



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, APRIL 15, 2025 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
- G. Reports, Announcements & Department Concerns

1. **Outcome of Projects at 4/1/25 Committee Mtg.:**

- a. Docket Nos. PZ-2024-00241-42 ADLS/DP Gramercy. **Favorable Recommendation to PC 5-0**
- b. Docket No. PZ-2025-00028 ADLS Amend: Jacquie's Catering. **Approved with Conditions 5-0**
- c. Docket No. PZ-2024-00222 PUD: US 421-WCD PUD. **Discussed and continued to May 6th**
- d. Docket No. PZ-2025-00012 PP Amend, et al: North End Phase 2. **Discussed and continued to May 6th**

H. Public Hearings

- 1. **Docket No. PZ-2025-00009 V: UDO Sec. 2.04: Maximum Density of 1 lot/acre, 1.3 lots/acre requested.**
- 2. **Docket No. PZ-2025-00010 PP/SP: Crandall Minor Subdivision.**

The applicant seeks minor subdivision plat approval and variance approval to split one parcel into two residential lots. The site is located at 13585 Six Points Rd. It is zoned S-1/Residential and is not located within an overlay zone. Filed by Kelly Wilhelm of TERRA Site Development, Inc.

I. Old Business

- 1. **Docket No. PZ-2024-00241 ADLS: Gramercy – Multi-family (Section C).**
- 2. **Docket No. PZ-2024-00242 DP: Gramercy.**

The applicant seeks ADLS approval for the Multi-family (Section C – 13.49 acres) buildings within the overall development. The applicant also seeks Development Plan approval for the overall (19.33 acres) urban residential project with townhomes, multi-family, and mixed-use buildings. The site is located at the southeast corner of City Center Drive and Kinzer Avenue. It is now zoned PUD/Planned Unit Development – Gramercy (Z-695-24). Filed by Patrick Sowinski of Kimley-Horn on behalf of Erik Dirks of Buckingham Properties, LLC.

J. New Business

K. Adjournment