



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, JANUARY 17, 2023 | 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
- Metronet Ch. 33
- Digital Ch. 64.45
- 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. **Swearing-in of Members**
 - 2. **Election of President**
 - 3. **Election of Vice-President**
 - 4. **Election of Member to the Board of Zoning Appeals**
 - 5. **Election of Member to Hamilton County Plan Commission**
 - 6. **Election of Member-at-Large**
 - 7. **Plan Commission Resolution PC-01-17-23-a:** CRC Resolution No. 2022-34 – 3rd Ave. ATT Allocation Area within the existing Old Town Economic Development Area.
 - 8. **Plan Commission Resolution PC-01-17-23-b:** CRC Resolution No. 2022-35 – Crossing I and Crossing II Allocation Areas within the Integrated 126th Street Corridor Economic Development Area.
 - 9. **Plan Commission Resolution PC-01-17-23-C:** CRC Resolution No. 2022-36 – 111 Penn Redevelopment Area.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. **Commercial:**
 - i. Docket No. PZ-2022-00154 DP/ADLS: 116th and Rangeline – **TABLED TO JAN. 17 PC MTG.**
 - ii. Docket No. PZ-2022-00191 Z: Rosie’s Garden Rezone – **FORWARDED TO CITY COUNCIL WITH POSITIVE RECOMMENDATION**
 - b. **Residential:** none
 - c. **Committee of the Whole:** Docket No. PZ-2022-00172 PUD: Conner Prairie – PUD Rezone – **PENDING**
- H. Public Hearings
 - 1. **Docket No. PZ-2022-00224 OA: BJ's Wholesale Club-146th & Keystone PUD Amend.**

The applicant seeks to amend the PUD to add accessory uses and update various other development standards requirements to construct a BJ’s Wholesale Club building. The site is located at 14480 Lowes Way. It is currently zoned PUD: Z-344 - 146th & Keystone Ave. PUD. Filed by Marc LaVoie, PE, of BJ’s Wholesale Club, Inc.
 - 2. **Docket No. PZ-2022-00237 DP/ADLS: Carmel Medical Office Building at The Bridges.**

The applicant seeks site plan and design approval for a new, three-story medical office building on 9.23 acres. The site is located at the SW corner of Illinois Street and Pittman Way, south of the Market District grocery and west of the KAR office building. The future address will be 11380 Illinois Street. It is zoned PUD (The Bridges Z-550-11) and is not within any overlay district. Filed by Nathan Winslow of American Structurepoint on behalf of the owner, Cornerstone Companies.

I. Old Business

1. Docket No. PZ-2022-00154 DP/ADLS: 116th and Rangeline.

The applicant seeks site plan and design approval for a 2-story building on 0.89 acres. The site is located at 1701 E 116th St. The site is zoned B-3 and is in the Rangeline Road Overlay District. Filed by Warren Johnson, Owner.

J. New Business

1. Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel.

The applicant seeks design approval for a new, five story, 126 room hotel on 1.13 acres. Development plan approval was granted under [Docket No. 19060018 DP](#) and Use Variance approval was granted under [18050007 UV](#). The site is located at 12164 N. Meridian Street, immediately north of the Ritz Charles. It is zoned MC/Meridian Corridor and is not within any overlay district. Filed by Nathan Winslow of American Structurepoint on behalf of the owner, Dora Hotel Group.

K. Adjournment