



City of Carmel

CARMEL PLAN COMMISSION DECEMBER 19, 2017 | MEETING AGENDA

Time: 6:00 PM

Location: **Monon Community Center East Building, Meeting Room B, 1235 Central Park Drive East, Carmel, IN 46032** (Call 317-848-7275 for directions if needed)

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
- G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 17090016 DP Amendment/ADLS: Aldi of Weston Park
 - ii. Docket No. 17090021 DP/ADLS: Goodman Campbell Medical Office Building
 - iii. Docket No. 17100033 OA: Short Term Residential Rentals
 - b. Residential:
 - i. Docket No. 17080014 Z: Gramercy West PUD
 2. **Suspension of Rules of Procedure Request:** for Docket 17090021 DP/ADLS: Goodman Campbell Public Notice requirements, 14 days instead of 21 days in the paper.
 3. **Plan Commission to ratify City Council's amended version of Ordinance Z-627-17** (PC Docket No. 17050011 Z: Reserve at Cool Creek PUD) TENTATIVE – If approved by the City Council.
- H. Public Hearings
 1. **Docket No. 17100027 DP/ADLS: Belle Tire.**

The applicant seeks site plan and design approval for a new automotive service/parts/sales building totaling 9,800 sq. ft., on 1.25 acres. The site is located at 9700 N. Michigan Rd. It is zoned B-2/Business and I-1 Industrial and is located within the US 421 Overlay Zone. Filed by Christopher Enright of Enright Architects on behalf of the owner, FSC, LLC.
 2. **Docket No. 17100028 DP Amend/ADLS: The Shoppes at Alexandria.**

The applicant seeks site plan and design approval for a new, one story, multi-tenant retail building totaling 10,200 sq. ft., on 1.32 acres. The site is located at the southwest corner of Grand Blvd. and Main St. It is zoned PUD within The District PUD. Filed by Russell Webster of Weihe Engineers on behalf of the owner, Albert Ludwig of TriCap Holdings, LLC.



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3. Docket No. 17090021 DP/ADLS: Goodman Campbell Medical Office Building.

The applicant seeks site plan and design approval for a new medical office building totaling 36,000 sq. ft., on 10.21 acres. The site is located between Illinois St. and US 31, northeast of the intersection of Main St. and Illinois St. The approximate address is 13201 N. Illinois St. It is zoned B-5/Business and is located within the US 31 Overlay Zone. Filed by Gene Beiermann with American Structurepoint on behalf of Cornerstone Companies, Inc.

I. Old Business

1. Docket No. 17100033 OA: Short Term Residential Rentals

The applicant seeks to amend the Unified Development Ordinance in order to add review and approval procedures, definitions and fees for the establishment of Short Term Residential Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

J. New Business

K. Adjournment

File: PC-2017-1219.doc219.doc