



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, JANUARY 21, 2025 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
 - 1. **PC Resolution PC-1-21-25-a:** CRC Res. No. 2024-11: designates an area known as the Clay Terrace Economic Development Area as an economic development area pursuant to Section 41 of IC 36-7-14 and approves an economic development plan for the Economic Development Area.
 - 2. **PC Resolution PC-1-21-25-b:** CRC Res. No. 2024-12: designates an area known as the BJ's Wholesale Economic Development Area as an economic development area pursuant to Section 41 of IC 36-7-14 and approves an economic development plan for the Economic Development Area.
- G. Reports, Announcements & Department Concerns
 - 1. **Swearing-in of Members**
 - 2. **Election of President**
 - 3. **Election of Vice-President**
 - 4. **Election of Member to the Board of Zoning Appeals**
 - 5. **Election of Member to Hamilton County Plan Commission**
 - 6. **Election of Member-at-Large**
- H. Public Hearings
 - 1. **WITHDRAWN Docket No. PZ-2024-00173 PUD: Clay Cottages PUD Rezone.**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 single family detached 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-2024-00221 PUD: Jackson's Grant Village - Phase II.**
The applicant seeks approval to rezone a residential lot for a new townhome development, to be incorporated (by both design and layout) into the surrounding Jackson's Grant Village PUD. The 1.67-acre site is located at 510 W. 116th Street and is currently zoned S-2/Single Family Residential and is within the West 116th Street Overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Homes by McKenzie, Inc.
 - 3. **TABLED TO FEB. 18 Docket No. PZ-2024-00222 PUD: US 421-WCD PUD Rezone.**
~~The applicant seeks PUD rezone approval to allow a new 360-unit apartment community with commercial and retail uses along Michigan Road. The site is located at 9998 N Michigan Road and is zoned I-1/Industrial within the US 421 Corridor Overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Edward Rose Properties, Inc.~~

I. Old Business

1. **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