



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, MARCH 2, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
 - a. Presentation of House Resolution 29 by Rep. Victoria Garcia Wilburn and Rep. Danny Lopez, celebrating the 50th anniversary of the City of Carmel and the Carmel City Council.
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. February 16, 2026 Regular Meeting
 - b. Claims
 1. Payroll - \$4,801,783.87 and CFD Vacation/Sick Buy Back Payouts - \$217,718.58
 2. General Claims - \$2,946,022.13 and Purchase Card - \$24,030.10
- 9. ACTION ON MAYORAL VETOES**
- 10. COMMITTEE REPORTS**
- 11. OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. **Carmel Redevelopment Commission (Monthly)**
 - b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
 - c. Audit Committee (Bi-annual – May, October)

- d. Redevelopment Authority (Bi-annual – April, October)
- e. Economic Development Commission (Bi-annual – February, August)
- f. Library Board (Annual – February)
- g. Ethics Board (Annual – February)
- h. Parks Department (Quarterly – February, May, August, November)
- i. Climate Action Advisory Committee (Quarterly – March, June, September, December)
- j. Finance Department Budget Update (Quarterly – April, July, October, January (for the 4th quarter of the previous year))
- k. Mayor's Advisory Commission on Senior Living Update - (All reports designated by the Chair to qualify for placement under this category)

12. OLD BUSINESS

- a. **Nineteenth Reading of Ordinance D-2772-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsors: Councilors Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

An ordinance adopting requirements for nonprofit organizations receiving public support from the City.

- b. **Ninth Reading of Ordinance D-2795-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

An ordinance establishing public areas of City Hall.

- c. **Second Reading of Ordinance D-2811-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors: Councilors Taylor and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance amending the regulation of parking on Autumn Drive.

- d. **Resolution CC-11-17-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar. **Remains in the**

Land Use and Special Studies Committee.

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian Plan.

- e. **Resolution CC-12-01-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

- f. **Second Reading of Ordinance Z-703-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Illinois Street Townhomes Planned Unit Development District; Sponsor: Councilor Aasen. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishes the Illinois Street Townhomes Planned Unit Development District (the "Illinois Street Townhomes PUD"). The Ordinance would rezone the real estate from MC (Meridian Corridor) District to a Planned Unit Development district, allowing the development of a residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes for-sale townhomes.

- g. **Second Reading of Ordinance Z-704-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Green House Cottages of Carmel Planned Unit Development District (Z-594-14); Sponsors: Councilors Aasen and Minnaar. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishes an Amendment to the Green House Cottages of Carmel Planned Unit Development Ordinance, Ordinance Number Z-594-14, which Amendment shall be referred to as the Z-704-26 Green House Cottages of Carmel Amendment Ordinance (this "Z-704-26 Green House Cottages PUD Amendment"). This Z-704-26 Green House Cottages PUD Amendment amends certain provisions of the original Green House Cottages of Carmel PUD Ordinance, Ordinance Number Z-594-14 (the "Original Green House Cottages PUD Ordinance"), pertaining to the existing conditions on the subject property.

- h. **Second Reading of Ordinance Z-705-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the Restoracy of Carmel Planned Unit Development District; Sponsors: Councilors Aasen and Minnaar. **Remains in the Land Use and Special**

Studies Committee.

Synopsis:

Ordinance establishes the Restoracy of Carmel Planned Unit Development District.

13. PUBLIC HEARINGS

14. NEW BUSINESS

- a. **Resolution CC-03-02-26-01;** A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Suspension of the Short Term Residential Rental Ordinance During Certain Periods of the Year; Sponsor: Councilor Worrell.

Synopsis:

Approves dates submitted by the Mayor for the suspension of the Unified Development Ordinance Section 5.72, Short Term Residential Rentals in 2026.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

17. ANNOUNCEMENTS

18. ADJOURNMENT

Common Council
(Jan 2024 - Dec 2027)

North Central District
Teresa Ayers, Chaplain
South Central District
Tony Green, Parliamentarian
At-Large
Matthew Snyder, President

Northeast District
Shannon Minnaar
West District
Anita Joshi
At-Large
Rich Taylor

Southeast District
Adam Aasen
Northwest District
Ryan Locke, Vice President
At-Large
Jeff Worrell

Next Meeting: March 16, 2026