

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on November 2, 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 Tim Pritchard, Kyle Eichhorn, Connie Schultz-Heinz, and Jenny Sisson. A quorum was established.

Representing the Town in-person were Planning Director Hannahrose Urbanski, and Clerk Stephanie Buck. Attending via Zoom was Town Attorney Jeff Graham.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Tim Pritchard requested a motion to approve the October 5, 2022 Meeting Minutes; motion made by Jenny Sisson, seconded by Kyle Eichhorn. 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

Hannahrose Urbanski presented 8 proposed amendments. (available on Google Drive)
Modifications or exceptions where noted:

- Temp Signs for Residential (100): Incorporate into Table 3.16, with non-residential temporary sign standards (permit is required for these)
- Post sign allowance (107 & 110): We allow Post signs in DB, NB, GB and HB, but have no standards for them listed in the correlating tables. These standards should be the same as what table 3.19 (Institutional/R/OS and AG zones) states for Post Signs (no taller than 5 ft, 16sqft max, 1 sign per lot, distance from ground to bottom of sign must be 24 inches or less, placed a minimum of 10ft from the property line etc.) EXCEPT Downtown Business will only have to be 2 ft from the property line, as is how all other allowable ground signs are in DB. This has been circulated to HPC and they have suggested addition of this language for signage.
- Projecting signs (108 & 111): Projecting signs should not be permitted above the bottom sill of the second story window. This was in the old code. HPC has suggested addition of this text for an amendment for DB signage specifically.
- Internally illuminated signage in DB (107): HPC has suggested the addition of language to prohibit internally illuminated signage in DB for exterior signs.
- Beekeeping/Chickens (Definitions section): DEFINE - keeping of chickens: no more than 6 hens, no roosters. DEFINE - beekeeping: no more than 5 hives. ALSO addition of language in BOTH definitions prohibiting the bees/chickens from being a nuisance for odor/noise/unsightly etc. per relevant Town ordinances.
- Permits for Accessory Solar and Wind to use Accessory Structure Permit - \$50 charge (134 & 139): The Accessory Structure Permit will be used for Solar and Wind

Accessory Structures. The Iwork permitting system has a drop-down menu on the accessory structure application where the applicant can select "other" then type in accessory wind/solar. There will also be a checkbox to the interconnection agreement that states "Plan staff has reviewed/approved the accessory permit" before the interconnection agreement can be authorized.

- Above Ground Pool Language (55): Add language in alignment with Indiana code stating that above ground pools require a minimum 5 ft fence around pool or property OR removable steps OR mechanical pool cover.
- Above Ground Pool Deck Fencing/Railing (55): If there is a deck surrounding the pool, a fence/railing surrounding the deck should be measured from the deck surface. Should be max 6 ft tall privacy fence OR slat railing style and must be measured from the pool deck, not the ground. Deck MUST be attached to the pool and can only be privacy style on sides with visible neighbors. Per Indiana code, any deck requires at least a slat railing around it with a minimum of 3ft measured from deck surface.

Tim Pritchard entertained a motion to approve the proposed UDO amendments as presented, with additions/corrections as discussed to first bullet: Temporary Signs for Residential. Motion made by Tim Pritchard. Seconded by Connie Schultz-Heinz. All members present voted in favor of said motion. Motion carried.

B. Discussion Only: Possible re-zone of Begley property back to AG-2

Hannahrose Urbanski reported since the last meeting the developers involved in the Beagley Property have backed out. She invited discussion regarding the possibility of rezoning the property back to the original designation, which was AG-2. If it was returned to an AG-2 zoning, it may be more attractive to a potential buyer, than being left as Residential. Tim Pritchard recommended this item be continued to a later meeting when more Commission Members are present to discuss.

VI. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 7:22 pm.

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

Stephanie Buck
Clerk