



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, FEBRUARY 21, 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
- 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-02-21-23-a:** CRC Resolution No. 2023-02: 1933 Allocation Area within the existing Old Town Economic Development Area.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. **Commercial Committee:**
 - i. Docket No. PZ-2023-00001 ADLS Amend: Majestic of Carmel Renovations - **4-0 final approval.**
 - ii. Docket No. PZ-2022-00224 OA: BJ's Wholesale Club-146th & Keystone PUD Amend – **4-0 favorable recommendation to City Council.**
 - iii. Docket No. PZ-2022-00237 DP/ADLS: Carmel Medical Office Building at The Bridges – **4-0 favorable recommendation to full Plan Commission.**
 - iv. Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel – **Discussed, continued to Mar. 7 Committee**
 - b. **Residential Committee:** None.
 - c. **Committee of the Whole:** Docket No. PZ-2022-00172 PUD: Conner Prairie – PUD Rezone – **PENDING**
 - 2. **Project Update:** Docket No. PZ-2022-00154 DP/ADLS: 116th and Rangeline
- H. Public Hearings
 - 1. **Docket No. PZ-2022-00247 DP/ADLS: Security Federal Savings Bank.**
 - 2. **Docket No. PZ-2000-00248 V: UDO Art. 3.88.C. – 30' max bldg. ht. allowed, 47'5" mean height proposed.**
The applicant seeks site plan and design approval for a new, three-story bank building on 1.47 acres. The site is located at 10880 N. Michigan Rd. It is zoned B3/Business and is located within the US 421 Overlay District. Filed by Jon-Myckle Price of Security Federal Savings Bank.
- I. Old Business
 - 1. **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.
- J. Adjournment