



City of Carmel

CARMEL PLAN COMMISSION FEBRUARY 16, 2021 | MEETING AGENDA

LOCATION: *Virtual Meeting*

TIME 6:00 PM

HOW TO VIEW:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet 33
- Spectrum Cable C. 340
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>

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
 - 1. **Pending action from City Council on 2-15-2021: PC to ratify City Council action on Ordinance Z-663-20 (PC Docket No. 19090013b OA: Accessory Dwelling, previously included Group Home Standards)**
- G. Reports, Announcements & Department Concerns
 - 1. **Announcement of Committee Assignments**
 - 2. **Outcome of Projects at Committees:**
 - a. **Commercial**
 - i. Docket No. PZ-2020-00198 DP/ADLS: The Avenue at Bennett Farm. **All Approved 4-0**
Docket No. PZ-2020-00206 ZW: 20' Maximum Building height, 22'6" and 22'4" requested.
Docket No. PZ-2020-00207 ZW: 30' minimum Greenbelt width required, 28' requested.
Docket No. PZ-2020-00208 ZW: Number of Parking spaces – 88 required, 77 requested.
 - ii. Docket No. PZ-2020-00210 DP Amend/ADLS Amend: Pennwood Office Park. **Both Approved 4-0**
Docket No. PZ-2020-00225 V: UDO Section 3.17.A.1.b. – Secondary vehicular entrances shall not be through residential areas. Requesting emergency vehicle-only secondary access from Washington Blvd.
 - iii. Docket No. PZ-2020-00119 OA: Sign Standards Amendments – **4-0 Favorable Recommendation to PC**
 - b. **Residential**
 - i. Docket No. PZ-2020-00155 Z: Albany Village PUD – **3-1 Negative Recommendation to PC**
- H. Public Hearings
 - 1. **Docket No. 20020004 DP/ADLS: Warehouse Bldg. Addition – 4511 W. 99th Street.**

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-2020-00221 DP/ADLS: 146th Street and Monon Townhomes.**

The applicant seeks development plan and site & architectural design approval for 15 townhome lots on 1.26 acres. The site is located at the southwest corner of 146th St. and Rolling Hill Dr. It is zoned 146th and Monon PUD/Planned Unit Development (Z-654-20). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.

3. Docket No. PZ-2020-00223 PP: Jackson's Grant Village Primary Plat.

The applicant seeks primary plat approval for 19 lots on 22 acres. The site is located at the NW corner of 116th Street and Springmill Road. It is zoned Jackson's Grant Village PUD (Ordinance Z-653-20). Filed by Douglas Wagner with Republic Development LLC.

I. Old Business

1. Docket No. PZ-2020-00119 OA: Sign Standards Amendments.

The applicant seeks to amend the Unified Development Ordinance in order to amend Section 5.39 Sign Standards, Sections 7.11 & 7.12 Entryway Feature Standards, Section 5.66 Food Stand Use Standards, Section 1.29 Filing Fees, and Definitions for signage. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

2. Docket No. PZ-2020-00155 Albany Village PUD.

The applicant seeks PUD rezone approval to allow a new subdivision consisting of single-family detached and single-family attached residential. The site is located at 14407 Shelborne Rd. on approximately 36.7 acres. It is currently zoned S-1/Residential. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the Logan Group, LLC.

J. New Business

K. Adjournment