



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, JANUARY 20, 2026 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)
- [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. Reports, Announcements & Department Concerns
 1. **Swearing-in of Members**
 2. **Election of President**
 3. **Election of Vice-President**
 4. **Election of Member to the Board of Zoning Appeals**
 5. **Election of Member to Hamilton County Plan Commission**
 6. **Election of Member-at-Large**
 7. **Outcome of Projects at 1/6/25 Committee meeting:**
 - a. Docket No. PZ-2025-00184 PUD: Illinois St. Townhomes PUD. **No Recommendation to PC.**
 - b. Docket No. PZ-2025-00197 PUD Amend: Green House Cottages Amend. **Positive Recommendation to PC.**
 - c. Docket No. PZ-2025-00198 PUD: Restoracy PUD. **Positive Recommendation to PC.**
 - d. Docket No. PZ-2025-00265 ADLS Amend: The Moher Speakeasy. **Sent to PC for further review.**
- F. Approval of Minutes
- G. Department Concerns
 - a. [HB 1001](#)
 - b. [HB 1309](#)
 - c. Misc. DOCS
- H. Communications, Bills, Expenditures, & Legal Counsel Report
 1. **[PC Resolution PC-1-20-26-a](#)**: CRC Res. No. 2025-22: amends the Declaratory Resolution and Development Plan for the Flora Economic Development Area, to create a separate allocation area to be known as “Flora Residential Housing Allocation Area” pursuant to Section 39 of IC 36-7-14, and to adopt a supplement to the Development Plan, which establishes a Residential Housing Development Program in this new allocation area.
 2. **[PC Resolution PC-1-20-26-b](#)**: CRC Res. No. 2025-23: amends the Declaratory Resolution and Development Plan for the Old Town Economic Development Area, to create a separate allocation area to be known as “North End Residential Housing Allocation Area” pursuant to Section 39 of IC 36-7-14, and to adopt a supplement to the Development Plan, which establishes a Residential Housing Development Program in this new allocation area.
 3. **[PC Resolution PC-1-20-26-c](#)**: CRC Res. No. 2025-24: designates an area to be known as the “146th and Towne Economic Development Area” as an economic development area pursuant to Section 41 of IC 36-7-14 and approves an economic development plan as well as a Residential Housing Development Program for the Economic Development Area.

I. Public Hearings

1. **[TABLED TO FEB. 17: Docket No. PZ-2025-00199 DP/ADLS: Restoracy of Carmel](#)**

The applicant seeks 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.

J. Old Business

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 27 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-2025-00197 PUD Amendment: Green House Cottages PUD Amendment](#)**

3. **[Docket No. PZ-2025-00198 PUD: Restoracy of Carmel \(R-2 to PUD\)](#)**

The applicant seeks PUD Amendment and rezone 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.

K. New Business

1. **[Docket No. PZ-2025-00265 ADLS Amend: The Moher Speakeasy](#)**

The applicant seeks design approval for a building addition and remodeling the exterior of their tenant space. The site is located at 904 W. Main Street. It is zoned UC/Urban Core and is not located within any overlay district. Filed by Logan Weaver of The Moher LLC.

L. Adjournment

MEMBERS:

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

Adam Aasen
Common Council appointment, 2-year term, ending
12/31/2027

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

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

Jonathan Blake
Parks & Recreation Board appointment, 1-year term, ending
12/31/2026

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

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

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

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