



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, APRIL 16, 2024 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
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

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-4-16-24-a:** CRC Resolution No. 2024-01: approves certain amendments to the declaratory resolution and economic development plan for the Old Town Economic Development Area.
 - 2. **Plan Commission Resolution PC-4-16-24-b:** CRC Resolution No. 2024-02: designates an area known as the 106th & Illinois Economic Development Area as an economic development area and approves an economic development plan for the Economic Development Area.
 - 3. **Plan Commission Resolution PC-4-16-24-c:** CRC Resolution No. 2024-03: approves certain amendments to the declaratory resolution and economic development plan for the Legacy Project Economic Development Area.
 - 4. **Plan Commission Rules of Procedure Amendment Requests**
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees**
 - a. *Residential Committee: No April Meeting*
 - b. *Commercial Committee: No April Meeting*
- H. Public Hearings.

1. **Docket No. PZ-2024-00034 OA: PRIF Credit Process UDO Amendment.**

The applicant seeks to amend the UDO pursuant to Carmel City Council Resolution CC-01-08-24-01, which directs the Plan Commission to consider amendments to UDO Sections 1.30(F), (K) and (L) regarding the procedures for granting park and recreation impact fee credits. Filed by the Department of Community Services on behalf of the Carmel City Council.

2. **Docket No. PZ-2024-00038 CPA: 2025-2029 Zone Improvement Plan (ZIP).**

The applicant seeks to update the Zone Improvement Plan, upon which the parks and recreation impact fee is based, and to incorporate the ZIP into the Carmel Comprehensive Plan. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

3. **Docket No. PZ-2024-00039 OA: Parks and Recreation Impact Fee Ordinance Amendment.**

The applicant seeks to amend the Unified Development Ordinance in order to update existing impact fee provisions, as well as their definitions. The proposal would renew the impact fee that is currently imposed on new residential development to defray the cost of new parks and recreation infrastructure, for an additional five years (from 2025 to 2029). Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

4. **Docket No. PZ-2024-00041 OA: Non-Dwelling Short-Term Rental Standards UDO Amendment.**

The applicant seeks to amend the Unified Development Ordinance to establish standards and definitions for Non-Dwelling Short-Term Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business.

1. **Docket No. PZ-2023-00227 PUD Amend: Jackson's Grant Village – Daycare.**

The applicant seeks PUD Amendment approval to add the (previously known as) Cunningham parcel into the Jackson's Grant Village PUD. A new Daycare use, and land swap is proposed, which will allow for 3 additional townhome units to be constructed. The site is located at 510 West 116th Street and is zoned S-2/Residence and is within the West 116th Street Overlay. Filed by Ashley Ulbricht of Taft Law on behalf of Del DeMao of DeMao Retail Consultants, LLC.

J. New Business

K. Adjournment