



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, NOVEMBER 18, 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 11/4/25 Committee meeting:

- a. Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan – Comp. Plan Amendment. **Returning to PC with Favorable Recommendation 11/18/25**
- b. Docket No. PZ-2025-00184 PUD: Illinois St. Townhomes PUD. **Discussed and continued to Dec. 2, 2025**
- c. Docket No. PZ-2025-00205 OA: Fees Amendment. **Returning to PC with Favorable Recommendation 11/18/25**

2. Approval of 2026 Plan Commission and Committee Calendar

H. Public Hearings

TABLED TO DECEMBER 16TH

- 1. **Docket No. PZ-2025-00197 PUD Amendment: Green House Cottages PUD Amendment**
- 2. **Docket No. PZ-2025-00198 PUD: Restoracy of Carmel (R-2 to PUD)**
- 3. **Docket No. PZ-2025-00199 DP/ADLS: Restoracy of Carmel**

The applicant seeks PUD Amendment, rezone, development plan, and design approval for an expansion of the Restoracy senior care development. The current property is 4.76 acres, located at 616 Green House Way, and is zoned PUD (Green House Cottages of Carmel: Z-594-14). The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential. Filed by Kyle Resetarits of Dentons on behalf of MBR Carmel Health, LLC.

4. **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.

*****Public hearing left open from 11/4/25 Committee meeting to allow for additional public comment*****

I. Old Business

1. **Docket No. 2025-00126 CPA: Home Place Subarea Plan – Comprehensive Plan Amendment**

The applicant seeks to *Amend the Carmel Comprehensive Plan* to incorporate a new Home Place 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