



# City of Carmel

## CARMEL PLAN COMMISSION MARCH 15, 2022 | MEETING AGENDA

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> 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-3-15-22-a:** CRC Resolution 2022-1 proposes to amend the Declaratory Resolution and Development Plan for the City Center Redevelopment Area to 1) remove a parcel from the existing Carmel City Center Amendment Allocation Area, 2) remove a parcel from the existing Firehouse Allocation Area, 3) designate these areas as part of a separate allocation area to be known as the “Firehouse East Allocation Area,” and 4) adopt a supplement to the Plan.
  - 2. **Plan Commission Resolution PC-3-15-22-b:** CRC Resolution 2022-2 proposes to amend the Declaratory Resolution and Development Plan for the Old Meridian Economic Development Area to 1) remove parcels from the existing Old Meridian Expansion Allocation Area, 2) designate this area as a separate Allocation Area to be known as the “Old Meridian Apartments Allocation Area,” and 3) adopt a supplement to the Plan.
- G. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees:**
    - a. **Commercial:** *Cancelled due to no items to review.*
      - i. Docket No. PZ-2021-00205 DP/ADLS: 11335 N. Michigan Rd. Apartments – **Tabled to March 29, 2022 Commercial Committee for additional review.**
    - b. **Residential:** *Cancelled due to no items to review.*
- H. Public Hearings
  - 1. **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.
  - 2. **Docket No. PZ-2022-00001 DP/ADLS: Culver’s.**

The applicant seeks site plan and design approval for new Culver’s restaurant. The site is located at 431 E. Carmel Drive. It is zoned B-8/Business and is not located in any overlay zone. Filed by Bob Goins of K & J Investments XVI, LLC.

3. **Docket No. PZ-2022-00009 DP/ADLS: MedVet Carmel Animal Hospital Addition.**
4. **Docket No. PZ-2022-00024 ZW: 101 parking spaces required, 97 spaces proposed = 4% reduction requested (up to 35% reduction may be requested).**

The applicant seeks site plan and design approval for a 15,100 sq. ft. building addition and 56 additional parking spaces to an existing animal hospital. The site is located at 9650 Mayflower Park Drive. The overall site is 4.52 acres. It is zoned I-1/Business and is not located in any overlay zone. Filed by Joe Kyle of M+A Architects on behalf of the owner.

I. Old Business

1. **Docket No. PZ-2020-00081 DP/ADLS: The Steadman Apartment Community at The Bridges.**
2. **Docket No. PZ-2021-00247 V: Bridges PUD Z-550-11 Sec. 13.9.D: Right-in/Right-out access only onto 111<sup>th</sup> St., Full Access onto 111<sup>th</sup> 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 111<sup>th</sup> 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.

3. **Docket No. PZ-2021-00177 CP: Carmel Clay Comprehensive Plan Update.**

The applicant seeks to update and reformat the *Carmel Clay Comprehensive Plan*. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

J. New Business

K. Adjournment