



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, JULY 21, 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)
- <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 7/7/26 Committee meeting:**
 - a. Docket No. PZ-2026-00049 DP Amend/ADLS: Stella House Books & Cafe Rebuild. – **Approved with Conditions**
 - b. Docket No. PZ-2026-00066-67 PP/DP/ADLS: 27 Towns Subdivision – **Approved with Conditions**
 - c. Docket No. PZ-2026-00112 ADLS Amend: Hunters Glen Wall Change – **Tabled to Aug. 4th Committee**
 2. **Request for Rules Suspension PZ-2026-00121 DP: Conner Prairie Innovation District Development Plan**
- H. Public Hearings
 1. **Docket No. PZ-2026-00115 PP/SP: Skwarcan Minor Subdivision**
The applicant seeks minor subdivision plat approval to split one 5.74-acre parcel into 2 residential lots. The site is located at 2525 W 141st Street and is zoned S-1/Residential. Filed by Derek Snyder with Crossroad Engineers on behalf of the owner.
 2. **Docket No. PZ-2026-00116 DP Amend: Leppert Mortuaries Expansion**
 3. **Docket No. PZ-2026-00117 ADLS Amend: Leppert Mortuaries Expansion**
The applicant seeks site plan and design approval for a building addition and site improvements. The site is located at 900 N Rangeline Road. It is zoned B-3/Business within the Range Line Road Overlay. Filed by Brian Tuohy of Tuohy Bailey & Moore, LLP on behalf of Leppert Mortuary & Crematory.
 4. **Docket No. PZ-2026-00118 PUD: Hampstead PUD**
The applicant seeks PUD rezone approval to allow a new subdivision with 36 lots. The site is located at 1850 W Main Street. It is zoned S-1/Residential. Filed by Rick Lawrence of Nelson & Frankenberger on behalf of Christopher Scott Homes.
 5. **Docket No. PZ-2026-00121 DP: Conner Prairie Innovation District Development Plan**
The applicant seeks site plan approval for a portion of the Conner Prairie development along River Rd. The site is located at 14547 River Road. It is zoned Conner Prairie Innovation District PUD (Z-683-23). Filed by Saben Nusbaum of MKSK Studios on behalf of Conner Prairie Foundation, Inc.
- I. Old Business
- J. New Business
- K. Adjournment

MEMBERS:

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

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 12/31/2025

Mary "Dubbie" Buckler
Mayoral appointment, 4-year term, ending 12/31/2029

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

Teresa Ayers
Council Appointment, 2-year term, ending 12/31/2027