolenty

III. APPROVAL OF DECEMBER 2023 MEETING MINUTES

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

IV. ELECTION OF OFFICERS

Tim Pritchard requested a motion to re-elect current officers: Tim Pritchard as President, Kyle Eichhorn as Vice President, Carol Hanna as Secretary; motion made by Kyle Eichhorn, seconded by Brad Ballentine. Roll call vote taken and all members present voted in favor of the motion. Motion carried.

V. OLD BUSINESS

A. PC10042023-01: 0 S 600 W and 0 State Road 38. Parcel ID: 48-14-19-200-003.000-013 & 48-14-18-300-004.000-013. Proposed rezone of approximately 98 acres of Large Lot Agriculture land (A-1) to Single-Family (SF-3) zoning. Franklin Urbahns & Pendleton Development LLC via D.R. Horton - Indiana, LLC by Brian J. Tuohy.

Hannahrose Urbanski informed that Horton has officially requested a continuance to the February 2024 meeting.

Tim Pritchard requested a motion to approve the request for a continuance to February; motion made by Carol Hanna, seconded by Kyle Eichhorn. Roll call vote taken and all members present voted in favor of the continuance. Motion carried.

VI. NEW BUSINESS

A. Review and vote on possible amendments to the UDO

Hannahrose Urbanski presented:

- 2017 Bike/Ped Plan
 - Update plan to reflect likely route of Business Park Trail; it does show this, but Taylor Street is only shown having a sharrow when sidewalks are planned to be installed on both sides

- Update project description to reflect the more current Business Park Trail description
 - Add trailhead markers on both sides of Fall Creek
- 2021 Thoroughfare Plan
 - Update to show the correct line designation on 700 S, Local to Secondary arterial designation for 146th street extension
 - Update to include Candlewood Dr Extension as Collector designation and Local road from Candlewood to Falls Park Drive
 - Include Candlewood Dr Extension project action items in Plan on page 74; this property was given by the Begley Estate for the sole purpose to be the Candlewood Dr extension via South Madison Community Foundation
- I-69 Interchange Master Plan SW Quadrant
 - Potential use as a Residential Development District, yet original intent and language may be too exclusive; revisions recommended to reflect more flexibility in housing styles
 - During the planning process, the SW quadrant was envisioned to be higher-quality residential
 - Update verbiage defining higher-quality residential as a mix of townhomes, condos, and single-family residential homes that would be more dense near the interstate and less dense as you approached the Foster Branch neighborhoods

Tim Pritchard requested a motion to approve the recommended amendments as presented and discussed. Motion made by Carol Hanna, seconded by Kyle Eichhorn. Roll call vote taken and all members present voted in favor of the proposed amendments. Motion carried.

Discussion / Comments

- There was general discussion on the I-69 Interchange Master Plan and possibility of addressing potential modifications for clarity with the Redevelopment Commission; Hannahrose Urbanski indicated that a Joint Meeting could be scheduled to discuss
- Historic Overlay Buffer was discussed; Brad Ballentine asked about the status of developing a buffer. Urbanski stated there would need to be complete rezoning of the areas desired for buffer, a steering committee and possibly a consultant. There were concerns about keeping this idea moving forward ahead of development to ensure future development with character, quality and uniqueness. Cheryl Ramey-Hunt said the PC needs to be accountable to Town people to preserve Pendleton's character.

Public Comments

- Lynne Lawyer commented on the SW Quadrant Plan, stating that the interstate is a transportation hub, businesses should be easily accessible; she also pointed out the high cost of "unique building designs" and the probability of losing development for that reason

VII. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 7:55 pm.

Next meeting February 7, 2024 at 7:00 pm.