



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, DECEMBER 16, 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:

- o AT&T Cable Ch. 99
- o Digital Ch. 64.45
- o Metronet Ch. 33
- o Spectrum Cable Ch. 340
- o [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- o <http://carmelin.new.swagit.com/views/1>
- o [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 12/2/25 Committee meeting:**
 - a. Docket No. PZ-2025-00184 PUD: Illinois St. Townhomes PUD. **Discussed and continued to Jan. 6, 2026**
 - 2. **Update to Rules of Procedure as recommend by the Executive Committee**
- H. Public Hearings
 - 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)**

TABLED TO JAN. 20TH MEETING

- 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 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.

- I. Old Business
- J. New Business
- K. Adjournment

MEMBERS:

Christine Zoccola, President
Mayoral appointment, 4-year term, ending 12/31/2026

Adam Campagna
Mayoral appointment, 4-year term, ending 12/31/2026

Jeff Hill, Vice President
City Engineer appointment, 4-year term, ending 12/31/2027

Jess Lawhead
Mayoral appointment, 4-year term, ending 12/31/2026

Mark Adair
Mayoral appointment, 4-year term, ending 12/31/2028

Susan Westermeier
Board of Public Works appointment, 4-year term, ending 12/31/2028

Jonathan Blake
Parks & Recreation Board appointment, 1-year term, ending 12/31/2025

Shannon Minnaar
Common Council appointment, 2-year term, ending 12/31/2025

Mary "Dubbie" Buckler
Mayoral appointment, 4-year term, ending 12/31/2025