



# City of Carmel

## CARMEL PLAN COMMISSION JANUARY 19, 2021 | MEETING AGENDA

**LOCATION:** *Virtual Meeting*

**TIME** 6:00 PM

**HOW TO VIEW:** <http://carmelin.new.swagit.com/views/1>

### **AGENDA:**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- A. Roll Call
- B. Declaration of Quorum
- C. Approval of Minutes
- D. 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**
- E. Reports, Announcements & Department Concerns
  1. **Outcome of Projects at Committees:**
    - a. **Commercial**
      - i. Docket No. PZ-2020-00119 OA: Sign Standards Amendments – **Discussed and cont. to Feb. 2<sup>nd</sup> mtg.**
    - b. **Residential**
      - i. Docket No. PZ-2020-00155 Z: Albany Village PUD – **Discussed and cont. to Feb. 2<sup>nd</sup> meeting**
      - ii. Docket No. PZ-2020-00165 PP: Courtyards of Carmel Primary Plat – **Favorable Rec. back to PC 4-0**
- F. Public Hearings
  1. **TABLED to February 16: Docket No. 20020004 DP/ADLS: Warehouse Bldg. Addition – 4511 W. 99<sup>th</sup> St.**  
The applicant seeks site plan and design approval for a 13,000 sq. ft. building addition to the existing warehouse facility (About 16,000 sq. ft.). The overall site is 2.47 acres in size. It is located at 4511 W. 99<sup>th</sup> Street and is zoned I-1. It is not within any overlay zone. Filed by Todd Katz of JADAM Property Group, LLC.
  2. **Docket No. PZ-2020-00198 DP/ADLS: The Avenue at Bennett Farm.**
  3. **Docket No. PZ-2020-00206 ZW: 20' Maximum Building height, 22'6" and 22'4" requested.**
  4. **Docket No. PZ-2020-00207 ZW: 30' minimum Greenbelt width required, 28' requested.**
  5. **Docket No. PZ-2020-00208 ZW: Number of Parking spaces – 88 required, 77 requested.**  
The applicant seeks site plan and design approval and associated Development Standards Waiver and Variance approvals for 2 new retail buildings. The site is located at 11100-11150 N. Michigan Rd. (Block A, Bennett Technology Park subdivision). It is zoned B3/Business and US 421 Overlay Zone. Filed by Steve Hardin and Mark Leach of Faegre Drinker Biddle & Reath LLP, on behalf of Joe Farr of JDF Development LLC.
  6. **Docket No. PZ-2020-00210 DP Amend/ADLS Amend: Pennwood Office Park.**
  7. **Docket No. PZ-2020-00225 V: UDO Section 3.17.A.1.b. – Secondary vehicular entrances shall not be through residential areas. Requesting emergency vehicle-only secondary access from Washington Blvd.**  
The applicant seeks site plan and design approval for three, one-story office buildings to be constructed on 3.76 acres. The site is located at approximately 11505 N. Pennsylvania Street. It is zoned B-5/Business and is located within the West Homeplace Commercial Corridor, High Intensity Overlay Zone. Filed by Kevin Buchheit of Krieg DeVault on behalf of the owner, SCB Home Office, LLC.

I. Old Business

**1. Docket No. PZ-2020-00165 PP: Courtyards of Carmel Primary Plat.**

The applicant seeks primary plat approval for 150 lots on 59 acres. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned the Courtyards of Carmel PUD, Ordinance Z-656-20. Filed by Brett Huff with, Kimley-Horn on behalf of Epcon Carmel, LLC.

J. New Business

K. Adjournment