



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, JUNE 16, 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:

- 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
 - 1. Plan Commission to ratify City Council amended version of [Resolution CC-12-01-25-04 \(PC Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan\)](#)
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at 6/2/26 Committee meeting:**
 - a. Docket No. PZ-2026-00049 DP Amend/ADLS: Stella House Books & Cafe Rebuild. – **Returned to full Plan Commission for further discussion**
 - b. Resolution CC-11-17-25-03 PC Docket No. PZ-2025-00125 CPA: US-31 Subarea Plan Comprehensive Plan Amendment – **Returned to Council with recommendations**
- H. Public Hearings
 - 1. [Docket No. PZ-2026-00066 PP/DP: 27 Towns Subdivision](#)
 - 2. [Docket No. PZ-2026-00067 ADLS: 27 Towns ADLS](#)
The applicant seeks primary plat, development plan, and design approval for a new townhome subdivision. The site is located at 220 W 106th St. and is zoned Illinois Street Townhomes PUD (Z-703-26). Filed by Brandon Burke with HWC Engineering on behalf of Pulte Homes of Indiana, LLC.
- I. Old Business
 - 1. [Docket No. PZ-2026-00049 DP Amend/ADLS: Stella House Books & Cafe Rebuild.](#)
The applicant seeks Development Plan Amendment and design approval for the demolition of an existing building and rebuilding of a new bookstore and coffee shop. The site is located at 31 S Rangeline Rd. It is zoned C-2/Mixed Use. Filed by Shawn Curran of Curran Architecture on behalf of Stella House Books, LLC.
- J. New Business
- K. Adjournment

MEMBERS:

Christine Zoccola, President Mayoral appointment, 4-year term, ending 12/31/2026	Jonathan Blake Parks & Recreation Board appointment, 1-year term, ending 12/31/2025	Jess Lawhead Mayoral appointment, 4-year term, ending 12/31/2026
Jeff Hill, Vice President City Engineer appointment, 4-year term, ending 12/31/2027	Mary "Dubbie" Buckler Mayoral appointment, 4-year term, ending 12/31/2025	Susan Westermeier Board of Public Works appointment, 4-year term, ending 12/31/2028
Mark Adair Mayoral appointment, 4-year term, ending 12/31/2028	Adam Campagna Mayoral appointment, 4-year term, ending 12/31/2026	Tersa Ayres Council Appointment, 2-year term, ending 12/31/2027