



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, April 19, 2023

Place: Virtual Meeting

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

**9:00 a.m. Docket No. PZ-2023-00070 DP/ADLS: BJ's Wholesale Club.**

The applicant seeks site plan and design approval for BJ's Wholesale Club building with fuel/gas station. The site is located at 14480 Lowes Way. It is zoned PUD/Planned Unit Development (Z-681-23, 146th & Keystone Ave. PUD, as amended), and is partly in the SFHA/Special Flood Hazard Area. Filed by Marc LaVoie, PE, of BJ's Wholesale Club, Inc.

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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-2023-00066 HPR: Village of WestClay Greely Building Condos.**

The applicant seeks administrative condominium plat approval for 2 residential units and 1 commercial unit. The site is located at 12851 Broad St. It is zoned PUD/Planned Unit Development. Filed by Klain Property Group, LLC.

**Docket No. PZ-2023-00067 ADLS Amend: Pennwood Indoor Pickleball Courts Building.**

The applicant seeks administrative approval for modifications to a prior-approved (office) building for this site, for indoor pickleball courts and a lounge/bar. The site is located at 11575 N. Pennsylvania Street. It is zoned B5/Business and West Homeplace Commercial Corridor - High Intensity. Filed by Roger Ward of Roger Ward Engineering, Inc.

**Docket No. PZ-2023-00068 SP: Replat of Asherwood Subdivision Lots 19 and 20.**

The applicant seeks administrative approval to combine two lots into one. The site is located at 1885 and 1899 Asherwood Ln. It is zoned S1/Residence. Filed by Adam Mears of Gradison Land Development, Inc.

**Docket No. PZ-2023-00074 SP: R.A. Franke's Subdivision Lots 7 and 8 Replat.**

The applicant seeks administrative approval to combine two lots into one, remove a platted front setback line, and more. This is related to the Old Meridian Street Apartments project. The site is located at 12895 Old Meridian St., between Grand Blvd. and Main St. The site is zoned C2/Mixed Use District. Filed by Ryan Perry of RQAW.

**(SE) Bonilla Short Term Residential Rental.**

The applicant seeks the following special exception approval for a STRR in a portion of the house:

**Docket No. PZ-2023-00079 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**

The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

**(SE) Ellis Short Term Residential Rental.**

The applicant seeks the following special exception approval for a STRR in half of a duplex (two-family dwelling):

**Docket No. PZ-2023-00080 SE UDO Section 2.11 Residential Special Exception.**

The site is located at 10662 Broadway Ave. (Dixie Hi-Way Subdivision, part Lot 20). It is zoned R3/Residence and Home Place Overlay. Filed by James Dean Ellis, owner.

**(SE) Alhassoon Short Term Residential Rental.**

The applicant seeks the following special exception approval for a STRR:

**Docket No. PZ-2023-00077 SE UDO Section 2.07 Residential Special Exception.**

The site is located at 103 E. 106th St. (Penn View Heights Subdivision, Lots 1 & 2). It is zoned R1/Residence and West Home Place Commercial Corridor Sub-Area, Low Intensity. Filed by Elham Alhassoon and Ahmad Al-Maaitah, owners.