



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, APRIL 21, 2026 AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND 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 3/31/26 Committee meeting:

- a. Docket No. PZ-2025-00268 DP: US 421-WCD Development Plan – **Tabled to May 5**
- b. Docket No. PZ-2025-00122 ADLS Amend: Blue House Bridal Addition – **Approved**

2. Rules Suspension Request for Public Hearing item #3, Docket PZ-2026-00059 OA

H. Public Hearings

1. ~~TABLED TO MAY 19~~ - 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-2026-00050 SW: Eyas Nest Stub Street Connection Waiver.

The applicant seeks a design standards waiver to not dedicate right-of-way to connect two existing stub streets as a part of the Eyas Nest Minor Subdivision. The site is located at 1414 E 116th St. and is zoned R-1/Residential. Filed by Andrew Baxter with Forefront Surveying + Engineering on behalf of the owner.

3. Docket No. PZ-2026-00059 OA: Short Term Residential Rental UDO Amendment.

The applicant seeks to amend the UDO (Unified Development Ordinance) to revise the fees, definitions, standards, and approval procedures applicable to Short-Term Residential Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

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

MEMBERS:

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

Jonathan Blake
Parks & Recreation Board appointment, 1-year term, ending 12/31/2025

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

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

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

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

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

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