



City of Carmel

PLAN COMMISSION HEARING OFFICER MEETING AGENDA C2/MIXED-USE DISTRICT HEARING THURSDAY, FEBRUARY 26, 2026

Time: 10:00 A.M.

Hearing Officer: Mr. Michael Hollibaugh, DOCS Director

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Note: This in-person meeting will be recorded and minutes taken by the Plan Commission Meeting Coordinator. This in-person meeting will be on Carmel TV and livestreamed on YouTube and Facebook.

How to View Electronically:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet Ch. 33
- Spectrum Cable Ch. 340
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
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Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

1. [Docket No. PZ-2025-00273 DP/ADLS: The Heron Club Development Plan and ADLS.](#)

The applicant seeks site plan and design approval to construct a 5-story, multi-family residential building for active senior living (55+) with 193 units and a 320-space integrated parking garage. The 2.9-acre site is located at 12895 Old Meridian Street and is zoned C2/Mixed-Use. Filed by Mark Branaman of Rebar Development.

- E. Old Business
- F. New Business
- G. Adjournment

Dated: Monday, February 16, 2026
 By: Bric Butler, PC/BZA Meeting Coordinator,
 bbutler@carmel.in.gov, 317-571-2417
 File: PC HO 02-26-266.docx

MEMBERS:

Christine Zoccola, President
Mayoral appointment, 4-year term, ending 12/31/2026

Jeff Hill, Vice President
City Engineer appointment, 4-year term, ending 12/31/2027

Mark Adair
Mayoral appointment, 4-year term, ending 12/31/2028

Jonathan Blake
Parks & Recreation Board appointment, 1-year term, ending 12/31/2026

Mary "Dubbie" Buckler
Mayoral appointment, 4-year term, ending 12/31/2025

Adam Campagna
Mayoral appointment, 4-year term, ending 12/31/2026

Jess Lawhead
Mayoral appointment, 4-year term, ending 12/31/2026

Susan Westermeier
Board of Public Works appointment, 4-year term, ending 2/31/2028

Adam Aasen
Common Council appointment, 2-year term, ending 12/31/2027