



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, MAY 21, 2024 AGENDA

REVISED

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:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet Ch. 33
- Spectrum Cable Ch. 340
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [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 Committee**
 - a. Docket No. PZ-2024-00054 ADLS Amend: Vitalize Physical Therapy: **Approved**
 - b. Docket No. PZ-2024-00041 OA: Non-Dwelling Short-Term Rental Standards: **Sent back to Plan Commission with Positive Recommendation.**
- H. Public Hearings
 - 1. **Docket No. PZ-2023-00076 PP/SP: Cherry Creek Farms Minor Subdivision.**
The applicant seeks minor subdivision plat approval to split one 2.7-acre parcel into 2 residential lots. The site is located at 13777 Hazel Dell Parkway and is zoned S-1/Residential. Filed by Mike Kinney, owner.
 - 2. **TABLED TO JUNE 18 - Docket No. PZ-2024-00044 DP/ADLS: Courtyard by Marriott Hotel.**
~~The applicant seeks Development Plan and ADLS approval to build a new full-service hotel with 102 rooms. The site is located at 13285 Illinois Street MC/Meridian Corridor. Filed by Jim Jacob, owner.~~
- I. Old Business
 - 1. **Docket No. PZ-2023-00227 PUD Amend: Jackson's Grant Village – Daycare.**
The applicant seeks PUD Amendment approval to add the (previously known as) Cunningham parcel into the Jackson's Grant Village PUD. A new Daycare use and land swap is proposed, which will allow for 3 additional townhome units to be constructed. The site is located at 510 West 116th Street and is zoned S-2/Residence and is within the West 116th Street Overlay. Filed by Ashley Ulbricht of Taft Law on behalf of Del DeMao of DeMao Retail Consultants, LLC.

2. Docket No. PZ-2024-00041 OA: Non-Dwelling Short-Term Rental Standards UDO Amendment

The applicant seeks amend the Unified Development Ordinance to establish standards and definitions for Non-Dwelling Short-Term Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

- J. New Business
- K. Adjournment