



# City of Carmel

## CARMEL PLAN COMMISSION JANUARY 18, 2022 | MEETING 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
- Metronet Ch. 33
- Digital Ch. 64.45
- 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. **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. **Commercial:** Docket No. PZ-2021-00160 CA: W. Main St. Block C2, Commitment Amend. – **Sent back to full PC with Positive Recommendation 3-1.**
    - b. **Residential:**
      - i. Docket No. PZ-2021-00195 DP/ADLS: Matriarch Birth Center – **Approved 4-0.**
      - ii. Docket No. PZ-2021-00204 PUD: Flora on Springmill PUD Rezone – **Continued to February 1 mtg.**
- H. Public Hearings
  1. **Docket No. PZ-2020-00081 DP/ADLS: The Steadman Apartment Community at The Bridges.**
  2. **Docket No. PZ-2021-00247 V: Bridges PUD Z-550-11 Sec. 13.9.D: Right-in/Right-out access only onto 111<sup>th</sup> St., Full Access onto 111<sup>th</sup> St. Requested**

The applicant seeks site plan and design approval and one variance for a new apartment community consisting of 260 units in 5 buildings. The site is located at the northeast corner of Springmill Road and 111<sup>th</sup> Street, on about 12.5 acres. It is zoned The Bridges PUD, Ordinance Z-550-11. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Cityscape Residential, LLC.
  3. **Docket No. PZ-2021-00217 DP/ADLS: 4810 Northwestern Drive – Building Addition.**

The applicant seeks site plan and design approval for a new auto repair building (9,600 sq. ft.) on 3.5 acres. The site is located at 4810 Northwestern Drive. It is zoned I-1/Industrial and is not located within any overlay zone. Filed by Charlie Mattox of Crossroad Engineers on behalf of the owner.

**4. Docket No. PZ-2021-00249 SW: Reserve at Springmill, Cul-de-sac Waiver – UDO Sec. 6.09: Max Cul-de-sac Length 600 ft., 696 ft. Requested.**

The applicant seeks a design standards waiver to increase the length of the Sanner Ct. cul-de-sac to 696 ft. to accommodate the addition of 4 new lots. The site is located at 340 Sanner Ct. and is zoned S-2/Residence. Filed by Duane Sharrer of Weihe Engineers, Inc on behalf of Steve Pittman, owner.

I. Old Business

**1. Docket No. PZ-2021-00160 CA: West Main St. Block C2, Commitment Amendment.**

The applicant seeks to amend commitments associated with Ordinance Z-611-16. The site is located at the southeast corner of Main Street and 4<sup>th</sup> Avenue SW. The properties are zoned R-2/Residence and C-2/Mixed Use District within the Old Town Overlay. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

J. New Business

K. Adjournment