



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, JUNE 17, 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-6-17-25-a:** CRC Res. No. 2025-10 amends the Declaratory Resolution and Development Plan for the Old Town Economic Development Area by removing parcels from the Smokey & Monon Phase II Allocation Area, and creates a new allocation area to be known as “North End Phase III Allocation Area” pursuant to Section 39 of IC 36-7-14, and lastly adopts a supplement to the Economic Development Plan.
- G. Reports, Announcements & Department Concerns
- H. Public Hearings
 - 1. **Docket No. PZ-2025-00078 DP/ADLS: Avant Townhomes**
The applicant seeks site plan and design approval for twelve new townhomes on 0.68 acres. The site is located at 1260 Fairfax Manor Dr. It is zoned The District PUD/Planned Unit Development (Z-587-14). Filed by Gehan Mendis of American Structurepoint, Inc.
 - 2. **Docket No. PZ-2025-00101 OA: Group Home UDO Amendment**
The applicant seeks to amend the UDO pursuant to City Council Resolution 02-03-25-07, which directs the Plan Commission to consider amendments to UDO Sections 5.72, 9.08, and 11.02 in order to revise the standards, approval process, and definitions related to Group Homes. Filed by the Department of Community Services on behalf of the Carmel City Council.
 - 3. **Docket No. PZ-2025-00103 OA: DP/ADLS UDO Amendment**
The applicant seeks to amend the UDO pursuant to City Council Resolution 05-05-25-01 which directs the Plan Commission to consider amendments to UDO Sections 2.20, 2.21, and 9.03 of the UDO relating to Development Plan (“DP”) and Architectural Design, Exterior Lighting, Landscaping and Signage (“ADLS”) requirements, application, consideration, and approval processes in order to standardize, enhance, simplify, and better define DP and ADLS approvals. This ordinance further requires DP approval in B1 and B2 districts. Filed by the Department of Community Services on behalf of the Carmel City Council.
 - 4. **Docket No. PZ-2025-00104 OA: Certificate of Occupancy UDO Amendment**
The applicant seeks to amend Unified Development Ordinance Sections 9.02 and 11.02 to revise Certificate of Occupancy standards and associated definitions related to changes in occupancy. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
- I. Old Business
- J. New Business
- K. Adjournment

MEMBERS:

Christine Zoccola, President

Appointed by the Mayor to a 4-year term, ending 12/31/2026

Jeff Hill, Vice President

Appointed by the City Engineer to a 4-year term, ending 12/31/2027

Mark Adair

Appointed by the Mayor to a 4-year term, ending 12/31/2028

Jonathan Blake

Appointed by the Parks & Recreation Board to a 1-year term, ending 12/31/2025

Mary "Dubbie" Buckler

Appointed by the Mayor to a 4-year term, ending 12/31/2025

Adam Campagna

Appointed by the Mayor to a 4-year term, ending 12/31/2026

Jess Lawhead

Appointed by the Mayor to a 4-year term, ending 12/31/2026

Shannon Minnaar

Appointed by the Common Council to a 2-year term, ending 12/31/2025

Susan Westermeier

Appointed by the Board of Public Works to a 4-year term, ending 12/31/2028