



# City of Carmel

## CARMEL PLAN COMMISSION

TUESDAY, FEBRUARY 17, 2026 AGENDA

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> FLOOR  
ONE CIVIC SQUARE, CARMEL, IN 46032

**TIME:** 6:00 PM  
(DOORS OPEN AT 5:30 PM)

**HOW TO VIEW ELECTRONICALLY:**

- o AT&T Cable Ch. 99
- o Digital Ch. 64.45
- o Metronet Ch. 33
- o Spectrum Cable Ch. 340
- o [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- o <http://carmelin.new.swagit.com/views/1>
- o [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

**AGENDA:**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns

**1. Outcome of Projects at 2/3/26 Committee meeting:**

- a. Docket No. PZ-2025-00263 ADLS Amend: Shake Shack and Cava Restaurants – **Approved.**

H. Public Hearings

**1. TABLED TO MARCH 17 - Docket No. PZ-2025-00199 DP/ADLS: Restoracy of Carmel**

~~The applicant seeks PUD Amendment, rezone, development plan, and design approval for an expansion of the Restoracy senior care development. The property is 4.76 acres, located at 616 Green House Way, and is zoned PUD (Green House Cottages of Carmel: Z-594-14). The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential. Filed by Kyle Resetarits of Dentons on behalf of MBR Carmel Health, LLC.~~

**2. Docket No. PZ-2025-00267 PPA: Baby Tracts Lot 31, Lot Split**

The applicant seeks primary plat amendment approval to split 1 lot into 2 lots. The site is located at 11005 Cornell St. and is zoned R3/Residential within the Homeplace Overlay District. Filed by Mason Klain on behalf of Brason Properties LLC.

**3. Docket No. PZ-2025-00268 DP: US 421 – WCD Development Plan**

The applicant seeks development plan approval for a new apartment community with commercial and retail uses along Michigan Road. The site is located at 9998 N Michigan Road and is zoned US 421 – WCD PUD/Planned Unit Development (Ordinance Z-697-25). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenger on behalf of Edward Rose Properties, Inc.

- I. Old Business
- J. New Business
- K. Adjournment

**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 12/31/2025

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 Westemeier  
Board of Public Works appointment, 4-year term, ending 12/31/2028

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