



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, JUNE 18, 2024 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:

- 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>
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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 Plan Commission Committee**
 - a. Docket No. PZ-2023-00076 PP/SP: Cherry Creek Farms Minor Subdivision. **Approved**
 - 2. **US 31 & Home Place Sub Area Plans Update**

H. Public Hearings

- 1. **Docket No. PZ-2024-00044 DP/ADLS: Courtyard by Marriott Hotel.**
The applicant seeks Development Plan and ADLS approval for a new full-service hotel with 102 rooms. The site is located at 13285 Illinois St. and is zoned MC/Meridian Corridor. Filed by Jim Jacob, owner.
- 2. **Docket No. PZ-2024-00062 DP/ADLS: Everwise Credit Union.**
The applicant seeks Development Plan and ADLS approval to build a new 3,400 ft² credit union on 1.15 acres. The site is located at 10920 N. Michigan Rd. and is zoned B-3/Business District. It is also within the US 421 Overlay District. Filed by Miranda Seals, Architect, on behalf of Everwise Credit Union.
- 3. **Docket No. PZ-2024-00064 PP: Andrews Subdivision Primary Plat.**
The applicant seeks primary plat approval for a 30-lot subdivision with open space/common areas. The site is located at 4411 E 146th Street and is zoned Andrews PUD (Z-687-24). Filed by Mike Timko with Kimley Horn on behalf of the owner, MPC Andrews LLC.
- 4. **Docket No. PZ-2024-00069 DP/ADLS: Independent Senior Insurance.**
The applicant seeks Development Plan and ADLS approval to construct a 2,224 sq. ft. addition onto an existing building and a new parking lot with 13 spaces. The site is located at 3309 E. 146th Street. It is zoned R-1/Residential District with a past Use Variance from the BZA – [Docket No. 07120006 UV](#). Filed by Stephanie Flittner, owner.

- I. Old Business
- J. New Business

- 1. **Docket No. PZ-2024-00070 ADLS: Tru Hotel.**

- The applicant seeks design approval for a new, five story, 126 room hotel on 1.13 acres. Development plan approval was granted under [Docket No. 19060018 DP](#) and Use Variance approval was granted under [18050007 UV](#). The site is located at 12164 N. Meridian Street, immediately north of the Ritz Charles. It is zoned MC/Meridian Corridor. Filed by Vince Dora, owner of Dora Hotel Group.

- K. Adjournment