



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, October 26, 2026

Time: **6:00 P.M.**

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(V) Crew Carwash Rangeline Road Variances.

Applicant seeks the following development standards variance approvals for additional signage and an electronic message board:

1. **Docket No. PZ-2026-00133 V** **UDO Section 5.39(D)(12) Prohibited Signs: Signs which are established on Accessory Structures; four (4) signs requested.**
2. **Docket No. PZ-2026-00134 V** **UDO Section 5.39(H)(3) Max. Sign Area for *Wall Sign* must equal 85% of tenant's spandrel panel width; 100% requested.**
3. **Docket No. PZ-2026-00135 V** **UDO Section 5.39(D)(5) Prohibited Signs: Signs of flashing, blinking, animated, or audible type; Electronic Message Board requested.**

The 1.98-acre site is located at 1250 S. Rangeline Rd. It is zoned I1/Industrial and is within the Rangeline Road Corridor Overlay. Filed by Molly Pedersen of Sign Craft on behalf of Crew Car Wash.

(V) Crew Car Wash Michigan Rd Variances.

Applicant seeks the following development standards variance approvals for additional signage and an electronic message board:

4. **Docket No. PZ-2026-00137 V** **UDO Section 5.39(D)(12) Prohibited Signs: Signs which are established on Accessory Structures; three (3) signs requested.**
5. **Docket No. PZ-2026-00138 V** **UDO Section 5.39(H)(3) Max. Sign Area for *Wall Sign* must equal 85% of tenant's spandrel panel width; 100% requested.**
6. **Docket No. PZ-2026-00139 V** **UDO Section 5.39(D)(5) Prohibited Signs: Signs of flashing, blinking, animated, or audible type; Electronic Message Board requested.**

The 1.07-acre site is located at 10580 N. Michigan Rd. It is zoned I1/Industrial and is within the US 421/Michigan Rd Corridor Overlay. Filed by Molly Pedersen of Sign Craft on behalf of Crew Car Wash.

(SE) Gorden Short Term Residential Rental.

The applicant seeks the following Special Exception approval for a non-owner occupied STRR:

7. **Docket No. PZ-2026-00205 SE** **UDO Section 2.11 Permitted Uses, Residential Special Exception approval required for Short-Term Residential Rental use for a non-owner-occupied property.**

The 1.13-acre site is located at 1225 E. 105th Street (Little Farms Subdivision, Lots 29 & Pt 30). It is zoned R-3/Residence. Filed by Jacob Gorden, owner.

- New Business
- Old Business
- Adjournment

Dated: Friday, October 16, 2026
File: 10.26.26 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417

BZA Members:

- *Leah York* (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- *Kevin Rider* (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- *Dennis Lockwood*, Appointed by the Mayor to a 4-year term expiring 12/31/2027
- *Ryan Cadwell*, Appointed by the City Council to a 4-year term expiring 12/31/2027
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026