



City of Carmel

CARMEL PLAN COMMISSION SEPTEMBER 19, 2017 | MEETING AGENDA

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

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-09-19-17**: 146th and Lowes Way, Amending US 31 Ramps EDA (Economic Development Area) – presented by Michael A. Howard of Howard & Associates.
 - 2. Plan Commission Resolution **PC-09-19-17-a**: Amending Old Towne EDA (Monon & Main Allocation Area) – presented by Bruce Donaldson with Barnes & Thornburg, LLP.
 - 3. Plan Commission Resolution **PC-09-19-17-b**: Amending 126th Street EDA (Proscenium Allocation Area) – presented by Bruce Donaldson with Barnes & Thornburg, LLP.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 17060012 DP/ADLS: World Wide Motors: Approved by Committee, 5-0.
 - b. Residential:
 - i. Docket No. 17040026 Z: College & 116th PUD Rezone: Sent back to full Plan Commission with Positive Recommendation, 3-2.
 - 2. **Projects still in Committee:**
 - a. Commercial: none
 - b. Residential:
 - i. Docket No. 17050011 Z: The Reserve at Cool Creek PUD Rezone – Continued to Oct. 3
- H. Public Hearings
 - 1. **Docket No. 17070017 PP Amend: Newark Subdivision, Lots 35 & 36, Primary Plat Amendment**
The applicant seeks primary plat amendment approval to split 2 parcels into 4 residential lots on 1.38 acres. The site is located at 1032 Oswego Road. It is zoned R-2/Residential. Filed by Matthew Skelton, on behalf of Dave Berman with Sigma Capital, LLC.

I. Old Business

1. Docket No. 17030026 Z: 111th & Penn, C-2 Rezone.

The applicant seeks approval to rezone 35.21 acres to the C-2/Mixed Use zoning district classification, with the intent of developing the site into a multi-building mixed-use project with office, hotel, restaurant and parking garage uses. The site is currently zoned R-1/Residential and is within the West Homeplace Commercial Corridor High Intensity Overlay. It is located at 110 E. 111th Street, at the northeast corner of 111th/Pennsylvania. Filed by Jamie Browning of Browning Investments, LLC, on behalf of The Carmel Redevelopment Commission and Dept. of Redevelopment.

2. Docket No. 17040026 Z: College & 116th PUD Rezone

The applicant seeks approval to rezone 4 acres to PUD/Planned Unit Development in order to develop 59 townhomes. The site is located at the SW corner of College Ave. and 116th St. It is zoned R-1/Residential. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Onyx and East, LLC.

J. New Business

K. Adjournment