



City of Carmel

CARMEL PLAN COMMISSION

THURSDAY, OCTOBER 23, 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 8/5/25 Committee meeting:

- a. Docket No. PZ-2025-00162 DP/PP: Jacksons Grant Village Sec. 3. **Fav. Recommendation to PC**
- b. Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan – Comp. Plan Amendment. **Discussed and continued to November 4, 2025**
- c. Docket No. PZ-2025-00125 CPA: US 31 Subarea Plan – Comp. Plan Amendment. **Fav. Recommendation to PC**

H. Public Hearings

1. Docket No. PZ-2025-00184 PUD: Illinois Street Townhomes PUD Rezone

The applicant seeks PUD rezone approval to allow a new townhome neighborhood with 31 townhomes. The site is located at 220 W 106th St. and is zoned MC/Meridian Corridor. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Pulte Homes of Indiana.

2. Docket No. PZ-2025-00205 OA: Fees Amendment, UDO Article 1

The applicant seeks to amend UDO Article 1.29, to revise the filing fees. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

1. Docket No. PZ-2025-00162 PP/DP: Jackson's Grant Village Section 3

The applicant seeks primary plat and development plan approval to subdivide a parcel into townhome lots and rearrange part of Jackson's Grant Village Section 2 townhomes. The site is located at the northwest corner of 116th St. and Spring Mill Rd. and is zoned Jackson's Grant Village Phase II PUD (Z-696-25). Filed by Brian Robinson with Stoeppelwerth on behalf of Homes by McKenzie, Inc, owner.

2. Docket No. 2025-00125 CPA: US 31 Subarea Plan – Comprehensive Plan Amendment

The applicant seeks to *Amend the Carmel Comprehensive Plan* to incorporate a new US 31 Corridor Sub Area Plan. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

- 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