

## I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on December 6, 2023 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 Planning and Zoning Administrator, Jeff Graham Town Attorney.

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

## III. APPROVAL OF NOVEMBER 2023 MEETING MINUTES

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

## IV. 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.

**Tim Pritchard requested a motion to approve the request for a continuance; 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.**

## V. NEW BUSINESS

A. Review and vote on possible amendments to the UDO.

Hannahrose Urbanski presented:

- Landscaping – Foundation Plantings; Pg 81 table 3.10: discussed changing to 3 shrubs every 20' for all front facades and remove "homeland security" language in DB foundation planting table to "all facades"
- Landscape screening and pond landscaping (Page 90\_screening and ponds); Pg 90: Section E. Landscaping, numbers 18. Landscape Screens and 19. Landscape around Ponds, exclude RC zoning. #18 pertains to screening for dumpsters, containers and mechanical equipment. #19. pertains to landscape screening on ponds over 2 acres. If updated to include RC, would only occur in a subdivision with a pond over 2 acres
- Campground/RV park; Pg 125 & 216: remove "cabin" and "lean-to" from definition of camping unit
- Exterior wall materials- vinyl percentages; Pg 59: Unable to identify any locality that uses percentages of vinyl allowance per district. The only zone that may be appropriate to

prohibit/limit vinyl in is RC. The Historic Design Guidelines the HPC uses states vinyl as a typically unsuitable material for use on historic buildings or in historic districts (page 14). However, a "minimum vinyl thickness" is missing. Hancock county (proposed) is .048, Fishers is .052, Greenfield is .044 inches. Recommended minimum thickness to be .052 and vinyl to be prohibited in RC zoning

- Architecture: extra requirements for RC structures; Pg 61: Recommended to Add the following architecture features as required:
  - Roofed front porches or covered entryways instead of allowing to be "if majority on block have this feature" (this is what code currently says). If this is a new subdivision, it likely means there are zero existing houses on the block
  - eave and gable end details (rafter/decorative cornice/bracket/argeboard etc.) dormers if fitting of architectural style
  - front doors must have a significant glass window feature and/or sidelight
  - decorative or embellished porch columns or brackets/spindle work
  - roof shapes and pitches that are similar to existing historic fabric as defined by the National Register area
  - windows on front facade should be a large part of the architectural style of the home as is also indicated in the historic fabric in the N. R. area
  - Suggested to keep as written but bullet point #4 to be a recommendation not a requirement (door glass feature)
- Historic Buffer Overlay District; Pg 53/overlay districts: Should an overlay be created to require heavier site layout/architecture standards for entrance routes into Pendleton?

After discussion, the general opinion was that due to the historic nature of Pendleton, an overlay district should be created and should be present at all arteries coming into Town from all directions. More research and information gathering to be done.

**Tim Pritchard requested a motion to approve the UDO amendments as discussed. Motion made by Kyle Eichhorn, seconded by Cheryl Ramey-Hunt. Roll call vote taken and all members present voted in favor of the amendments. Motion carried.**

## **VI. ADJOURNMENT**

Meeting adjourned by Tim Pritchard at 8:01 pm.

Next meeting January 3, 2024 at 7:00 pm.