



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 12/2/2024
Monday, December 2, 2024 at 7:00 PM

****A quorum of the Common Council may be present****

**Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>
<https://www.youtube.com/watch?v=BsEm3xfOy74>**

OPENING OF THE MEETING

YouTube Time: 0:00

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Billy Bunkowfst, Victor McCarty, Stephanie Carlson, Ryan Mooney, Mark Keen, Omar Khan.

Commissioners Present Virtually: Chris Woodard.

Commissioners Absent: None.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Kayla Moddy-Grant with Taft Stettinius & Hollister LLP.

Legal Counsel Present Virtually: None.

Announce any changes to Agenda

- None

Approval of Minutes - November 18, 2024

Motion: Approve

By: William Bunkowfst

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Review Rules of Procedure

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 4:34](#)

2408-DDP-23 Shamrock Springs Elementary School

699 West 161st Street.

Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review for a new 173,000 square foot elementary school on 37.89 acres +/- in the SF-2: Single-Family Low Density district.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: Approve

By: Michael Neal

Seconded: Mark Keen

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

2409-DDP-28 LifeTime Town Run

2505 Towne Run Road.

Life Time by Terra Site Development requests Detailed Development Plan review of a 102,000 square-foot fitness resort on 9.47 acres +/- in the Towne Run PUD District

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

Motion: Approve

By: Michael Neal

Seconded: Mark Keen

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

ITEMS OF BUSINESS

2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

Generally, North of and adjacent to 151st Street and East of Shelborne Road.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

[YouTube Time: 5:11](#)

Staff presentation / Petitioner Presentation

Motion: Approve

By: Victor MCCarty

Seconded: Stephanie Carlson

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: Chris Woodard
Abstain: None

2409-PUD-22 Woodward East

North of and adjacent to 161st Street and south of and adjacent to 166th Street.

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodward East Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

[YouTube Time: 29:10](#)

Staff presentation / Petitioner Presentation

Motion: Approve

By: William Bunkowfst

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

PUBLIC HEARING ITEMS

2412-PUD-27 Park + Poplar Planned Unit Development (PUD) Amendment

Generally, the southeast corner of Park Street and Poplar Street. (Westfield Boulevard).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

[YouTube Time: 43:59](#)

Staff presentation / Petitioner presentation

Public Hearing for 2412-PUD-27 opened at 7:52 p.m.

No public comments.

Public Hearing for 2412-PUD-27 closed at 7:54 p.m.

APC questions and comments / Petitioner responses

VOTE TO WAIVE WORKSHOP ONLY

Motion: Approve

By: Michael Neal

Seconded: Chris Woodard

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

2412-PUD-28 Grand Universe Planned Unit Development (PUD) Amendment

Generally, between 186th Street and 191st Street east of the Monon Trail.

Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

[YouTube Time: 1:08:19](#)

Staff presentation / Petitioner presentation

Public Hearing for 2412-PUD-28 opened at 8:28 p.m.

Two (2) public comments.

Public Hearing for 2412-PUD-28 closed at 8:35 p.m.

APC questions and comments / Petitioner responses

No motions made.

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street.

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

REPORTS/COMMENTS

[YouTube Time: 1:56:19](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Michael Neal

Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None