



City of Carmel

CARMEL PLAN COMMISSION DECEMBER 15, 2020 | MEETING AGENDA

LOCATION: *Virtual Meeting*

TIME 6:00 PM

HOW TO VIEW: <http://carmelin.new.swagit.com/views/1>

AGENDA:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- A. Roll Call
- B. Declaration of Quorum
- C. Approval of Minutes
- D. Communications, Bills, Expenditures, & Legal Counsel Report
- E. Reports, Announcements & Department Concerns
 - 1. **Approval of 2021 Plan Commission and Committee calendar**
 - 2. **Outcome of Projects at Committees:**
 - a. **Commercial**
 - i. Docket No. PZ-2020-00119 OA: Sign Standards Amendments – **Discussed and cont. to Jan. 5th mtg.**
 - ii. Docket No. PZ-2020-00080 DP/ADLS: Lakeside Apartments, Phase II – **Approved 4-0**
 - iii. Docket No. PZ-2020-00128 ADLS: North End Apartments – **Approved 4-0**
 - iv. Docket No. PZ-2020-00129 ZW: North End Apts. Parking Waiver – **Approved 4-0**
 - b. **Residential**
 - i. Docket No. PZ-2020-00155 Z: Albany Village PUD – **Discussed and cont. to Jan. 5th meeting**
- F. Public Hearings
 - 1. **TABLED to January 19** Docket No. 20020004 DP/ADLS: Warehouse Building Addition – 4511 W. 99th St. The applicant seeks site plan and design approval for a 13,000 sq. ft. building addition to the existing warehouse facility (About 16,000 sq. ft.). The overall site is 2.47 acres in size. It is located at 4511 W. 99th Street and is zoned I-1. It is not within any overlay zone. Filed by Todd Katz of JADAM Property Group, LLC.
 - 2. **Docket No. PZ-2020-00165 PP: Courtyards of Carmel Primary Plat**
The applicant seeks primary plat approval for 150 lots on 59 acres. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned the Courtyards of Carmel PUD, Ordinance Z-656-20. Filed by Brett Huff with, Kimley-Horn on behalf of Epcon Carmel, LLC.
 - 3. **Docket No PZ-2020-00171 PV: Meridian Suburban Plat Vacation**
The applicant seeks approval to vacate the lots, easements, and road rights of way for lots 2-16, 29, and 33-46 in Meridian Suburban Subdivision, Section 1. The site is located south of 111th Street and west of US 31. The property was recently rezoned from S-2 to the MC/Meridian Corridor district. Filed by Addison Bradford of Hall, Render, Killian, Heath & Lyman, P.C. for Meridian Development Realty, LLC.
 - 4. **Docket No. PZ-2020-00177 Z: Midtown – Monon Boulevard C2 Rezone**
The applicant seeks to rezone two parcels from the R-2/Residential District in the Old Town Overlay to the C-2/Mixed Use District. The properties are located at 220 2nd Street SW and 211 1st Street SW. Filed by Mike Hollibaugh with the Department of Community Services on behalf of the Carmel Plan Commission.

5. Docket No. PZ-2020-00175 PPA: Lincoln Highway Estates Lot 1, Primary Plat Amendment

6. Docket No. PZ-2020-00176 V: UDO Sec. 2.08: 35 ft. Min Front Setback, 4 ft. Requested for Lot 1B

The applicant seeks primary plat amendment approval and variance approval to split 1 parcel into 2 residential lots. The site is located at 10630 Westfield Blvd. and is zoned R-1/Residential. Filed by Nelson & Frankenberger on behalf of Matthew and Christine Tanner, owners.

I. Old Business

J. New Business

K. Adjournment

File: PC-2020-1215