



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, JULY 21, 2025 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

Common Council **(Jan 2024 - Dec 2027)**

North Central District
Teresa Ayers,
Chaplain

Northeast District
Shannon Minnaar

Southeast District
Adam Aasen,
President

South Central District
Tony Green,
Parliamentarian

West District
Anita Joshi

Northwest District
Ryan Locke

At-Large
Matthew Snyder,
Vice President

At-Large
Rich Taylor

At-Large
Jeff Worrell

Next Meeting:
July 21, 2025

1. CALL TO ORDER
2. AGENDA APPROVAL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS
6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL
7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS
8. CONSENT AGENDA
 - a. Approval of Minutes
 1. July 7, 2025 Regular Meeting
 - b. Claims
 1. Payroll – \$4,375,372.77 (6/13/25) and \$4,302,116.82 (7/11/25)
 2. General Claims – \$3,767,241.93 and Purchase Card - \$20,678.32
 3. Wire Transfers – \$44,536,356.60
9. ACTION ON MAYORAL VETOES
10. COMMITTEE REPORTS
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category

11. OTHER REPORTS – (at the first meeting of the month specified below):

- a. Carmel Redevelopment Commission (Monthly)
- b. **Carmel Historic Preservation Commission (Quarterly – January, April, July, October)**
- c. Audit Committee (Bi-annual – May, October)
- d. Redevelopment Authority (Bi-annual – April, October)
- e. Economic Development Commission (Bi-annual – February, August)
- f. Library Board (Annual – February)
- g. Ethics Board (Annual – February)
- h. Parks Department (Quarterly – February, May, August, November)
- i. Climate Action Advisory Committee (Quarterly – March, June, September, December)
- j. **Finance Department Budget Update (Quarterly – April, July, October, January (for the 4th quarter of the previous year))**
- k. All reports designated by the Chair to qualify for placement under this category

12. OLD BUSINESS

- a. **Eleventh Reading of Ordinance D-2762-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishing 15-minute parking space(s) at the beginning of each block along Main Street from Knoll Ct to 1st Ave SE, regulating parking on Range Line from Main Street to 1st Street, and removing inconsistencies and duplications of code.

- b. **Sixth Reading of Ordinance D-2772-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

An ordinance adopting requirements for nonprofit organizations receiving public support from the City.

- c. **Second Reading of Ordinance D-2774-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of \$2,526,702.00 from the General Fund (#101) to the City Property Maintenance Budget (#1206); Sponsor(s): Councilor(s) Minnaar, Taylor and Joshi. **Sent to the Finance, Utilities and Rules Committee (Meeting Date 07/21/25).**

Synopsis:

This ordinance appropriates \$2,526,702.00 to support street repaving costs.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-698-25**; An Ordinance of the Common Council of the City of Carmel, Indiana; Sponsor(s): Councilor(s) Ayers, Joshi, Minnaar and Snyder.

Synopsis:

An ordinance amending UDO Articles 2.20, 2.21 and 9.03 relating to Development Plan and Architectural Design, Exterior Lighting, Landscaping and Signage requirements, application, consideration, and approval process.

- b. **First Reading of Ordinance Z-699-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Unified Development Ordinance; Sponsor(s): Councilor(s) Aasen and Snyder.

Synopsis:

This Ordinance amends Article 5.72 of the Unified Development Ordinance (the “UDO”) to require that the applicant obtain a license from either the Indiana Division of Mental Health and Addiction or the Indiana Division of Disability and Rehabilitative Services. Additionally, it amends Article 9.08 of the UDO to grant the Board of Zoning Appeals the exclusive authority to approve or deny special use exceptions for Group Homes rather than a Hearing Officer. Article 9.08 is also amended to limit the number of unrelated residents of a Group Home to not more than eight (8) persons. Finally, it amends Article 11.02, specifically the definition of “Group Homes,” to require that they must be licensed Indiana Department of Mental Health and Addiction or the Indiana Division of Disability and Rehabilitative Services, and amends the definition of “Dwelling, Two Family” to expressly exclude Group Homes.

- c. **First Reading of Ordinance Z-700-25**; An Ordinance of the Common Council of the City of Carmel, Indiana; Sponsor(s): Councilor(s) Minnaar, Joshi and Ayers.

Synopsis:

An Ordinance updating the procedure for a Certificate of Occupancy and creating a Change of Occupancy standard in the Unified Development Ordinance.

- d. **Petition to Vacate a Public Way; Calvert Place**; Greg and Gail Corn and Jerry and Patricia Hohn

14. NEW BUSINESS

- a. **Resolution CC-07-21-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Old Town Economic Development Area (North End Phase III Allocation Area); Sponsor: Councilor Aasen.

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating a new North End Phase III Allocation Area within the Old Town Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

- b. **Resolution CC-07-21-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Encouraging and Promoting Volunteerism and Community Engagement within the City; Sponsor: Councilor Joshi.

Synopsis:

This resolution outlines the Common Council’s strong commitment to fostering and encouraging the culture of volunteerism and community engagement.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

17. ANNOUNCEMENTS

18. ADJOURNMENT