



# City of Carmel

## CARMEL PLAN COMMISSION

TUESDAY, AUGUST 19, 2025 AGENDA

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> 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 8/5/25 Committee meeting:

- a. Docket No. PZ-2025-00102 PP/SP: Vance Minor Subdivision. **Approved 8-0**
- b. Docket No. 2025-00126 CPA: Home Place Subarea Plan – Comp. Plan Amendment. **Discussed and continued to September 2, 2025**
- c. Docket No. 2025-00125 CPA: US 31 Subarea Plan – Comp. Plan Amendment. **Discussed and continued to September 2, 2025**

#### H. Public Hearings

##### 1. Docket No. PZ-2025-00130 DP: Gramercy – Areas E & F.

The applicant seeks development plan approval for an urban residential project with townhomes. Area E is 3.85 acres. Area F is 5.21 acres. The site is located at the southeast corner of City Center Drive and Kinzer Avenue. The site is zoned PUD/Planned Unit Development – Gramercy (Z-493-06). Filed by Jim Shinaver of Nelson & Frankenberger on behalf of BC Gramercy III, LLC.

##### 2. Docket No. PZ-2025-00131 DP Amend/ADLS: Artistic Composite Pallets – Phase 2 Building Expansion.

The applicant seeks DP Amendment and ADLS approval for a 39,000 sq. ft. building expansion. The overall site is 5.73 acres and located at 4518 W. 99<sup>th</sup> Street. It is zoned I-1/Industrial. Filed by Nathan Winslow of American Structurepoint on behalf of ACP Realty, LLC.

##### 3. Docket No. PZ-2025-00161 OA: Article 1 UDO Amendment.

The applicant seeks to amend the UDO pursuant to City Council Resolution CC-07-07-25-02, which directs the Plan Commission to consider amendments to Article 1 to revise UDO foundations and general provisions to standardize, simplify, and better define certain requirements contained therein. Filed by the Department of Community Services on behalf of the Carmel City Council.

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