



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, October 20, 2021

Place: Virtual Meeting

Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Docket No. PZ-2021-00164 DP/ADLS: Guidepost Montessori.

The applicant seeks site plan and design for a new daycare facility. The site is located at 10216 North Michigan Road within West Carmel Commons Subdivision, Lot 3. It is zoned B-2/Business and is located within the US 421 Overlay Zone (as part of original development 11120029 DP/PP). Filed by Chris Horney of Murphy Real Estate Services.

9:15 a.m. Docket No. PZ-2021-00169 PP: Bedford Falls of Carmel Subdivision.

The applicant seeks primary plat approval for 34 lots on 16.87 acres. The site is located at 947 W 146th Street and is zoned Bedford Falls PUD/Planned Unit Development (Ordinance Z-667-21). Filed by Scott Schutz of Less Impact Development.

9:25 a.m. (SUA) Faith Apostolic Church Expansion.

The applicant seeks the following special use amendment approval for a building addition and site improvements: **Docket No. PZ-2021-00175 SUA UDO Section 2.07 Institutional Special Use for Church/Temple/Place of Worship.** The site is located at 1212 E. 116th St. It is zoned R1/Residence and SFHA/Special Flood Hazard Area. Filed by Jim Shinaver of Nelson & Frankenberger LLC on behalf of Faith Apostolic Church.

9:35 a.m. Docket No. PZ-2021-00176 DP Amend: Artistic Composite Pallets – Parking Expansion.

The applicant seeks site plan and design approval for a parking lot expansion. The site is located at 4518 W. 99th Street within Mayflower Park Subdivision Block 3 Lot 4B. It is zoned I-1/Industrial and is not located in any overlay zone. Filed by Garrett Clark of Artistic Composite Pallets LLC.

9:45 a.m. Docket No. PZ-2021-00178 Z: Woodland Golf Club Lots 23 and 24 Rezone.

The applicant seeks to rezone 2 lots in the Woodland Golf Club Subdivision from R-1/Residence to P-1/Parks and Recreation. The site is located at 37 Woodland Drive. Filed by Dave Coots of Coots, Henke, and Wheeler on behalf of the owner, Woodland Country Club, Inc.

TAC Members - Please note that the items listed below won't be discussed at a TAC meeting; however, the Petitioner should have submitted plans to you to gain review comments and approvals.

Docket No. PZ-2021-00170 SP: Replat, Waterfront of West Clay Sections 5A and 5B.

The applicant seeks replat approval to amend Lot 185 and Common Area within Sections 5A and 5B. The site is located at 4137 Stone Lake Dr. and 4151 W. 121st St. It is zoned S1/Residence - ROSO III. Filed by Duane Sharrer of Weihe Engineers on behalf of Paul Shoopman and Waterfront Homes, LLC.

(UV) Helen Coffee Shop Walk Up Window.

The applicant seeks the following use variance approval:

Docket No. PZ-2021-00172 UV UDO Section 2.35 Permitted Uses, Use Variance requested for Restaurant with Walk Up Window. The site is located at 211 W. Main St., at Monon and Main - South. It is zoned C2/Mixed Use. Filed by Sandra Newkirk, owner.

Docket No. PZ-2021-00173 ADLS Amend: Artistic Composite Pallets Silos.

The applicant seeks design approval for three new accessory silo structures. They will be between 31'-40' tall, variance approval pending (Docket No. PZ-2021-00181 V). The site is located at 4518 W. 99th Street within Mayflower Park Subdivision Block 3 Lot 4B. It is zoned I-1/Industrial and is not located in any overlay zone. Filed by Garrett Clark of Artistic Composite Pallets LLC.