

Unsigned

PENDLETON

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Town of Pendleton
Planning Commission
Regular Meeting
June 12, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairman Mr. Perkins called the meeting to order at 6 pm.

2. Approval of prior meeting minutes: From the April 10, 2025, meeting.

Chairman Mr. Perkins asked if there were any comments on the submitted minutes from the April 10, 2025, meeting. With no comments, Ms. Jones made a motion to approve the minutes as submitted, which Ms. Dawson seconded. All members voted in favor of at 6:00 pm.

3. Public Comments.

Chairman Mr. Perkins opened the public comment portion of the meeting at 6:02 pm. No public comments were made.

4. Public Hearings:

- a. Hold a public hearing to gather information before consideration of a Commercial Group Development located off HWY 76, having TMS# 41-00-04-031

Chairman Mr. Perkins opened the Public Hearing on this item at 6:05 pm and requested that staff read his report on this item. Town Planner, Mr. Poulson, read his report for the commission and explained that they were considering the site plan for a commercial group development tonight and that the applicant was present if they had any questions for him.

No public comments were made on this item.

Chairman Mr. Perkins mentioned that he would like to amend the agenda and allow the consideration of the Group Development before the discussion item on the Draft Ordinance for the Village Hills TIF district to allow more time on this item. Chairman Mr. Perkins asked for a motion to amend the agenda and reflect this change. Ms. Jones made

the motion to amend the agenda as stated. Ms. Dawson seconded the motion, and all members voted in favor of it at 6:06 pm.

5. Reports: No reports given

6. Discussion Item: Amended to later in the meeting

a. To discuss the DRAFT Ordinance for the Village Hills Design Overlay District.

7. Action Item:

a. Consideration of approving a proposed Commercial Group Development located off HWY 76, having TMS# 41-00-04-031

Chairman Mr. Perkins opened this action item at 6:06 pm.

Ms. Jones asked Mr. Bennett, the applicant, about the possible stores locating within this building. Mr. Bennett told the commission that Great Clips and a Verizon retail store have already signed leases for this building.

Mr. Morningstar asked Mr. Bennett, if approved, when he would get started. Mr. Bennett said he would get started immediately.

With no further questions or comments from the commission, Chairman Mr. Perkins motioned to approve the site plan for the Commercial Group Development as submitted. Ms. Dawson seconded the motion, with all members voting in favor of at 6:10 pm.

AMENDED Discussion Item:

Chairman Mr. Perkins opened the amended discussion item at 6:11 pm. Chairperson Mr. Perkins introduced Ms. Rebecca Vance and thanked her for being there. Ms. Vance introduced the draft ordinance for the Village Hills TIF District and explained how these specific guidelines for this area would guide the development here. Ms. Vance reviewed the entire document and asked the commission for any input or guidance they might have or would like to see added to the ordinance. Several comments and questions from the commission were answered or noted by staff and Ms. Vance for a future follow-up meeting.

8. Updates:

No Updates given

9. Adjournment:

With no further business, Chairman Mr. Perkins asked for a motion to adjourn. Ms. Gemmill made a motion to adjourn at 7:15 pm. Ms. Jones seconded this motion, with all members voting in favor of.

Chairman: _____ Date: _____