



# City of Carmel

## CARMEL PLAN COMMISSION TUESDAY, JANUARY 16, 2024 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
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

### 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**
- G. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees**
    - a. **Residential Committee:**
      - i. Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone: **Sent back to Plan Commission with Positive Recommendation 4-0.**
    - b. **Commercial Committee:**
      - i. Docket No. PZ-2023-00192 DP Amend/ADLS Amend: Driven Neuro Recovery Center: **Approved 3-0, Absent Aasen, Kirsh. Grabow substitute.**
- H. Public Hearings
  - 1. **Docket No. PZ-2023-00227 PUD Amend: Jackson's Grant Village – Daycare.**

The applicant seeks PUD Amendment approval to add the (previously known as) Cunningham parcel into the Jackson's Grant Village PUD. A new Daycare use and land swap is proposed, which will allow for 3 additional townhome units to be constructed. The site is located at 510 West 116th Street and is zoned S-2/Residence and is within the West 116th Street Overlay. Filed by Ashley Ulbricht of Taft Law on behalf of Del DeMao of DeMao Retail Consultants, LLC.

2. **Docket No. PZ-2023-00280 SW: Fields Market Garden Parking in Floodplain Waiver - UDO 7.13.D: No Parking in Flood Hazard Area, Pervious Parking Requested.**
3. **Docket No. PZ-2023-00281 SW: Fields Market Garden Water Quality Easement Waiver - UDO 7.10.F.3: Floodway fringe plus 25 ft. buffer water quality easement, No buffer Requested.**

The applicant seeks two design standard waivers related to the floodplain for the Fields Market Garden urban farm at the North End development. The site is located at 270 W Smoky Row and is zoned UR/Urban Residential. Filed by Charlie Mattox with Crossroad Engineers on behalf of the Owner, Fields Market Garden, LLC.

I. Old Business

1. **Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone.**

The applicant seeks PUD/Planned Unit Development rezone approval to allow a new neighborhood consisting of 30 single-family dwellings. The site is located at 4411 E. 146<sup>th</sup> St. and is zoned R1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Schafer Development, LLC.

J. New Business

K. Adjournment