



City of Carmel

CARMEL PLAN COMMISSION NOVEMBER 16, 2021 | MEETING AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND 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
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>

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. **Council Resolution CC-11-01-21-01:** directs the Plan Commission to prepare and hold a public hearing regarding an amendment to the Village of West Clay PUD ordinance.
 2. **Plan Commission Resolution PC-11-16-21-a:** CRC Resolution 2021-21 proposes to amend the Declaratory Resolution and Development Plan for the Old Town Economic Development Area to 1) remove an area from the Smokey and Monon Allocation Area, 2) designate this area as a separate allocation area to be known as the “Smokey and Monon Phase II Allocation Area,” 3) remove a parcel from the Smokey and Monon Allocation Area, and 4) adopt a supplement to the Plan.
- G. Reports, Announcements & Department Concerns
 1. **Suspension of Rules needed** regarding public notice in the paper for Items #2 and #5 – 14 days’ notice provided instead of full 21 days due to copy error.
 2. **Outcome of Projects at Committees:**
 - a. Commercial: Cancelled due to no items to review
 - b. Residential: Cancelled due to no items to review
 - c. Comp Plan Review Committee: Discussed then continued to Nov. 29th Committee Meeting
- H. Public Hearings
 1. **TABLED TO DEC. 21 - Docket No. PZ-2021-00160 CA: W. Main St. Block C2, Commitment Amend.**
~~The applicant seeks to amend commitments associated with Ord. Z-611-16. The site is located at the southeast corner of Main Street and 4th Ave. SW. The properties are zoned R-2/Residence and C-2/Mixed Use District within the Old Town Overlay. Filed by the Dept. of Com. Services on behalf of the Carmel Plan Commission.~~
 2. **Docket No. PZ-2021-00164 DP/ADLS: Guidepost Montessori.**
The applicant seeks site plan and design for a new daycare facility. The site is located at 10216 North Michigan Road within West Carmel Commons Subdivision, Lot 3. It is zoned B-2/Business and is located within the US 421 Overlay Zone (as part of original development 11120029 DP/PP). Filed by Chris Horney of Murphy Real Estate Services.
 3. **Docket No. PZ-2021-00169 PP: Bedford Falls of Carmel Subdivision.**
The applicant seeks primary plat approval for 34 lots on 16.87 acres. The site is located at 947 W 146th St. and is zoned Bedford Falls PUD (Ordinance Z-667-21). Filed by Scott Schutz of Less Impact Development.

4. Docket No. PZ-2021-00176 DP Amend: Artistic Composite Pallets – Parking Expansion.

The applicant seeks site plan and design approval for a parking lot expansion. The site is located at 4518 W. 99th Street within Mayflower Park Subdivision Block 3 Lot 4B. It is zoned I-1/Industrial and is not located in any overlay zone. Filed by Garrett Clark of Artistic Composite Pallets LLC.

5. Docket No. PZ-2021-00178 Z: Woodland Golf Club Lots 23 and 24 Rezone.

The applicant seeks to rezone 2 lots in the Woodland Golf Club Subdivision from R-1/Residence to P-1/Parks and Recreation. The site is located at 37 Woodland Drive. Filed by Dave Coots of Coots, Henke, and Wheeler on behalf of the owner, Woodland Country Club, Inc.

6. Docket No. PZ-2021-00187 Z: 2140 E. 116th Street Rezone.

The applicant seeks to rezone 2140 E. 116th Street (the former Marsh store), located in Merchants' Square, from B-8/Business to C-2/Mixed Use. The site is located at 2140 E. 116th Street and is 5.07 acres. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

7. Docket No. PZ-2021-00191 OA: Village of WestClay Ordinance Amendment.

The applicant seeks to amend Z-330-98, the Village of WestClay Planned Unit Development (PUD) District, as amended to remove the sale of gasoline and other petroleum products as a principal permitted use within the district. Filed by the Department of Community Services on behalf of the Carmel Plan Commission per Council Resolution CC-11-01-21-01.

I. Old Business

1. TABLED TO DEC. 21 - Docket No. PZ-2021-00134 Z: GOAT Rezone.

The applicant seeks B2/Business rezone approval. The site is located at 220 2nd St SW in Frank Hawkins Addition Lot 1. It is currently zoned R2/Residence and Old Town Overlay, Character Subarea. Filed by Dave Coots of Coots, Henke & Wheeler, on behalf of Tomahawk Holding LLC, owner.

J. New Business

K. Adjournment