



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, DECEMBER 17, 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>
- [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. **PC Resolution PC-12-17-24-a:** CRC Res. No. 2024-07: approves certain amendments to the declaratory resolution and economic development plan for the Old Town EDA (Main and 4th Ave. Allocation Area).
 - 2. **PC Resolution PC-12-17-24-b:** CRC Res. No. 2024-08: approves certain amendments to the declaratory resolution and economic development plan for the N. Illinois Street EDA (Frontage Rd. Hotel Allocation Area).
 - 3. **PC Resolution PC-12-17-24-c:** CRC Res. No. 2024-09: approves certain amendments to the declaratory resolution and economic development plan for the North Illinois Street EDA (Meridian Hotel Allocation Area).
 - 4. **Rules Suspension Request for Public Hearing item #2, Docket PZ-2024-00205 CA**
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Plan Commission Committee**
 - a. Docket No. PZ-2024-00099 DP/ADLS: Spring Mill Shops. **Favorable Recommendation to PC 7-0**
 - b. Docket No. PZ-2024-00156 ADLS Amend: 401 Penn Exterior Bldg. Modifications. **Cont. to Jan. 7, 2025**
 - 2. **Administrative Subdivision Approved:** Docket No. PZ-2021-00044 PP/SP Singh Subdivision
 - a. 4281 W 106th St split into two, 6-acre lots.
- H. Public Hearings
 - 1. **TABLED TO JANUARY 21: Docket No. PZ-2024-00173 PUD: Clay Cottages PUD Rezone.**
~~The applicant seeks PUD rezone approval to allow a new neighborhood with a mix of housing options ranging from estate lots to single family detached homes to attached paired homes. The site is located at 12411 Towne Rd. and is zoned S 1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Taylor Morrison of Indiana, LLC.~~
 - 2. **Docket No. PZ-2024-00205 CA: Ardalan Plaza – Commitment Amendment.**
The applicant seeks approval to remove previous rezone and development commitments (in relation to Z-611-16) for a new mixed-use project. The approximately 1-acre site is located at 311 W. Main St. (not in any subdivision) and is zoned C2/Mixed Use. Filed by Jim Shinaver of Nelson & Frankenberger, LLC.
- I. Old Business
 - 1. **TABLED TO JANUARY 21: Docket No. PZ-2024-00099 DP/ADLS: Spring Mill Shops.**
~~The applicant seeks Development Plan and ADLS approval for three new multi-tenant commercial buildings totaling 14,870 square feet. The site is located at the NW corner of 116th Street and Spring Mill Road, within Jackson's Grant Village. The buildings have specific addresses of 11675, 11745, and 11785 Village Corner Court. It is zoned PUD, under Jackson's Grant Village (Z-653-20). Filed by Sean McKinnies of Republic Development.~~
- J. New Business
- K. Adjournment