

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on October 5, 2022 at 7:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order by Kyle Eichhorn at 7:00 pm.

II. ROLL CALL AND DETERMINATION OF QUORUM

Commission members present in-person were Brad Ballentine, Kyle Eichhorn, Carol Hanna, 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.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Kyle Eichhorn requested a motion to approve the August 3, 2022 Meeting Minutes; motion made by Connie Schultz-Heinz, seconded by Brad Ballentine. Roll call taken and all members present voted in favor of the motion. Motion carried.

IV. OLD BUSINESS

N/A

V. NEW BUSINESS

A. Discuss/vote on possible amendments to the UDO – Strengthen Accessory Wind Standards

Denise McKee presented information regarding Accessory Wind Energy Systems, indicating that additional detail is available on the Google Drive. In presenting her synopsis, McKee reviewed the nearby towns that she studied and compared indicating that they are keeping their development ordinances fairly simple, yet staging themselves to become wind energy-ready. She made note of Indiana State Legislation Bill SB411/HB 1381, which establishes default standards concerning: Setback Requirements, Height Restrictions, Shadow, Flicker Limitations, Signal Interference, Sound Level Limitations, Wind Turbine Light Mitigation Technology, Required Repairs to Drainage, Related Infrastructure & Project Decommissioning. By voluntarily adopting these standards, or less restrictive standards a city will be deemed as a “Wind Energy Ready Community”.

McKee introduced these Wind Energy System (WES) Accessory Use details:

- WES needs to generate 5-15 KW for energy savings as average household uses 10,649 kilowatt hours per year
- WES unit costs about \$3,000-\$8,000 per KW to install; 10KW system usually costs around \$50-\$80K
- 5KW Turbine is typically 18 feet high, which produces 10,000 KWh per year, yet believed to be cost saving, usually need a 30-60 feet turbine to produce sufficient savings
- Most WES turbines need clearance of 150 feet around WES to generate enough renewable energy

McKee reviewed the Use Allowance for any WES. Currently, only Accessory Use systems are permitted in AG-1, AG-2 and RR. Commercial Use is not permitted in any zoning district. Accessory Use height limitations per zoning district were discussed; chart available in Google Drive.

WES Standards were considered and discussed, as presented by McKee. Detailed information available on Google Drive. Jenny Sisson and Kyle Eichhorn commented on the procedural process and whether a permit and fee would be required. McKee stated that an Interconnection Application and AE Form would be required, including the associated \$150 fee. Sisson recommended considering "billable time" for time spent by the Town Staff reviewing new systems. Eichhorn added that this could possibly be added to the Accessory Fee Schedule.

McKee presented recommended additions to the UDO for Wind Energy System Accessory Use. Details on Google Drive. It has been structured to be straightforward to avoid complications and confusion. She noted that the Operational Standards and Procedures are written the same as the Solar Energy UDO. There was discussion regarding the allowable Zoning Districts. Recommended UDO is for all Zoning Districts as Conditional Use. Eichhorn solicited opinions about restricting Zoning Districts. Carol Hanna and Sisson made comments in favor of restricting zoning to AG-1, AG-2 and RR.

Kyle Eichhorn entertained a motion to approve the allowance for Accessory Use Wind Energy Systems as Conditional Use for Zoning Districts AG-1, AG-2, and RR only. Motion made by Jenny Sisson. Seconded by Carol Hanna. All members present voted in favor of said motion. Motion carried.

Ground mounted height recommendations were reviewed and discussed. It was suggested that the maximum height language be modified to maximum height for an Accessory Structure per Zoning District. The Use and Operational Standards and Procedures sections were reviewed and discussed. There were no concerns or clarifications raised.

Kyle Eichhorn entertained a motion to approve the WES UDO, with the revision to Ground-Mounted maximum height to not exceed Accessory Structure maximum height of Zoning District. Height calculated as distance from grade to top of WES at greatest incline. Motion made by Brad Ballentine. Seconded by Jenny Sisson. All members present voted in favor of said motion. Motion carried.

Discuss/vote on possible amendments to the UDO

Hannahrose Urbanski presented 11 proposed amendments. (available on Google Drive) Modifications or exceptions discussed were:

- Maintenance Bond Holds (186): Maintenance bonds are listed as 2 year hold; old code has 3 year hold. To be updated to 3 year.
- Temporary Signs for Residential (100): Further UDO research to be done; more definition on temporary signage and consider vacated business signs.
- Hobby Farms vs Beekeeping/Chickens (Chapters 2 & 3, Definitions section): Continued for more definitions and considerations.
- Additional Text (157 section 3. (a)): To add "and/or the Town per jurisdiction".

Kyle Eichhorn entertained a motion to approve the proposed UDO amendments as presented, with modifications and continuances as discussed. Motion made by Carol Hanna. Seconded by Cheryl Ramey-Hunt. All members present voted in favor of said motion. Motion carried.

B. Approved Secondary Plats since last meeting: Huntzinger Farm Cold Springs Section 2 and Arabian Pointe

Hannahrose Urbanski reported since the last meeting, two secondary plats have been approved: Cold Springs in Huntzinger Farm Section 2 and Arabian Pointe. Plat-specific Documents can be provided on Google Drive.

VI. ADJOURNMENT

Meeting adjourned by Kyle Eichhorn at 8:01 pm.

Next meeting November 2, 2022 at 7:00 pm.

Stephanie Buck
Clerk