



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, MAY 19, 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
 - 1. **Plan Commission to ratify City Council amended version of Resolution CC-11-17-25-03 (PC Docket No. PZ-2025-00125 CPA: US-31 Subarea Plan)**
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at 5/5/26 Committee meeting:**
 - a. Docket No. PZ-2025-00268 DP: US 421-WCD Development Plan – Approved with Conditions
 - 2. **Outcome of Projects at 5/18/26 City Council meeting:**
 - a. Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan (Resolution CC-12-01-25-04)
 - b. Docket No. PZ-2026-00059 OA: Short-Term Residential Rental Amendment (Ordinance Z-706-26)
 - 3. **Rules Suspension Request for Public Hearing item #1 - Docket PZ-2026-00049 DP/ADLS**
- H. Public Hearings
 - 1. **Docket No. PZ-2026-00049 DP Amend/ADLS: Stella House Books & Cafe Rebuild.**
The applicant seeks Development Plan Amendment and design approval for the demolition of an existing building and rebuilding of a new bookstore and coffee shop. The site is located at 31 S Rangeline Rd. It is zoned C-2/Mixed Use. Filed by Shawn Curran of Curran Architecture on behalf of Stella House Books, LLC.
 - 2. **Docket No. PZ-2026-00082 OA: Fee Amendments for Engineering and HEA 1001 Compliance.**
The applicant seeks to amend the UDO to establish fees for the Engineering Department related to Zoning and Development applications and violations and amending the UDO fees to comply with HEA 1001. 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

Theresa Ayres
Council Appointment, 2-year term, ending 12/31/2027