



City of Carmel

PLAN COMMISSION **HEARING OFFICER** MEETING AGENDA C1/MIXED-USE DISTRICT HEARING TUESDAY, SEPTEMBER 1, 2026

Time: **11:00 A.M.**

Hearing Officer: **Mr. Michael Hollibaugh, DOCS Director**

Location: **Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032**

Note: This in-person meeting will be recorded and minutes taken by the Plan Commission Meeting Coordinator. This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>

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- Metronet Ch. 33
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Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

1. **Docket No. PZ-2026-00068 DP/ADLS: Proscenium 3 Mixed Use Project Development Plan and ADLS.**

The applicant seeks site plan and design approval to construct the parking garage portion of a multi-building mixed-use development with hotel, office, retail, and multi-family/apartment uses, along with associated surface parking and underground parking. The 4.3-acre site is located at 1132 S. Rangeline Rd. and is zoned C1/City Center. Filed by Dan Moriarity of Studio M.

- E. Old Business
- F. New Business
- G. 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

Dated: Monday, June 29, 2026
By: Bric Butler, PC/BZA Meeting Coordinator,
bbutler@carmel.in.gov, 317-571-2417
File: PC HO 09-01-26.docx

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

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

Susan Westermeyer
Board of Public Works appointment, 4-year term, ending 2/31/2028

Teresa Ayres
Common Council appointment, 2-year term, ending 12/31/2027



City of Carmel

Board of Zoning Appeals **Special Hearing Officer Meeting** Tuesday, September 1, 2026

Time: **11:00 A.M.**

Location: **Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032**

Hearing Officer: **Kevin Rider**

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

(V) Proscenium 3 Variances.

The applicant seeks the following development standards variances approvals related to a multi-building mixed-use development with hotel, office, retail, and multi-family/apartment uses, along with associated surface parking and underground parking:

1. **Docket No. PZ-2026-00080 V UDO Section 2.34 Maximum 80% lot coverage allowed, 94% requested.**
2. **Docket No. PZ-2026-00084 V UDO Section 1.07 (E) & (F) Thoroughfare Plan compliance required, Some relief requested regarding Street Typologies and Streetscape Facilities.**

The 4.3-acre site is located at 1132 S. Rangeline Rd. and is zoned C1/City Center. Filed by Dan Moriarity of Studio M.

- D. Old Business
- E. New Business
- F. Adjournment

Dated: Monday, June 29, 2026 File: 09.01.26 special BZA HO mtg Proscenium 3.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov

BZA Members:

- *Leah York* (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- *Kevin Rider* (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- *Dennis Lockwood*, Appointed by the Mayor to a 4-year term expiring 12/31/2027
- *Ryan Cadwell*, Appointed by the City Council to a 4-year term expiring 12/31/2027
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026