



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, AUGUST 18, 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 8/4/26 Committee meeting:**
 - a. Docket No. PZ-2026-00112 ADLS Amend: Hunters Glen Wall Change – **Continued to Sept. 1 meeting.**
 - b. Docket No. PZ-2026-00155 ADLS Amend: Ascension St. Vincent Heart Center – **All but signage approved.**
 - 2. **Request to Suspend the Rules to Reorder Agenda**
- H. Public Hearings
 - 1. **Public Hearing for HEA 1001**

The purpose of the public hearing is to review existing development regulations and identify opportunities to increase housing development. As required by HEA 1001, the review will consider potential amendments to the UDO using the following factors:

 - 1. Providing for higher-density development of duplexes, triplexes, and fourplexes in areas designated for single-family residential homes.
 - 2. Constructing other housing types, including accessory dwelling units (ADUs), manufactured housing, and modular housing.
 - 3. Adaptive reuse of commercial buildings for residential use, such as allowing multifamily development in retail, office, and light manufacturing zones.
 - 4. Increasing allowable floor area ratios (FAR) within multifamily residential areas.
 - 5. Waiving or eliminating regulations such as requirements for:
 - a. garage size and placement;
 - b. steeper roof pitch;
 - c. minimum lot sizes and square footage;
 - d. greater setbacks;
 - e. off-street parking;
 - f. design standards that restrict or prohibit the use of code-compliant building products; and
 - g. property height limitations.
 - 6. Reviewing impact fee zones in coordination with the applicable zone advisory committee.
 - 7. Streamlining or shortening the processes and timelines, including through one-stop and parallel process permitting by fifteen (15) days or more.
 - 8. Using property tax abatements to enable higher density and mixed income communities.
 - 9. Donating vacant land for affordable housing development.

I. Old Business

J. New Business

1. [Docket No. PZ-2026-00165 ADLS Amend: 510 N Rangeline Rd. Office Building](#)

The applicant seeks site plan and design approval to build a new office building. The site is located at 510 N. Rangeline Rd. and is zoned B5/Business within the Old Town Overlay. Filed by Cole Walters of Studio View Architecture on behalf of the owner.

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 12/31/2026

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

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