



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 1/14/2025
Tuesday, January 14, 2025 at 7:00 PM

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

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

City Staff Present In-Person: Kevin Todd, Director; Weston Rogers, Senior Planner; Lauren Gillingham-Teague, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Chou-il Lee with Taft Stettinius & Hollister LLP.

Legal Counsel Present Virtually: None.

Election of Officers - Advisory Planning Commission

President: Michael Neal

Motion: Elect

By: William Bunkowfst

Seconded: Victor MCCarty

Voice vote

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Vice President: William Bunkowfst

Motion: Elect

By: Victor MCCarty

Seconded: Omar Khan

Voice Vote

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

APC Appointment - Plat Committee

Continue with existing members:

Chair: Robert Horkay

Vice Chair: Justin Wiley

Members: Michael Pearce
Brian Kelly

Hayley Morgan

Motion: Elect

By: William Bunkowfst

Seconded: Ryan Mooney

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

APC Appointment - Board of Zoning Appeals

Appointment tabled until next APC meeting.

Motion: Table

By: Victor MCCarty

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Announce any changes to Agenda

Approval of Minutes - December 16, 2024

Motion: Approve

By: William Bunkowfst

Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

CONSENT AGENDA

2412-DDP-38 [CONSENT AGENDA]

Vita of Westfield

17748 Spring Mill Road

Zeke Turner by Kimley Horn and Associates, Inc. requests Detailed Development Plan review for a 108,900 square foot Assisted Living facility on 13.34 acres +/- in the Vita of

Westfield Planned Unit Development (PUD) Zoning District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

[YouTube Time: 8:08](#)

Motion: Approve
By: Victor MCCarty
Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

ITEMS OF BUSINESS

2411-PUD-26 [ITEM OF BUSINESS]

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)

[YouTube Time: 12:30](#)

Staff presentation

Motion: Favorable Recommendation
By: William Bunkowfst
Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2501-PUD-01 [PUBLIC HEARING]

Grand Millennium Center, Planned Unit Development (PUD) Amendment IV (Ord. 24-71)

Generally located on the West-side of Westfield Boulevard., about 1/4 of a mile South of the Poplar & Park intersection; Grand Millennium Development, LLC by CRG

Residential requests an amendment to the Grand Millennium Center PUD to modify Maximum Density standards and to implement an updated Concept Plan and Character

**Exhibits on 17.1 acres +/- within the Grand Millennium Center PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)**

[YouTube Time: 15:46](#)

Presented by: Weston Rogers; Planner: Ryan Collingwood

Staff presentation / Petitioner presentation

Public Hearing for 2501-PUD-01 opened at 7:33 p.m.

No public comments.

Public Hearing for 2501-PUD-01 closed at 7:33 p.m.

APC questions and comments / Petitioner responses

No motion made for recommendation.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Ryan Mooney

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27

Park + Poplar Planned Unit Development (PUD)

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

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)

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)

2408-PUD-19

Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 ft east of Freemont Moore Road and 2,100 ft 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: 40:35](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor MCCarty

Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Adjourned: 7:44pm

Signature Page for APC Minutes for January 14, 2025

A handwritten signature in black ink, appearing to read "Mike Neal", written over a horizontal line.

Mike Neal
President

A handwritten signature in black ink, appearing to read "Billy Bunkowfst", written over a horizontal line.

Billy Bunkowfst
Vice President

A handwritten signature in black ink, appearing to read "Kevin M. Todd", written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director