



City of Carmel

CARMEL PLAN COMMISSION DECEMBER 21, 2021 | MEETING 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
- [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. **Plan Commission Resolution PC-12-21-21-a:** CRC Resolution 2021-24 proposes to amend the Declaratory Resolution and Development Plan for the Merchants Square Economic Development Area to 1) remove an area from the Merchants Square Allocation Area, 2) designate this area as a separate allocation area to be known as the “Market East Carmel Allocation Area,” and 3) adopt a supplement to the Plan.
- G. Reports, Announcements & Department Concerns
 - 1. **Approval of 2022 Plan Commission and Committee Calendar**
 - 2. **Outcome of Projects at Committees:**
 - a. **Commercial:**
 - i. Docket No. PZ-2021-00164 DP/ADLS: Guidepost Montessori – **Approved 3-0**
 - b. **Residential:** *Cancelled due to no items to review.*
- H. Public Hearings
 - 1. **Docket No. PZ-2021-00160 CA: West Main St. Block C2, Commitment Amendment.**

The applicant seeks to amend commitments associated with Ordinance Z-611-16. The site is located at the southeast corner of Main Street and 4th Avenue SW. The properties are zoned R-2/Residence and C-2/Mixed Use District within the Old Town Overlay. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
 - 2. **Docket No. PZ-2021-00195 DP/ADLS: Matriarch Birth Center.**

The applicant seeks site plan and design approval for a new medical health center, to be located south of the existing building at 520 N. Rangeline. It will be a two story, 7,000 sq. ft. building. The overall parcel size is 0.5 acres. 23 parking spaces will be provided. The site is located at 510 N. Rangeline Road. It is zoned B-5/Business and is located in the Old Town Overlay – Historic Rangeline Subarea. Filed by Justin Moffett of Old Town Companies.

3. **Docket No. PZ-2021-00197 PPA: Reserve at Springmill, Replat Lots 69C-70C.**
4. **Docket No. PZ-2021-00226 V: UDO Sec. 2.06 35 ft. Minimum Front Yard Setback, 22 ft. requested**
5. **Docket No. PZ-2021-00227 V: UDO Sec. 2.06 10 ft. Minimum Side Setback/25 ft. Minimum Aggregate, 5 ft. Side Setback/10 ft. Aggregate requested**

The applicant seeks primary plat amendment approval and 2 variances to reconfigure 2 lots into 6 lots on 2.7 acres. The site is located at 340 Sanner Ct. and is zoned S-2/Residence. Filed by Duane Sharrer of Weihe Engineers, Inc on behalf of Steve Pittman, owner.

6. **Docket No. PZ-2021-00204 PUD: Flora on Springmill PUD Rezone.**

The applicant seeks PUD rezone approval to allow a new subdivision consisting of townhomes, duplex homes, and single-family homes. The site is located at 9950 Spring Mill Rd. and is zoned S-2/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Pittman Partners and Onyx and East, LLC.

7. **Docket No. PZ-2021-00205 DP/ADLS: 11335 N. Michigan Rd. Apartments.**

The applicant seeks site plan and design approval for a new development with 4 future outlots and an apartment complex (244 units). The site is located at 11335 N. Michigan Road. It is zoned B-3/Business & Residential and is located within the US 421 Overlay zone. Filed by Ryan Wells of REI Real Estate Services, LLC.

I. Old Business

1. **Docket No. PZ-2021-00134 Z: GOAT Rezone.**

The applicant seeks B2/Business rezone approval. The site is located at 220 2nd St SW in Frank Hawkins Addition Lot 1. It is currently zoned R2/Residence and Old Town Overlay, Character Subarea. Filed by Dave Coots of Coots, Henke & Wheeler, on behalf of Tomahawk Holding LLC, owner.

J. New Business

K. Adjournment