



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, APRIL 19, 2022 | 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-04-19-22-a: CRC Res. 2022-3 created a new “Michigan Road Economic Development Area” and Allocation Area and approved an Economic Development Plan for the area.
 - 2. Plan Commission Resolution PC-04-19-22-b: CRC Res. 2022-4 created a new “Flora Economic Development Area” and Allocation Area and approved an Economic Development Plan for the area.
 - 3. Plan Commission Resolution PC-04-19-22-c: CRC Res. 2022-5 created a new “Concourse Allocation Area” within the existing Old Town Economic Development Area and adopted a supplement to the plan for the area.
 - 4. Plan Commission Resolution PC-04-19-22-d: CRC Res. 2022-6 created a new “ERS Old Meridian and Main Allocation Area” within the existing Old Meridian Economic Development Area and adopted a supplement to the plan for the area.
- G. Reports, Announcements & Department Concerns
 - 1. Outcome of Projects at Committees:
 - a. **Commercial:**
 - i. Docket No. PZ-2021-00205 DP/ADLS: 11335 N. Michigan Rd. Apartments – **3-0 favorable recommendation to the full Plan Commission.**
 - ii. Docket No. PZ-2021-00139 DP/ADLS: Oberweis – That Burger Joint – Woodgrain Pizzeria – **3-0 favorable recommendation to the full Plan Commission.**
 - iii. Docket No. PZ-2022-00001 DP/ADLS: Culver’s – **discussed, then continued to May 5 Commercial Committee.**
 - b. **Residential:** *Cancelled due to no items to review.*
- H. Public Hearings
 - 1. **Docket No. PZ-2022-00025 PPA: Five-Ten Subdivision Amendment.**
 - 2. **Docket No. PZ-2022-00053 SW: Five-Ten Subdivision Street Frontage Waiver - UDO Sec. 7.17.A: Lots shall have direct access to a public street, Access from an alley and an access easement requested.** The applicant seeks primary plat amendment approval to reconfigure 2 lots and 2 blocks into 3 lots on 1.95 acres. The applicant also seeks a design standards waiver to allow to 2 new lots to be created that front on the Monon Trail instead of a street. The site is located at 510 1st Avenue NW and is zoned R2/Residence within the Old Town Overlay Zone and Monon Overlay. Filed by Tom Lazzara of Custom Living USA.

I. Old Business

1. **Docket No. PZ-2021-00247 V: The Steadman Apartment Community at The Bridges Variance from Bridges PUD Z-550-11 Sec. 13.9.D: Right-in/Right-out access only onto 111th St., Full Access onto 111th St. Requested.** The applicant seeks site plan and design approval and a variance for a new apartment community consisting of 260 units in 5 buildings. The site is located at the northeast corner of Springmill Road and 111th Street, on about 12.5 acres. It is zoned The Bridges PUD, Ordinance Z-550-11. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Cityscape Residential, LLC.
2. **Docket No. PZ-2021-00139 DP/ADLS: Oberweis – That Burger Joint – Woodgrain Pizzeria.** The applicant seeks site plan and design approval for a restaurant on a 1.15 acre vacant parcel. The site is located at 10920 N. Michigan Road, which is the SW corner of Weston Pointe Blvd. and Michigan Rd./US 421. It is zoned B-3/Business and is located in the US 421 Overlay Zone. Filed by Joe Oberweis, owner.
3. **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.

J. New Business

1. **~~TABLED TO MAY 5 COMMITTEE MTG. - PZ-2022-00033 ADLS Amend: Ozwell Fitness.~~**
~~The applicant seeks approval for the remodel and expansion of the former Williams Comfort Air building for a new fitness facility. The site is located at 1077 3rd Avenue SW. It is zoned I-1/Industrial and is not located within any overlay district. Filed by David Gilman of Land Development Services on behalf of the owner.~~

K. Adjournment