



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, MARCH 16, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Council President Matthew Snyder; Council Members: Shannon Minnaar, Anita Joshi, Adam Aasen, Ryan Locke, Rich Taylor, Teresa Ayers, Tony Green, and Deputy Clerk Jessica Komp were present. Councilor Jeff Worrell was not present.

AGENDA APPROVAL

The agenda was approved 8-0.

INVOCATION

Pastor Ben Snyder of Carmel Friends Church delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Nicholas Miller stated that it is almost the ten-year anniversary of when the previous Council and Mayor promised not to allow commercial development west of Springmill Road, with the exception of The Village of West Clay. He also reminded the Council that there has never been a PUD that the BZA hasn't approved a variance for.

Jill Meisenheimer spoke to Council about the US 31 Subarea Plan. Ms. Meisenheimer thanked both the previous and current Land Use and Special Studies Committee Chairs for allowing the public to be involved in the committee discussions. She also thanked the Department of Community Services for including the names of the neighborhoods adjacent to the subarea on the map. She is in favor of the plan for the transition area which is 300 feet of existing single-family property that would include resident-sensitive setbacks such as meaningful landscape, existing greenery and pathways, and would not allow buildings taller than three stories. She urged Council committees to continue to include public input before voting on a development or redevelopment.

Mark Dewart spoke to Council about the US 31 Subarea Plan. Mr. Dewart is on the board of the Spring Lake Estates HOA. He thanked the Council for the time they have put into this plan, and for taking input from the adjacent neighborhoods. He stated that the adjectives he uses when explaining how our city became so successful are intentional, well thought out, community-minded, and that things are done well, in an uncommonly nice way. He shared that our Comprehensive Plan, adopted in 2022, stated that we are going to foster a city of neighborhoods,

and conduct planning in greater detail in critical subareas and corridors. Mr. Dewart believes that the most recent version of the US 31 Subarea Plan contains important details, which the Comprehensive Plan indicates should be found in a subarea plan. He hopes that the Council will vote to approve this subarea plan and include those important details.

Gus Navarra spoke to Council about the US 31 Subarea Plan. Mr. Navarra is a long-time resident of Carmel, the last seven years residing in the Jackson's Grant neighborhood, which is adjacent to the US 31 subarea. He stated that he really appreciates this City Council and their approach to discussing potential new developments by including input from citizens. Jackson's Grant lies along Springmill Road, whose single lanes can become very busy at certain times of the day. Mr. Navarra requested that additional road congestion be managed as the US 31 corridor is redeveloped.

Dee Fox, resident of West Carmel, spoke to Council about the US 31 Subarea Plan. She thanked the Council, particularly Land Use and Special Studies Committee chairs Snyder and Joshi, for inviting residents to participate in the discussions. She stated that this is new in the committee process, and very appreciated. Ms. Fox also thanked the Department of Community Services for incorporating many of the suggestions into the plan. She also thanked Councilor Locke for helping the residents to envision the transition area on the map. She believes the revisions have created a good plan that protects adjacent neighbors, without detracting from the central corridor development/redevelopment. Ms. Fox stated that this is what residents have been seeking – balanced, responsible development. She hopes this plan will be approved.

Joe Vaughn spoke to Council about parking restrictions being lifted on the north side of Autumn Drive. Mr. Vaughn has lived in Carmel for over 30 years, and is the HOA President of the Townhomes at City Center. The Finance, Utilities, and Rules committee addressed parking along Autumn Drive at their March 11th meeting, but Mr. Vaughn stated that the agenda for that meeting was not posted online early enough. Mr. Vaughn sent an email to the City Council prior to this meeting, and he stated that his emailed objections were discussed during the meeting, but they were dismissed. He also felt that he was penalized for not being able to attend the meeting, even though he had taken the effort to address his concerns by email. He also doesn't understand why the City doesn't post a sign at the location of a proposed infrastructure change, similar to the signs posted for proposed zoning changes. He would like to see the city do a better job of alerting the public as to when potential infrastructure projects will be discussed.

Brandt Booram next spoke to Council about parking along Autumn Drive on behalf of Senior Home Companions and Story Cottages. Mr. Booram is the owner of the building at 630 3rd Avenue SW, which also houses Loman Eye Care and Hiple Dentistry. These businesses often have their customer parking taken up by Christkindlmarkt parking overflow, or the Farmer's Market. Mr. Booram stated that these businesses would benefit from additional parking being available along Autumn Drive.

Deb Carpenter, 27-year resident of the Concord Village area, expressed her concern with the proposed nearby Restoracy PUD. Ms. Carpenter's concern lies in the encroachment into the residential area, particularly where it pertains to the long-discussed extension of Richland Avenue from Main Street to City Center Drive, which is clearly depicted in this PUD. If The Restoracy is

expanded, future extension of Richland Avenue would necessitate the removal of even more existing homes than originally expected. Ms. Carpenter stated that those losing their homes would be prevented from aging in place.

Allie Missler, another long-time resident of the Concord Village area, also expressed her concern with the Restoracy PUD. Ms. Missler is particularly concerned about the expansion worsening an existing issue with the neighborhood's flooding and drainage. Due to this long-standing problem, Ms. Missler's own family experienced devastating water damages that insurance would not cover. This issue has been repeatedly presented to the city over the last two decades, resulting in nothing being done to effectively alleviate the flooding. Each new nearby development promises drainage improvements for the neighborhood but ultimately delivers more run-off and more flooding. Ms. Missler is also concerned about future expansion of Richland Avenue requiring the acquisition of 2 or 3 existing family homes if The Restoracy's expansion is approved. Ms. Missler agrees that Carmel needs more senior care, but this proposal adds only 24 beds, while potentially complicating infrastructure planning, worsening stormwater problems, and increasing long-term costs for taxpayers and residents. Ms. Missler asked the City to fix the flooding first, then plan the growth.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Councilor Minnaar reminded everyone that on Thursday, March 26th at 10:00 a.m., there will be a presentation from Dan Parolek, the expert on "missing middle" housing. This will be followed at 11:00 a.m. with a question and answer session open to the public. If you are interested in learning more, or sharing your thoughts and questions, please attend this meeting. Councilor Taylor thanked the Land Use and Special Studies Committee for their hard work on the US 31 Subarea Plan. He is glad to see that protections were added for the residential neighborhoods adjacent to Clay Terrace, and that the promotion of upzoning would not be allowed on the IU Health parcel. For those reasons, he is in favor of the US 31 Subarea Plan with those changes in place. Councilor Aasen stated that a lot of really good work has been put into the US 31 Subarea Plan, and thanked the committee and the public for all the feedback provided. He clarified that he was never in favor of removing the protections Councilor Taylor referred to. He was concerned about removing the redevelopment aspect of the plan, as it seemed to be less highlighted than in the previous version. He also stated that he brings his daughter to these meetings, and she asked him why the people there were so angry at him. He stated that he is glad that we have a format that allows for conversation with the public, but we must conduct ourselves respectfully. At that point, a citizen spoke aloud about Councilor Aasen bringing his child to the meetings. Councilor Aasen addressed the citizen, and then President Snyder expressed to the citizen that his comments are exactly the issue Councilor Aasen was referring to. There is a time and a place for public discussion. Councilor Aasen then went on to say that there have been instances where meeting attendees have followed Councilors out to their vehicles after the meetings. Councilor Joshi thanked Councilor Aasen for his comments and stated that she sees no harm in bringing a child to these meetings. She stated that she knows people care about these city issues, and are passionate about their viewpoints, but we can discuss these matters respectfully. Councilor Locke stated that he is proud of this Council and he is proud of our citizens who care so deeply about our city. He stated that how our children see us interact with others matters. He encouraged the public to keep coming to meetings and keep offering their feedback, and he is confident that this can be done in the right way. Council President Snyder then voiced his support for a statement Mayor Finkam had put out about being civil to one

another online. He also voiced his appreciation for the work the Land Use and Special Studies Committee put into the US 31 Subarea Plan, and to Councilors Locke and Taylor for hashing out many details. He stated that this item will come back to Council to be voted on at the next regular meeting.

CONSENT AGENDA

a. Approval of Minutes

1. March 2, 2026 Regular Meeting

Councilor Taylor moved to approve the minutes. Councilor Joshi seconded. There was no further discussion. Council President Snyder called for the vote. Minutes were approved, 8-0.

b. Claims

1. Payroll - \$4,524,823.38
2. General Claims - \$2,272,092.87
3. Retirement – \$136,972.44
4. Wire Transfers - \$2,015,369.81

Councilor Green moved to approve the claims. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. Claims were approved, 8-0.

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Joshi reiterated that the US 31 Subarea Plan ordinance will come back to Council at the next meeting. There are three other ordinances that are coming back from the Land Use committee with a favorable recommendation tonight. Those are the Illinois Street Townhomes PUD ordinance, and the two Restoracy PUD ordinances. The Land Use committee will next meet on Wednesday, March 18th, at the Carmel Library at 5:30 p.m. The Home Place Subarea Plan will be the topic of discussion. Councilor Taylor reported that the Finance, Utilities and Rules Committee met on Wednesday, March 11th to discuss Ordinance D-2811-26, which would allow parking on the north side of Autumn Drive. This received a favorable recommendation from the Finance committee. However, there were two concerned residents who reached out to Councilor Taylor via email the day of the meeting, asking if this item would be on the agenda, but he did not see their email until after the meeting had happened. For this reason, Councilor Taylor stated that he would be making a motion to send this item back to committee so that those residents could be afforded the opportunity to come and speak. Councilor Taylor asked Deputy Clerk Jessica Komp if these meeting agendas were getting noticed and uploaded to the city's website in a timely manner, and she confirmed that they were. The next Finance Committee meeting will be Tuesday, April 14th at 5:30 p.m., here in Council Chambers. Council President Snyder then asked Ms. Komp about our noticing process. Ms. Komp stated that meeting notices are emailed out prior to meetings to a distribution list that includes anyone who has asked to be included. Interested parties can contact the Clerk's office to be added to the email list. The City's new website also includes a feature in which residents

can subscribe to notifications for specific meeting types. He also asked about the city's codification process. Ms. Komp confirmed that the city will be switching to a new host for our city code mid-year.

OTHER REPORTS – (at the first meeting of the month specified below):

There were none.

OLD BUSINESS

Twentieth Reading of Ordinance D-2772-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Tenth Reading of Ordinance D-2795-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. **Remains in the Land Use and Special Studies Committee.**

Third Reading of Ordinance D-2811-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors: Councilors Taylor and Worrell. This item was voted on at the last Finance, Utilities and Rules Committee meeting, but Councilor Taylor moved that this item be sent back to committee for further review. Councilor Aasen seconded the motion. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2811-26** sent back to the Finance, Utilities and Rules Committee, 8-0.

Resolution CC-11-17-25-03; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar. **Item will be re-presented in its entirety by the Department of Community Services.**

Resolution CC-12-01-25-04; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

Third Reading of Ordinance Z-703-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Illinois Street Townhomes Planned Unit Development District; Sponsor: Councilor Aasen. This item returned from the Land Use and Special Studies Committee with a positive recommendation. Zach Burton of Pulte Homes spoke to Council about the PUD, and shared the architectural updates that were made to the plan, per the Land Use Committee's feedback. This PUD is comprised of 27 for-sale townhomes located along a single drive. Councilor Minnaar also shared that there will be rental restrictions put in place for these townhomes. Councilor Aasen gave credit to Pulte Homes for making improvements to the PUD since it passed out of Plan Commission. Councilor Green also stated that this project has come a long way since its first introduction. Councilor Minnaar moved to approve the ordinance. Councilor Joshi seconded.

There was no discussion. Council President Snyder called for the vote. Ordinance Z-703-26 approved, 8-0.

Third Reading of Ordinance Z-704-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Green House Cottages of Carmel Planned Unit Development District (Z-594-14); Sponsors: Councilors Aasen and Minnaar. This item returned from the Land Use and Special Studies Committee with a positive recommendation. Rachel Conner, of Dentons Bingham Greenebaum, presented on behalf of the petitioner. Ms. Conner highlighted the conceptual buffer landscape plan changes that came out of committee. The proposed fencing will be a composite wood in a natural color. The requests from the City's Engineering department to dedicate rights-of-way along City Center Drive and southeast of the rain garden were accommodated. Council President Snyder then expressed his concern with the ongoing issue of stormwater drainage in this area. He also stated that this Restoracy expansion would cause the future road connecting Main and City Center to be routed in such a way as to eliminate five homes. Without the Restoracy expansion, the future road could be routed so as to only eliminate two homes. Councilor Ayers expressed her agreement with President Snyder and stated that she would like to see the water drainage issue in this neighborhood finally be fixed before considering any new development. Councilor Aasen stated that he does recognize the need for additional senior care in Carmel, and that the Restoracy has been a good partner with the city thus far. While the future road is included in the Comprehensive Plan, we do not have plans or funding for it at this time. However, because the road was featured in this development plan, it has necessitated this conversation. Councilor Aasen stated that he is still torn on how to vote at this point, and will listen to the rest of the debate. Councilor Minnaar asked the petitioner if there is a waiting list for their current properties. Bryan Lindsay of The Restoracy responded that every month, around 80 applicants are turned away, which is about 1,000 per year. Councilor Locke asked about the timeline to vote on this ordinance. Sergey Grechuckhin, city attorney, stated that the Council must vote on this item within 90 days of it passing from Plan Commission, which would make the deadline April 22nd. There was more discussion on whether to delay this vote until the April 20th Council meeting, and whether or not any substantial changes could be made to the proposal during that time. Bryan Lindsay spoke again and clarified some details about the timeline. There is a licensing process through the Indiana State Board of Health that closes on June 30th. If that deadline is missed, a year will go by before licensing could happen again. He stated that the services they offer are highly specialized. Out of 500+ senior care facilities in the state, only four are the small home concept, and The Restoracy owns three of them. Although they are for-profit, they are mission-driven, and do not see profits on the scale of traditional nursing homes. The state mandates the size of the homes, the number of beds, and many other aspects that limit profitability, yet The Restoracy has found a way to be profitable while offering an elevated service to the community. Councilor Ayers moved to not approve this PUD. Councilor Taylor seconded. Councilor Snyder called for the vote. Motion to **not approve Ordinance Z-704-26** approved, 7-0. (Councilor Joshi abstained.)

Third Reading of Ordinance Z-705-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the Restoracy of Carmel Planned Unit Development District; Sponsors: Councilors Aasen and Minnaar. Councilor Taylor moved to not approve this PUD. Councilor Green

seconded. There was no discussion. Councilor Snyder called for the vote. Motion to **not approve Ordinance Z-705-26** approved, 7-0. (Councilor Joshi abstained.)

PUBLIC HEARINGS

There were none.

NEW BUSINESS

There was none.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

There was none.

ANNOUNCEMENTS

Councilor Minnaar reminded everyone of the presentation regarding Carmel’s “missing middle” housing on Thursday, March 26th at 9:00 a.m. Following the presentation there will be an open question and answer segment.

ADJOURNMENT

Council President Snyder adjourned the meeting at 7:48 p.m.

Respectfully Submitted,

Jacob Quinn

Jacob Quinn, Clerk

Approved,

MS

Matthew Snyder, Council President

ATTEST:

Jacob Quinn

Jacob Quinn, Clerk