

I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on May 1, 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, Cheryl Ramey-Hunt. A quorum was established.

Representing the Town in-person was Hannahrose Urbanski Planning Director, Denise McKee Assistant Planning Director, Scott Reske Town Manager, Jeff Graham Town Counsel.

Others present: Leigh Anne Ferrell and Gordon Kritz of Stoppelwerth & Associates 7965 E 106th St Fishers, Mark Bridwell and Greg Kleis of D.R. Horton 9210 N Meridian St Indianapolis, Judith Day of 7233 S 600 W, V. Shuman of 7245 S 600 W, S. Gray of 6740 S 600 W, B. Reichard, B. Helber of 7033 S 600 W, Adam & Jane Greene of 6977 S Foster Ridge, Lynne Lawyer of 1163 W US 36, Roger Boyd of 7667 W 400 S Lapel, Cassie Tate of 6655 S 600 W

III. APPROVAL OF MARCH 2024 MEETING MINUTES

Tim Pritchard requested a motion to approve the March 2024 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. OLD BUSINESS

A. Review and vote on possible amendments to the 2021 Unified Development Ordinance

Hannahrose Urbanski presented the following amendments:

- Mechanical Equipment Landscape Standards – Pg 90: UDO states: Ground level mechanical equipment in the front yard is discouraged. If unavoidable, front yard locations for mechanical equipment and air conditioning compressors, shall be screened by a masonry wall erected around the front and sides of the equipment, which is at least one (1) foot taller than the equipment. The wall shall leave access to the equipment from the rear. In addition, there shall be a mix of evergreen shrubs, evergreen trees, and/or ornamental trees, in a planting bed extending a minimum of fifteen (15) feet in all directions from the equipment. Landscape plantings shall also leave access to the mechanical equipment from the rear
 - Feedback from utilities: padmount/electric boxes in the front yard for residential are actually more practical. Backyards cause issue with right of entry and fencing occurring in easements/around equipment/etc. Wall of some sort ok on 3 sides, and decorative shrubs/grasses, no trees, enough to obscure box so long as they can get to it
 - Should we allow material for the wall other than masonry (wood/stone/metal, so long as it's 100% or near 100% opaque?) and also add that there could be an optional removeable 4th wall on the back
 - Landscaping 15ft radius; suggest removing radius language, and adding that there just needs to be enough plantings to obscure equipment
- Ownership and Maintenance of Open Space
 - Language on Maintenance (Document in g-drive folder): is this language sufficient or is additional needed

- Note “The jurisdiction shall not assume responsibility for the maintenance and safety of the common areas” as per code; potentially add the following:
 - Maintenance plan and lifecycle cost analysis as requirement
 - Require HOA to have a maintenance bond in place for BMP of storm features. add to section b. maintenance plan and lifecycle cost analysis as requirement
- Electric installation development process language– Pg 167
 - UDO states: "All electric services will be installed by the Town and paid for by the developer. An acknowledgement agreement shall be signed before the primary plat is approved."
 - Electric Dept requests this language to be added for clarification purposes: "All electric services will be installed by the Town and paid for by the developer. An acknowledgement agreement shall be signed before the primary plat, site plan review, or application for utility services is approved."
- Digital as-builts – Pg 186
 - UDO States: A set of digital as-builts must be submitted for all public infrastructure and must be survey accurate
 - Clarify that digital means "a GIS geocoded file"

Discussion regarding proposed amendments.

Tim Pritchard requested a motion to approve amendments 3 and 4 as written and presented; amendments 1 and 2 tabled; Motion made by Kyle Eichhorn. Seconded by Jenny Sisson. Roll call vote taken and all members present voted in favor of proposed amendments 3 and 4. Motion carried.

V. NEW BUSINESS

A. PC05012024-01- Primary Plat at 0 SR 38 and 0 CR 600W, Parcel ID's: 48-14-18-300-004.000-013 & 48-14-19-200-003.000-013. Residential subdivision of 200 single-family Homes

Hannahrose Urbanski presented Current Use/Site Detail:

- Property is approximately 96 acres
- Zoned: Single Family- Small Lot (SF-3). Rezoned from AG-1 to SF-3 in March for proposed residential subdivision.
- Petitioner is requesting approval of a Primary Plat. Site details are as follows:
 - 200 single-family lots consisting of 189 internal lots, with a private drive off 600 W for the southern 11 lots
 - Collector and local road designations within subdivision show proper ROW and roadway widths
 - Sidewalks and connector trail throughout
 - The proposed open space is 40%, exceeding the minimum open space requirement of 30%
 - Bufferyards meet required size
 - Can be adequately served by all utilities

Lee Phillips with DR Horton briefly reviewed Primary Plat

Tim Pritchard opened for Discussion or Questions

There was discussion about drainage review and when in the process that would be done. Hannahrose Urbanski indicated the newly adopted drainage manual would be followed, but that review is not done at the Primary Plat phase.

Cassie Tate inquired about traffic study. Lee Phillips stated there has been a draft study submitted and the final should be ready soon.

Additional discussion continued regarding developer commitments, buffers, impact fees, storm drainage and timing of construction phases.

Hannahrose Urbanski provided Staff Analysis

- Layout is generally the same as the concept submitted and committed to during the rezoning phase
- Lots, ROW widths, roadway widths, and bufferyards are all sufficient
- Utilities and infrastructure have been deemed sufficient to supply the subdivision; infrastructure will be improved upon construction
- Majority of the set of commitments from the rezone phase will be addressed in Secondary Platting
- Plat is not injurious to public health, safety or welfare

Tim Pritchard motioned to approve PC05012024-01- Primary Plat at 0 SR 38 and 0 CR 600W, Parcel ID's: 48-14-18-300-004.000-013 & 48-14-19-200-003.000-013 as presented. Motion seconded by Carol Hanna. Roll call vote taken and all members present voted in favor of the proposed amendments. Motion carried

Hannahrose Urbanski provided updates on Site Plans submitted and/or approved since last meeting:

- Community Health Network Medical Arts Building (Enterprise Dr). Looking to break ground in late May/early June
- Express Car Wash (Needlers outlot). Awaiting final storm approval and will be ready to permit.

B. Resolution 24-PRC-1 Approving Creation of Serenity Allocation Area and Related Matters

Denise McKee provided a summary of the Serenity Community Development Project Proposal and Timeline. McKee explained that the Plan Commission's role is to vote to confirm whether or not the RDC's resolution conforms to the Town's Planning Documents.

Scott Reske presented information regarding the TIF agreement and related impact fees. Additional questions and discussion followed regarding the projected road, zoning, UDO standards, and future development.

Tim Pritchard requested a motion to approve Resolution 24-PRC-1 Approving Creation of Serenity Allocation Area and Related Matters as discussed. Motion made by Carol Hanna. Seconded by Kyle Eichhorn. Roll call vote taken and members present voted in favor of the Resolution 5 to 1; those in favor: Tim Pritchard, Carol Hanna, Kyle Eichhorn, Cheryl Ramey-Hunt, Jenny Sisson; opposed: Brad Ballentine; Motion carried.

VII. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 9:08 pm. Next meeting June 5, 2024 at 7:00 pm.