



# City of Carmel

## **CARMEL PLAN COMMISSION HEARING OFFICER MEETING AGENDA C2/MIXED USE DISTRICT HEARING THURSDAY, AUGUST 24, 2023**

Time: **3:00 P.M.**

Hearing Officer: **Mr. Michael Hollibaugh, DOCS Director**

Location: **Carmel City Hall,  
Caucus Rooms, 2<sup>nd</sup> Floor,  
1 Civic Square, Carmel, IN 46032**

NOTE: This in-person meeting will be audio recorded and minutes taken by the Plan Commission Meeting Coordinator; the recordings will be available via Laserfiche online.

Agenda:

A. Public Hearings

- 1. Docket No. CRC PZ-2023-0125 DP/ADLS: Merchants Bank HQ2 at Carmel Midtown Lot B.**  
This partnership project is for site plan and design approval of a five (5) story, 111,000 s.f. office building on a one (1) acre parcel at 420 3<sup>rd</sup> Avenue SW. The site is zoned C-2/Mixed Use District, filed by Walter Freihofer.
- 2. Docket No. CRC PZ-2023-00127 DP/ADLS: Monon Square North Mixed-Use Development.**  
This partnership project is for site plan and design approval of two (2) buildings totaling 498,726 sq. ft. The buildings will be constructed on two parcels comprising of 4.15 acres; the address is 620 S. Range Line Road. The site is zoned C-2/Mixed Use District, filed by David Stirsman.
- 3. Docket No. CRC PZ-2023-00169 ADLS - Proscenium Tavern.**  
The applicant seeks architectural design, lighting, landscaping and signage approval for a proposed, one-story, 4500 square foot 'Tavern' building, to house two commercial tenants. The property is zoned C1/City Center and located at 22 Proscenium Parkway. Filed by Tim Hill of Novo Development on behalf of the owner, Birkla Investment Group.

Dated: Monday, August 14, 2023  
Joe Shestak, PC/BZA Meeting Coordinator  
Carmel Plan Commission  
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